

14 JAN 2021

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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 請在適當地地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/877
	Date Received 收到日期	14 JAN 2021

- 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)

United Ascent Corporation Limited

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1703 (A-C) S.A, 1703 (A-C) S.B and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,030 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 315 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin 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" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (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
30/11/2020 (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 1/12/2020 (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 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>(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>	

(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

Proposed Temporary Animal Boarding Establishment 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 | 315 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.3 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 25 % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 4 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1-2 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 |
| | 2.8 - 7.2 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

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

.....

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT (ABE)	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B2	ABE AND SITE OFFICE	60m ² (ABOUT)	120m ² (ABOUT)	7.2m (ABOUT)(2-STOREY)
B3	ABE	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B4	FIRE SERVICE WATER TANK & PANEL	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		255m ² (ABOUT)	315m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT (ABE)	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B2	ABE AND SITE OFFICE	60m ² (ABOUT)	120m ² (ABOUT)	7.2m (ABOUT)(2-STOREY)
B3	ABE	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B4	FIRE SERVICE WATER TANK & PANEL	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		255m ² (ABOUT)	315m ² (ABOUT)	

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

Circulation space

.....

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2021

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)) Accessible from Kam Sheung Road, Yuen Long via a local access <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)
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 3 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 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) Taxi Spaces 的士車位 / Coach Spaces 旅遊巴車位 / Light Goods Vehicle Spaces 輕型貨車車位 1 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) / _____ _____

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，請另頁表示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 checked="" 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> <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>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></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 applicant seeks to use Lots 1703 (A-C) S.A, 1703 (A-C) S.B and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, New Territories (the Site) for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years' (proposed development) (**Plan P01**). The applicant would like use the Site to operate new animal boarding establishment (dog kennel) to serve pet owner.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South OZP No. S/YL-KTS/15 (**Plan P02**). According to the Notes of the OZP, 'animal boarding establishment' is a column 2 use within the "AGR" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone. The Site involves of one previous approved S.16 planning application No. A/YL-KTS/780 for the same use submitted by the same applicant, approval of the current application will not set undesirable precedent.

The Site occupied an area of 1,030 sq.m (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan P03**). Four structures are proposed at the Site for animal boarding establishment, site office and storage of pet goods with total GFA of 315 sq.m (about)(**Plan P04**). The applicant will reinstate the Site to a condition which is suitable for agricultural uses after the planning approval period.

The operation hours of the proposed development are 24 hours daily (including public holidays). Staff will only access the Site between 09:00 to 18:00 daily. The estimated number of staff working at the Site is six. Two staffs will stay at the Site overnight to handle potential complaints arising from the proposed development. No visitor is allowed at the Site.

A total of not more than 50 dogs will be kept at the Site. All dogs are kept in cages and placed inside enclosed structures fitted with soundproofing materials and mechanical ventilation and air-conditioning systems. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed on the Site during the planning approval period.

The Site is accessible from Kam Sheung Road via a local access (**Plan P01**). Three private car parking and one loading / unloading spaces for light goods vehicle are provided for the use of staff only (**Plan P04**). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Site.

The applicant will submit a Boarding Establishment License in accordance to The Public Health (Animals) (Boarding Establishment) Regulations to Agriculture, Fisheries and Conservation Department after planning approval has been granted by the Board.

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

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years'.

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

Signature

簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s)
專業資格☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

2/12/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1703 (A-C) S.A, Lots 1703 (A-C) S.B and Lots 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, New Territories 新界元朗八鄉丈量約份第 106 約地段第 1703 號 (A-C) A分段、1703 號 (A-C) B分段、1703 號 (A-C) C分段		
Site area 地盤面積	1,030	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 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15		
Zoning 地帶	"Agriculture" Zone 「農業」用途地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years 擬議臨時動物寄養所為期5年		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	315 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	2.8m - 7.2m (About) m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 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	25 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

	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, Plan showing the zoning of the site,		
Plans showing the land status of the site		
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 type="checkbox"/>

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

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

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,030m² (ABOUT)

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS (TUNG BIN ROAD)

KAM SHEUNG ROAD

ACCESSIBLE FROM KAM SHEUNG ROAD
VIA A LOCAL ACCESS (TUNG BIN ROAD)

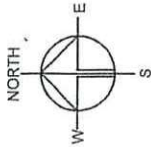
APPLICATION SITE

Open Storage

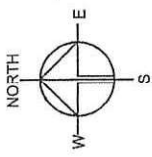
LEGEND



APPLICATION SITE

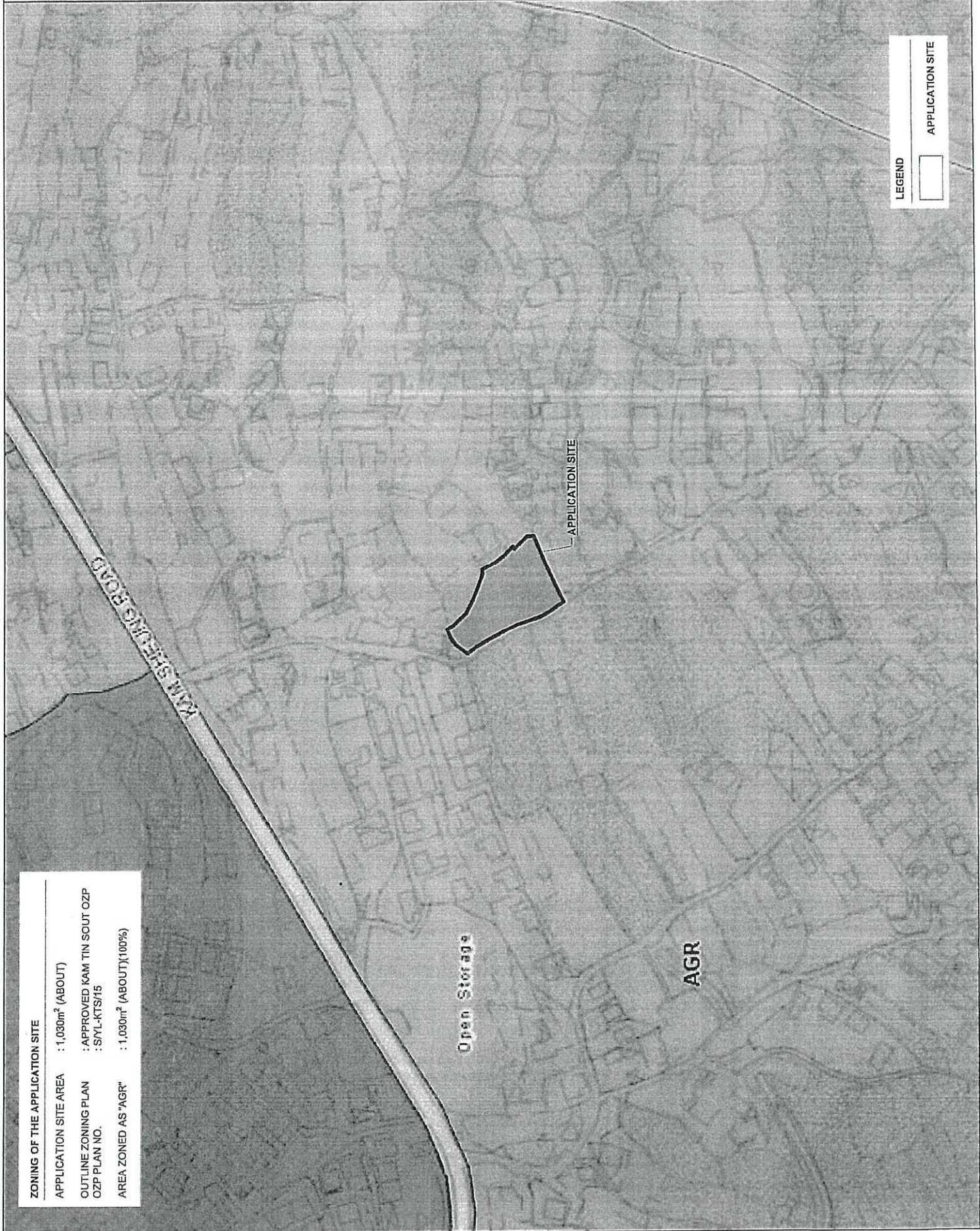


Drawing No.	Ver.
PD1	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS	
LOTS 1703 (A-C) S.A. 1703 (A-C) S.B AND 1703 (A-C) S.C IN D.D. 106, PAT HEUNG, YUEN LONG	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 2000	
Drawn	Date
Revised	30.11.2020



ZONING OF THE APPLICATION SITE

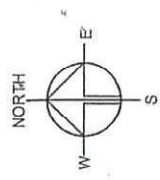
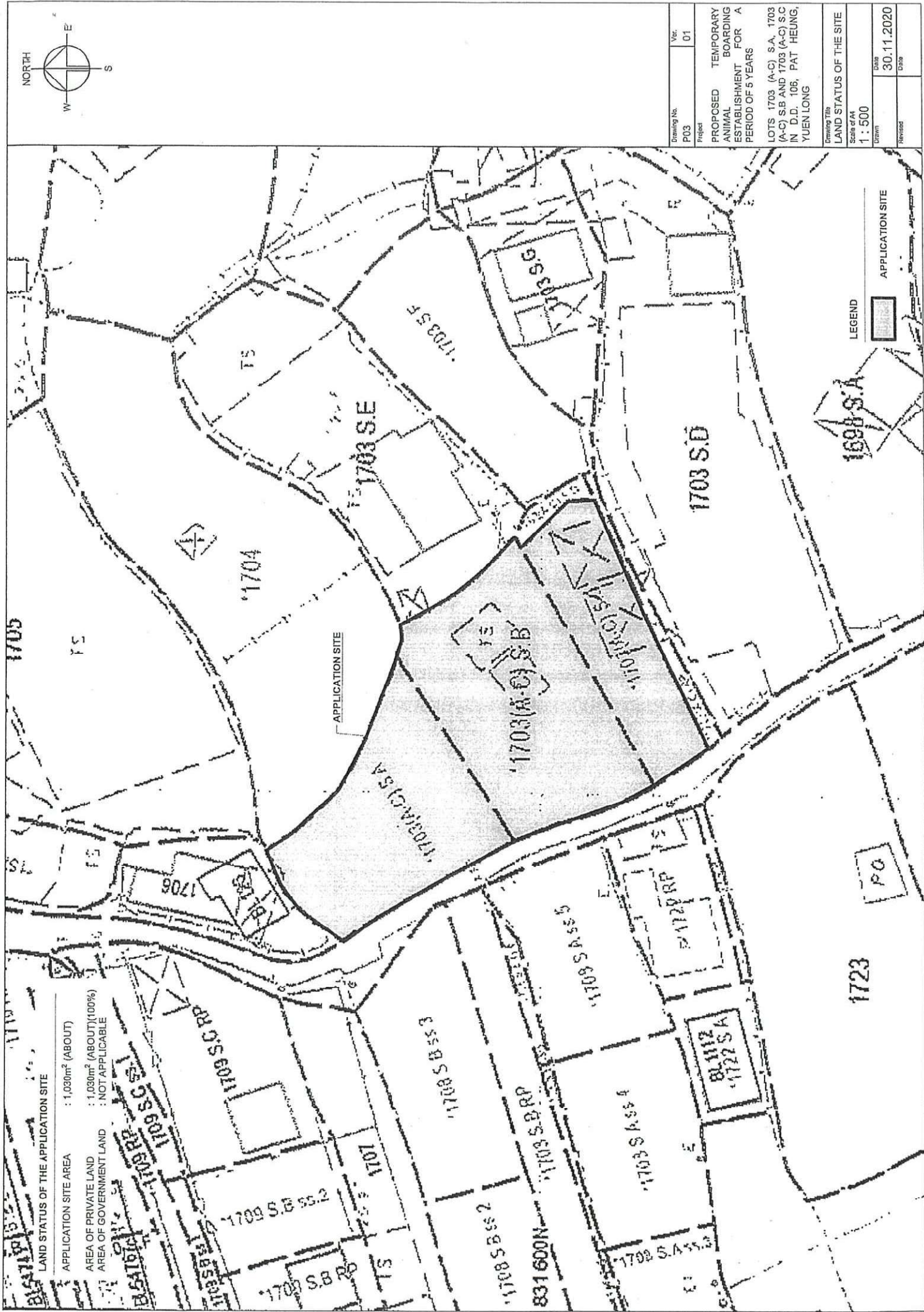
APPLICATION SITE AREA : 1,030m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUT OZP
OZP PLAN NO. : SYL-KTS/15
AREA ZONED AS "AGR" : 1,030m² (ABOUT)(100%)



Drawing No.	Ver.
P02	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS	
LOTS 1703 (A-C) SA, 1703 (A-C) SB AND 1703 (A-C) SC IN D.D. 106, PAT HEUNG, YUEN LONG	
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1 : 2000	
Drawn	Date
	30.11.2020
Revised	Date

LEGEND

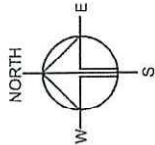
☐ APPLICATION SITE



Drawing No.	Ver.
P03	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS	
LOTS 1703 (A-C) S.A., 1703 (A-C) S.B. AND 1703 (A-C) S.C. IN D.D. 106, PAT HEUNG, YUEN LONG	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of A4	
1 : 500	
Drawn	Date
	30.11.2020
Revised	Date

LEGEND

APPLICATION SITE

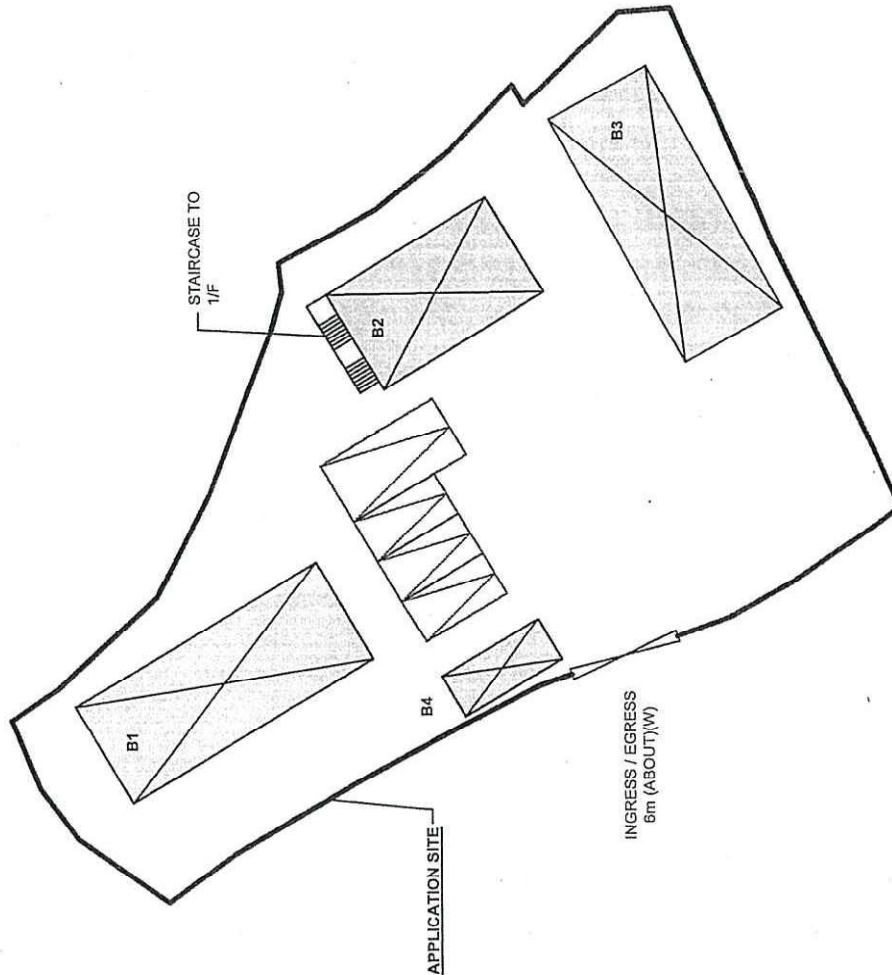


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,030m ² (ABOUT)
COVERED AREA	: 255m ² (ABOUT)
UNCOVERED AREA	: 775m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 25% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 315m ² (ABOUT)
BUILDING HEIGHT	: 2.8m TO 7.2m (ABOUT)
NO. OF STOREY	: 1 TO 2

STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	ANIMAL BOARDING ESTABLISHMENT (ABE)	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B2	ABE AND SITE OFFICE	60m ² (ABOUT)	120m ² (ABOUT)	7.2m (ABOUT)(2-STOREY)
B3	ABE	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B4	FIRE SERVICE WATER TANK & PANEL	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		255m ² (ABOUT)	315m ² (ABOUT)	



PARKING PROVISIONS

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

LEGEND

	STRUCTURE
	PARKING / LIGHT SPACE
	INGRESS / EGRESS

Drawing No.
P04

Ver.
01

Project
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS

LOTS 1703 (A-C) S.A. 1703 (A-C) S.B AND 1703 (A-C) S.C IN D.D. 106, PAT HEUNG, YUEN LONG

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 400

Drawn
Reviewed
Date
27.11.2020



顧問有限公司
盈卓物業

Our Ref.: DD106 Lot 1703 (A-C) S.A & VL
Your ref.: TPB/A/YL-KTS/877

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

By Email

28 January 2021

Dear Sir,

Supplementary Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years in "Agriculture" Zone,
Lots 1703 (A-C) S.A, 1703 (A-C) S.B and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTS/877)

We are writing to submit supplementary information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG

cc DPO/FSYLE, PlanD

(Attn.: Ms. Ivy CHEUNG
(Attn.: Mr. Otto LUNG

email: icycheung@pland.gov.hk)
email: ochlung@pland.gov.hk)



Clarifications for the Proposed Development

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years in "Agriculture" Zone,
Lots 1703 (A-C) S.A, 1703 (A-C) S.B and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTS/877)

We are writing to provide clarifications for the subject application, details are as follow:

- (i) The application site (the Site) involves of one previous approved S.16 planning application (No. A/YL-KTS/780) submitted by the same applicant for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 4.5.2018. However, the applicant failed to comply with approval conditions (g), (j) and (l) by the designated time period which led to revocation of the application, i.e. 4.10.2020.
- (ii) Drainage facilities at the Site
 - (a) Regarding planning approval condition (f) of the previous approved application No. A/YL-KTS/780, i.e. submission of drainage proposal, the applicant made submission on 3.4.2019 and the submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 27.11.2019.
 - (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit short term waiver (STW) application for erection of structure at the Site. The applicant submitted STW application to LandsD on 26.6.2018.
 - (c) As of 28.1.2021, LandsD's approval for STW application is pending. It is considered appropriate to commence construction works of structures and drainage facilities at the same time for the sake of construction cost and time.
 - (d) The applicant could not complete construction works of structures and drainage facilities proposed at the Site within the designated time period, hence, condition (g) of the previous approved application No. /YL-KTS/780, i.e. the implementation of drainage proposal was not complied with within the compliance period, which led to revocation of the application.
- (iii) Landscape planting at the Site
 - (a) Regarding planning approval condition (i) of the previous approved application No. A/YL-KTS/780, i.e. submission of landscape proposal, the applicant made submission on 22.10.2018 and the submission was accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD), hence, complied with on

31.10.2018.

- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit STW application for erection of structure at the Site. The applicant submitted STW application to LandsD on 26.6.2018.
- (c) As of 28.1.2021, LandsD's approval for STW application is pending. It is considered appropriate to implement the accepted landscape proposal after construction works of drainage facilities and structures have been completed. This is to minimize adverse impact to trees during the construction period.
- (d) The applicant could not complete works to implement the accepted landscape proposal within the designated time period, hence, condition (j) of the previous approved application No. /YL-KTS/780, i.e. the implementation of landscape proposal was not complied with within the compliance period, which led to revocation of the application.

(iv) Fire service installations at the Site

- (a) Regarding planning approval condition (k) of the previous approved application No. A/YL-KTS/780, i.e. submission of fire service installations (FSIs) proposal, the applicant made submission on 22.10.2018 and the submission was accepted by Director of Fire Service (D of FS), hence, complied with on 12.11.2018.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit STW application for erection of structure at the Site. The applicant submitted STW application to LandsD on 26.6.2018.
- (c) As of 28.1.2021, LandsD's approval for STW application is pending. As FSIs are proposed within structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (l) of the previous approved application No. /YL-KTS/780, i.e. the implementation of FSIs proposal was not complied with within the compliance period, which led to revocation of the application.



顧問有限公司
盈卓物業

Our Ref.: DD106 Lot 1703 (A-C) S.A & VL
Your ref.: TPB/A/YL-KTS/877

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

By Email

5 March 2021

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
in "Agriculture" Zone, Lots 1703 (A-C) S.A, 1703 (A-C) S.B
and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/877)

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

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG

cc DPO/FSYLE, PlanD



Responses-to-Comments Table

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years in "Agriculture" Zone,
Lots 1703 (A-C) S.A, 1703 (A-C) S.B and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/877)

1. Clarifications for the Proposed Development

- 1.1 The operation hours of the proposed development are 09:00 to 18:00 daily (including public holiday). The proposed development will not operate between 18:00 and 09:00 the next day (except for overnight animal boarding establishment) during the planning approval period. Two staffs will stay overnight at the Site to handle potential complaints arising from the proposed development.
- 1.2 The applicant previously submitted fire service installations (FSIs) proposal (Annex I), drainage proposal (Annex II) and landscape proposal for compliance with approval conditions under the previous approved planning application No. A/YL-KTS/780, these proposals were accepted by respective departments within the designated time period.
- 1.3 The applicant had previously shown effort for compliance with approval conditions, however, as the applicant is still awaiting for approval of short term waiver (STW) from LandsD, the implementation of the proposals could not be commenced.
- 1.4 Revised layout plan (minor revision to include 'storage of pet goods' at structure B3)(Plan 1).

2. Mitigation measures to address environmental concerns

- 2.1 The applicant proposed to reduce the number of dogs to be boarded at the Site from 50 to 25 (same as the previous approved planning application No. A/YL-KTS/780). The applicant will ensure all dogs will be kept indoor at all time during the planning approval period. The applicant will strictly follow the operation hours and minimize nuisance to the surrounding residents. The proposed development is for an animal boarding establishment only, no "animal corpse treatment" activities will be carried out at the Site.

- 2.2 The applicant will make submissions for compliance with approval conditions within the designated time period after planning approval has been granted from the Town Planning Board. The applicant will implement the accepted proposals to mitigate potential impact arising from the proposed development once STW is granted from LandsD.
- 2.3 The applicant will also strictly follow 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and Practice Note for Professional Person ((ProPECC) PN 5/93 for the operation of the Site to minimise nuisance to the nearby residents. The Site will be cleaned on a weekly basis and kept dry to prevent spreading of germs and breeding of mosquitoes.
- 2.4 Noise nuisance
- The erection of 2.5m high solid (metal) wall is proposed along the Site boundary to minimise nuisance to the nearby residents.
 - All dogs are kept indoor at all time inside enclosed structures fitted with soundproofing acoustic panels and mechanical ventilation and air-conditioning systems.
 - No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed on the Site during the planning approval period.
- 2.5 Odour nuisance
- All dogs will be kept in cages, urine and excrement of dogs could be collected for disposal easily.
 - Dogs will be showered indoor by staffs every week to ensure they are in good hygiene conditions. Odour should therefore be minimal.
- 2.6 Sewage concern
- As there is no existing public sewer in the vicinity of the Site, septic tank is proposed for sewage treatment at the Site. The design of the septic tank and soakaway (STS) system will follow the requirements of ProPECC PN 5/93 and have the system certified by an Authorised person. Management and maintenance of the STS will be carried out regularly to ensure sewage generated from the proposed development will not cause nuisance to nearby locals.

S.16 Planning Application No. A/YL-KTS/877

- Cleaning of dogs will only be carried out at bathtub (for dog) inside the structures. Wastewater generated by cleaning of dogs will be collected at bathtub, then wastewater will be discharged to the septic tank. No wastewater will be discharged to the surroundings. Therefore, adverse sewage impact and pollution to the vicinity should not be anticipated.

2.7 Drainage concern

- Surface run-off generated during rain season will be collected by the peripheral drainage facilities, so that it will not cause adverse drainage impact to the surrounding area.

3. RtoC Table:

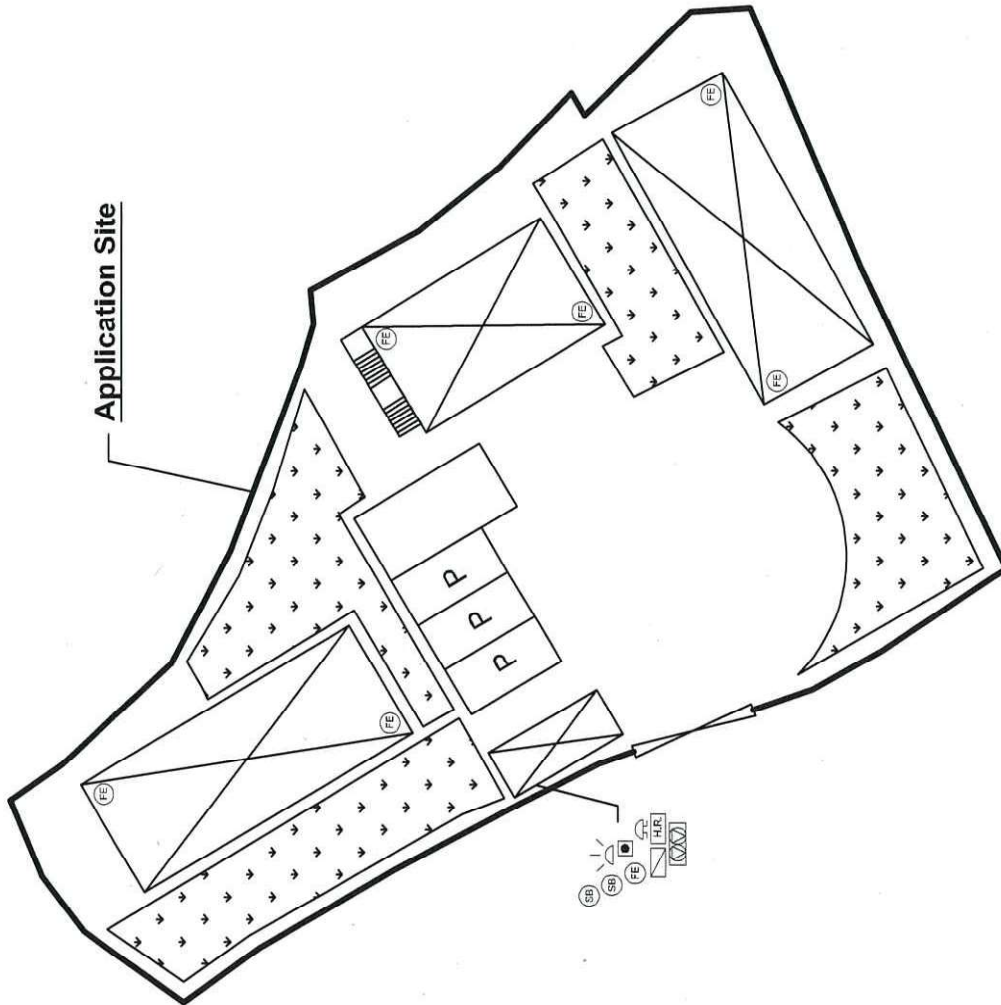
Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T)		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The animal boarding establishment is a dog kennel (not open to the general public). Staff will commute to the application site (the Site) by driving. Three private car parking spaces are provided for staff to commute to the Site. Transportation of dogs and goods (to support the application) are carried out by light goods vehicle (LGV), hence the provision of one L/UL space. Please be confirmed that <u>no</u> visitor is allowed to access the Site. Therefore, the parking and L/UL provision is considered appropriate for the operation of the proposed development.
(b)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access;	The operation hours of the proposed development are from 09:00 to 18:00 daily including public holiday (except overnight animal boarding services). The estimated vehicular trips generated by the proposed development is provided for your consideration (Annex III). All vehicle entering/exiting the Site is owned by the applicant, the estimated vehicular trips can be strictly followed. This could help to regulate the

S.16 Planning Application No. A/YL-KT5/877

		use of the car parking and L/UL spaces and prevent excessive number of vehicles to the Site. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road and the local access should not be anticipated.
(c)	The applicant should demonstrate the smooth manoeuvring of vehicle to / from Kam Sheung Road, along the local access and within the site;	Sufficient space is provided for smooth manoeuvring of vehicle to / from Kam Sheung Road, along the local access and within the Site (Annex IV and Plan 2).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Plan 3).
(e)	The applicant should note the local access between Kam Sheung Road and the site not managed by the Department.	Noted.



Application Site



FS NOTE:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266: Part1 and BS EN1838
2. Sufficient directional and exit sign shall be provided in accordance with BS5266: Part 1 and FSD Circular Letter 5/2008.
3. Fire Alarm System provided throughout the entire building in accordance with BS+5839-1:2002A 2:2008 and FSD Circular Letter. 1/2009 One actuation point should include facilities for fire pump start and audio /visual warning device initiation.
4. A modified hose reel system supplied by 2m3 FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reach by a length of not more than 30m of hose reel tubing.
5. Potable hand-operated approved application shall be provided as required by occupancy.
6. Visual fire alarm systems as required under the design manual : Barrier Free Access 2008 (FSD Circular Letter No. 2/2012)
7. Where an electrical installation is required to comply with this Code, a primary and secondary source of supply shall be provided to the satisfaction of the Director of Fire Services and all such installations shall be fed from both the primary and secondary source of supply.

Project:

S.16 Planning
Application No.
AYL-KTS/87Z

ANNEX I

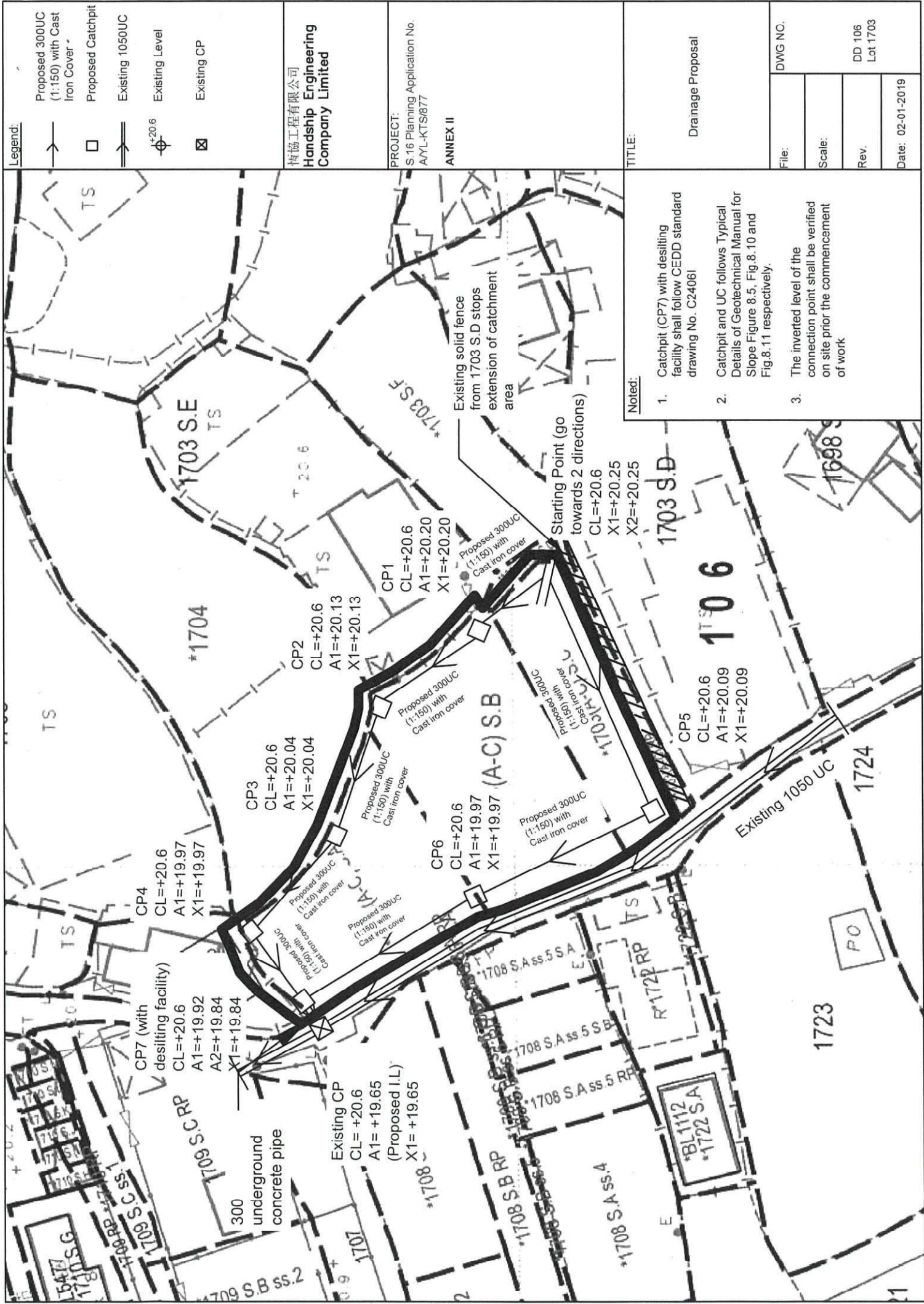
Scale:

1 : 350

Drawn By:

Legend:

- Exit Sign
- Visual Fire Alarm
- Fire Alarm Bell
- Manual Fire Alarm Call Point
- Emergency Light
- Sand Bucket
- Fire Alarm Control Unit
- Fire Alarm Control Unit Type 'P'
- Fire Alarm Control Unit Type 'T'
- Fire Alarm Control Unit Type 'W'
- Fire Alarm Control Unit Type 'X'
- Fire Alarm Control Unit Type 'Y'
- Fire Alarm Control Unit Type 'Z'
- Fire Alarm Control Unit Type 'AA'
- Fire Alarm Control Unit Type 'AB'
- Fire Alarm Control Unit Type 'AC'
- Fire Alarm Control Unit Type 'AD'
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- Fire Alarm Control Unit Type 'BM'
- Fire Alarm Control Unit Type 'BN'
- Fire Alarm Control Unit Type 'BO'
- Fire Alarm Control Unit Type 'BP'
- Fire Alarm Control Unit Type 'BQ'
- Fire Alarm Control Unit Type 'BR'
- Fire Alarm Control Unit Type 'BS'
- Fire Alarm Control Unit Type 'BT'
- Fire Alarm Control Unit Type 'BU'
- Fire Alarm Control Unit Type 'BV'
- Fire Alarm Control Unit Type 'BW'
- Fire Alarm Control Unit Type 'BX'
- Fire Alarm Control Unit Type 'BY'</



Estimated Vehicular Trips Generated by the Proposed Development

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
in "Agriculture" Zone, Lots 1703 (A-C) S.A, 1703 (A-C) S.B
and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/877)

- (i) The operation hours of the proposed development are from 09:00 to 18:00 (including public holiday). The Site is accessible from Kong Po Road and the local access.
- (ii) Two private car parking spaces are provided at the Site for staff only. The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

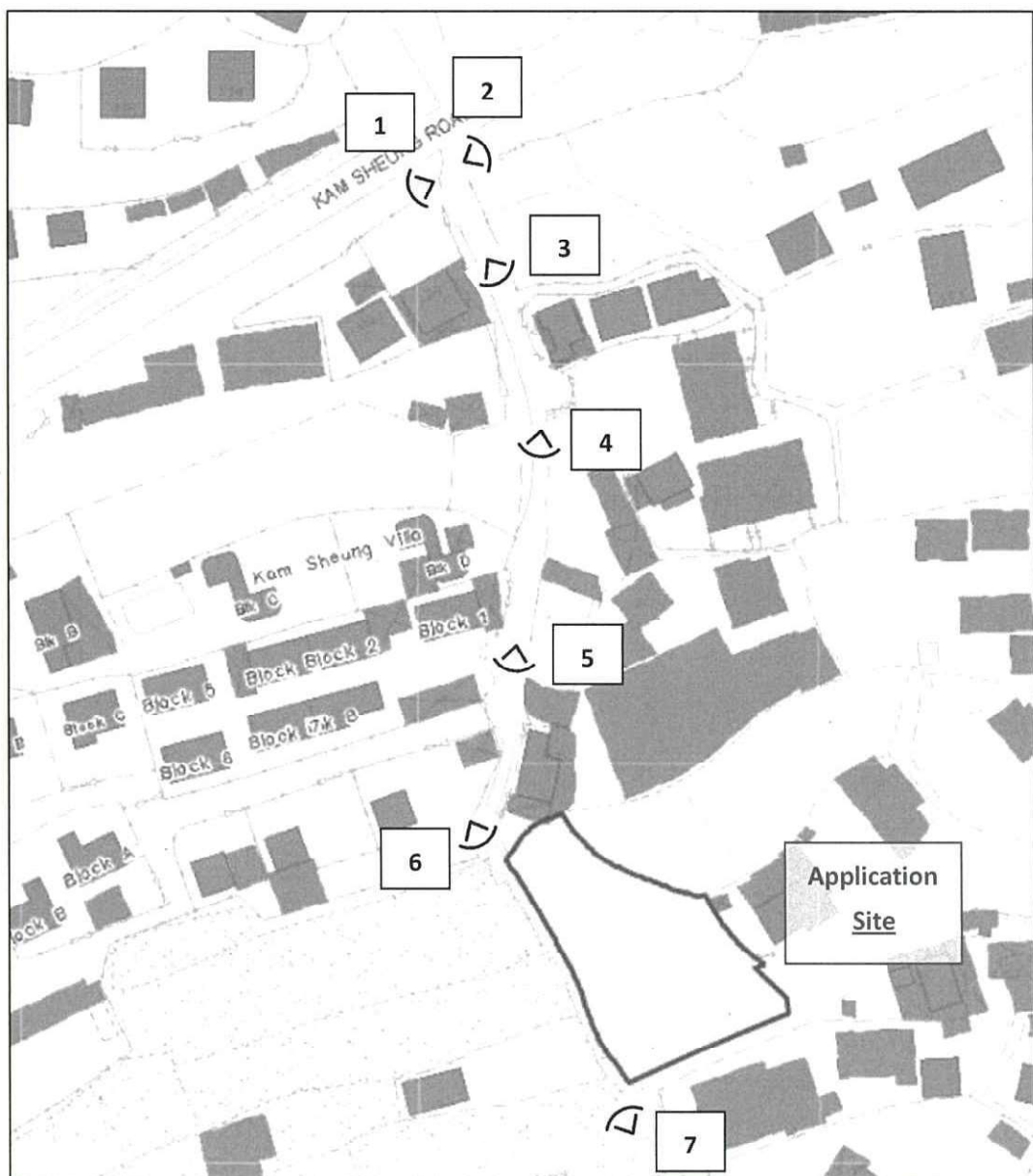
Time Period		Trip Generation				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	2 (staff)	0	1 (staff)	0	3
	10:00 – 11:00	0	1 (staff)	0	1 (staff)	2
	11:00 – 12:00	0	0	1 (staff)	0	1
	12:00 – 13:00	0	0	0	1 (staff)	1
	13:00 – 14:00	1 (staff)	1 (staff)	1 (staff)	0	3
	14:00 – 15:00	0	0	0	1 (staff)	1
	15:00 – 16:00	0	0	1 (staff)	0	1
	16:00 – 17:00	0	2 (staff)	0	1 (staff)	3
PM Peak	17:00 – 18:00	1 (staff)	0	0	0	1

Manoeuvring of Vehicles to / from Kam Sheung Road and along the Local Access

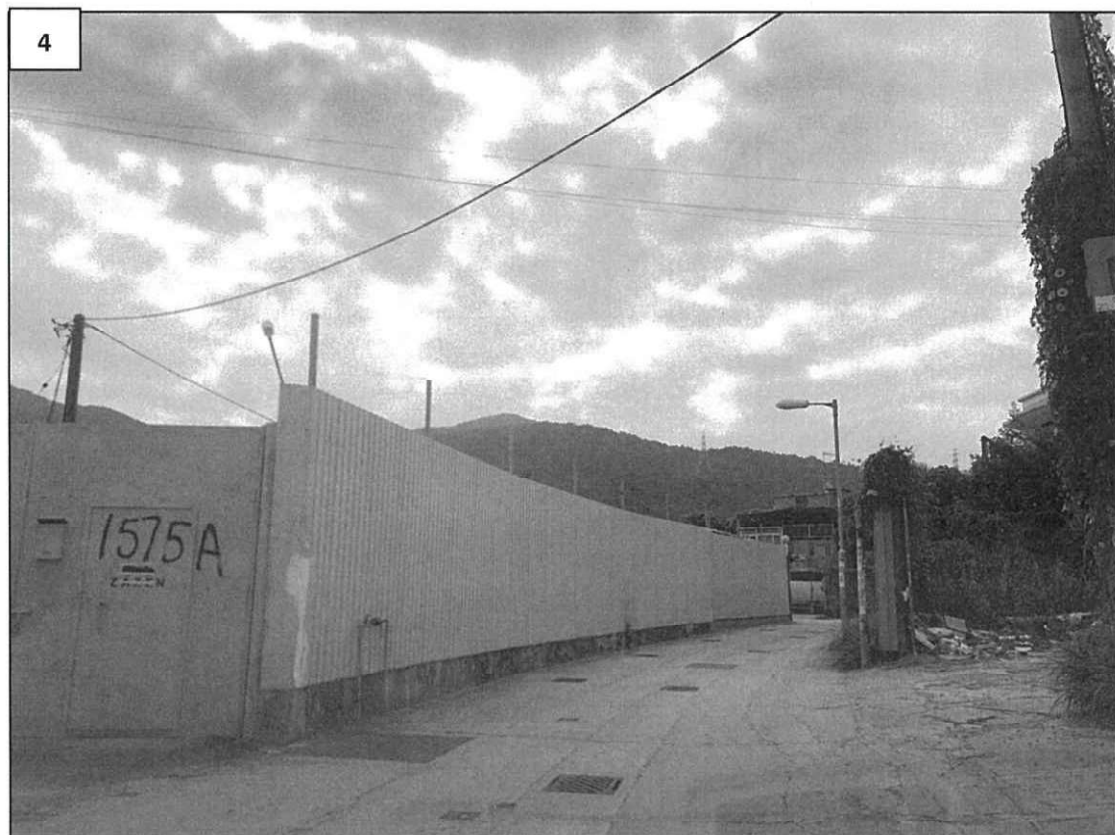
**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
in "Agriculture" Zone, Lots 1703 (A-C) S.A, 1703 (A-C) S.B
and 1703 (A-C) S.C in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/877)

- (i) The Site is accessible from Kam Sheung Road and the local access.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road and along the local access:









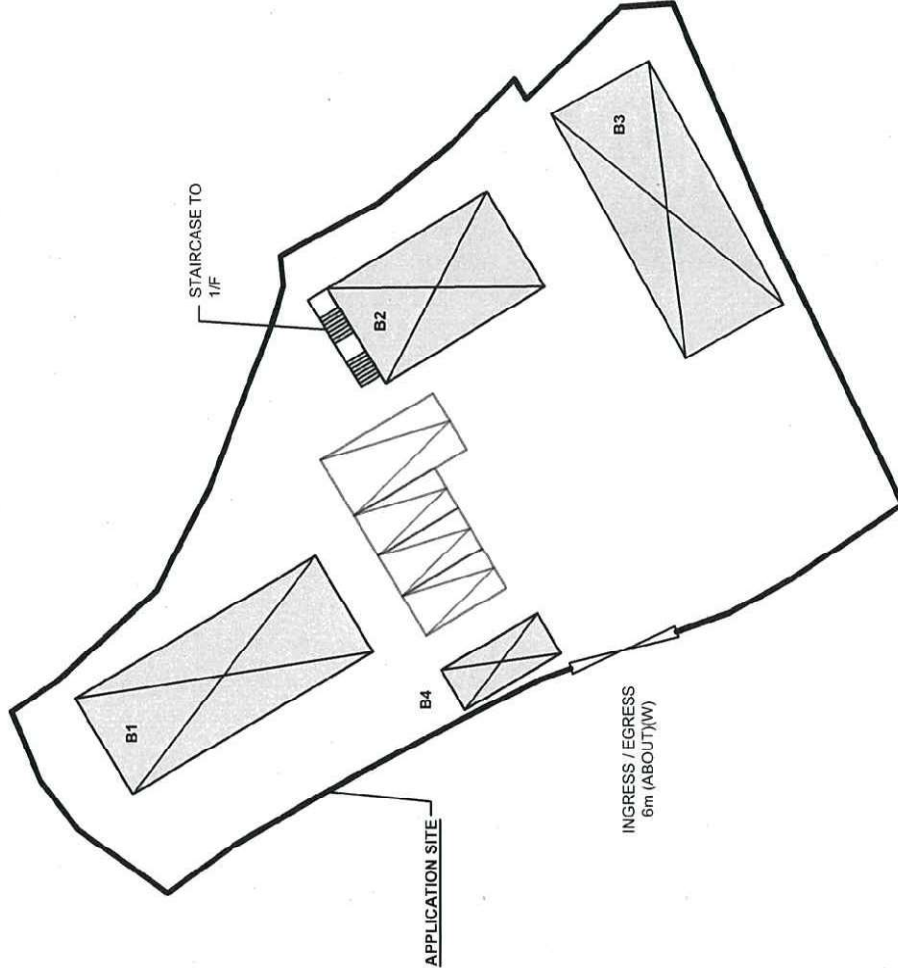


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,030m ² (ABOUT)
COVERED AREA	: 255m ² (ABOUT)
UNCOVERED AREA	: 775m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 25% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 315m ² (ABOUT)
BUILDING HEIGHT	: 2.8m TO 7.2m (ABOUT)
NO. OF STOREY	: 1 TO 2

STRUCTURE USE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT (ABE)	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B2	ABE AND SITE OFFICE	60m ² (ABOUT)	120m ² (ABOUT)	7.2m (ABOUT)(2-STOREY)
B3	ABE AND STORAGE OF PET GOODS	90m ² (ABOUT)	90m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B4	FIRE SERVICE WATER TANK & PANEL	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		255m ² (ABOUT)	315m ² (ABOUT)	

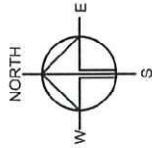


PARKING PROVISIONS

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

LEGEND

	STRUCTURE
	PARKING / LUL SPACE
	INGRESS / EGRESS



Drawing No.

PLAN 1

Ver

01

Project

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS

LOTS 1703 (A-C) S.A. 1703 (A-C) S.B AND 1703 (A-C) S.C IN D.D. 106, PAT HEUNG, YUEN LONG

Drawing Title

LAYOUT PLAN

Scale of A4

1 : 400

Drawn

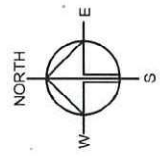
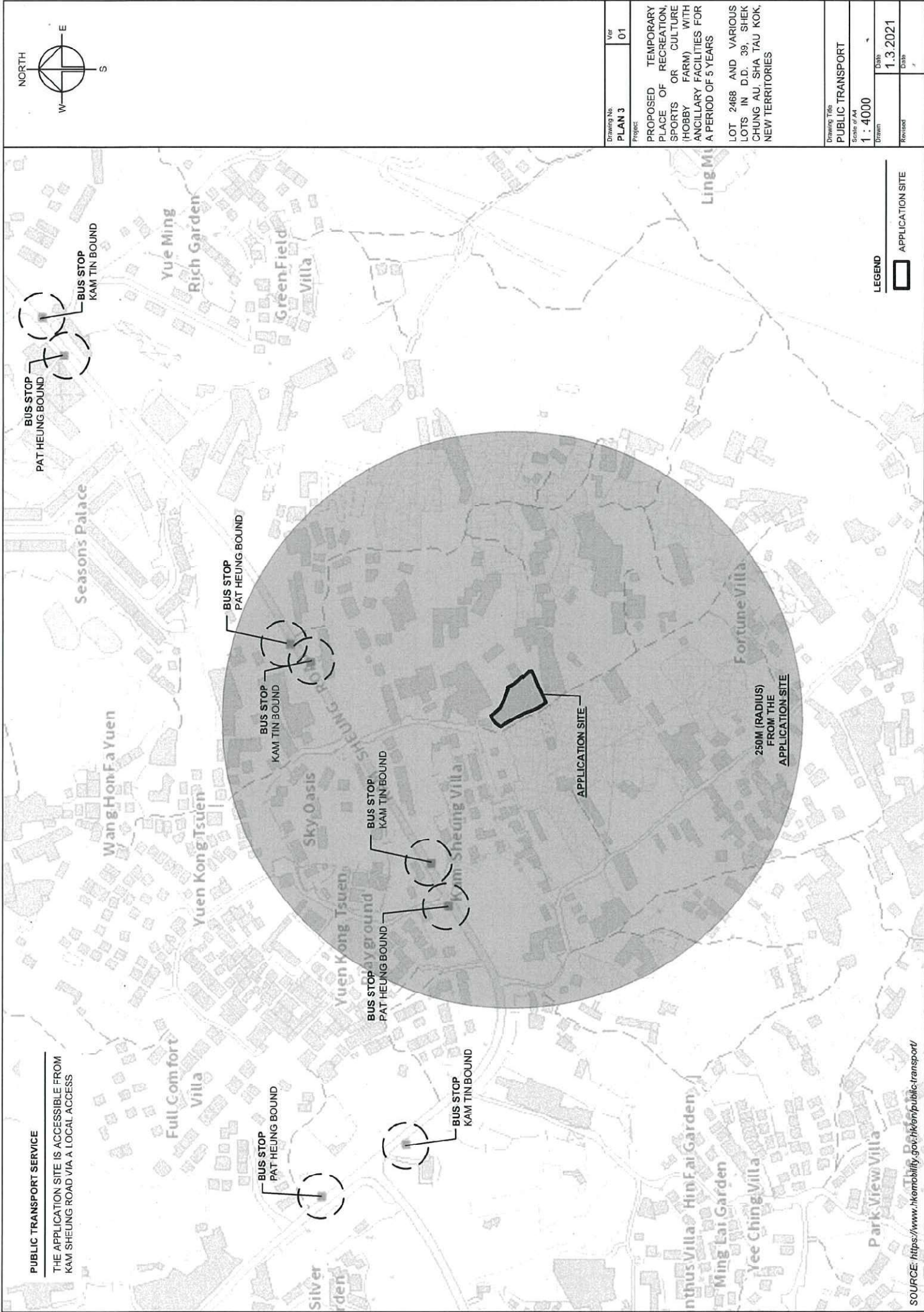
Date

27.11.2020

Revised

Date

4.3.2021



Drawing No.	PLAN 3	Ver	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS		
	LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES		
Drawing Title	PUBLIC TRANSPORT		
Scale of A4	1 : 4000		
Drawn	Date	1.3.2021	
Revised	Date		

Appendix II of
RNTPC Paper No. A/YL-KTS/877

Previous Application covering the application site

Approved Application

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1	A/YL-KTS/780	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	4.5.2018 (Revoked on 4.10.2020)	(1), (2), (3), (4), (5), (6), (7), (8), (9)

Approval Conditions

1. Submission and implementation of the landscape proposal
2. Submission and implementation of drainage proposal and maintenance of drainage facilities
3. Submission and implementation of fire service installations (FSIs) proposal
4. Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period
5. Reinstatement of the site to an amenity area upon expiry of the planning permission
6. Restriction on operation hours
7. All animals shall be kept inside the enclosed structures at all times
8. No public announcement system and whistle blowing is allowed to be used at all times
9. No vehicle is allowed to be queue back to or reverse onto/from public road at any time

Appendix III of
RNTPC Paper No. A/YL-KTS/877

Similar Applications in the Same “AGR” Zone on the OZP

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1	A/YL-KTS/480	Proposed Animal Boarding Establishment	18.12.2009 (approved for 3 years) (revoked on 18.12.2010)	(5), (8), (9), (10), (11), (12)
2	A/YL-KTS/532	Temporary Animal Boarding Establishment for a Period of 3 years	15.4.2011	(5), (8), (9), (10), (11), (12)
3	A/YL-KTS/633	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 years	21.3.2014	(5), (6), (7), (10), (11), (12)
4	A/YL-KTS/789	Proposed Temporary Animal Boarding Establishment for a Period of 3 years	2.11.2018 (revoked on 2.5.2019)	(1), (2), (3), (4), (8), (9), (10), (11), (12)
5	A/YL-KTS/807	Temporary Animal Boarding Establishment for a Period of 3 Years	22.3.2019	(1), (2), (3), (5), (6), (7), (10), (11), (12)

Approval Conditions

1. Restriction on operation hours
2. All animals shall be kept inside the enclosed structures
3. No public announcement system and whistle blowing, portable loudspeaker and/or any form of audio amplification system, is allowed to be used at all times
4. No vehicle is allowed to be queue back to or reverse onto/from public road at any time
5. Installation/maintenance of sound-insulating materials and double-glazing windows
6. Maintenance of existing trees and landscape planting on the application site

7. Maintenance of existing drainage facilities on site and submission of drainage record of existing drainage facilities
8. Submission and/or implementation of the landscape and/ or tree preservation proposals
9. Submission and implementation of drainage proposal and/or maintenance of drainage facilities.
10. Submission and implementation of fire service installations (FSIs)/fire fighting access proposal.
11. Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period
12. Reinstatement of the site to an amenity area upon expiry of the planning permission.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal & public groups



A/YL-KTS/877 Lots in DD 106 Pat Heung
17/02/2021 03:00

From: [REDACTED]
To: tpbpd@pland.gov.hk
FileRef:

Dear TPB Members,
After a record **EIGHT extensions of time**
REVOKED ON 4.10.2020:

As the applicant had failed to comply with conditions (g), (j) & (l) satisfactorily by 4.10.2020, the planning permission for the subject application had already been revoked on the same date.
But no worries, just submit the application again, and for 5 YEARS this time around.
While a member did raise a question re breeding, there was no data provided with regard to the number of similar operations in NT and data re GENUINE supply and demand.
Meanwhile the media is full of reports on cruelty to animals, puppy mills, in-breeding, etc.
Mary Mulvihill

From: [REDACTED]
To: tpbpd@pland.gov.hk
Sent: Friday, April 13, 2018 1:47:09 AM
Subject: A/YL-KTS/780 Lots in DD 106 Pat Heung
A/YL-KTS/780
Lots 1703 (A-C) S.A, 1703 (A-C) S.B and 1703 (A-C) S.C in D.D. 106, Pat Heung
Site area : About 1,030m²
Zoning : "Agriculture"
Applied Use : Animal Boarding Establishment / 4 Parking

Dear TPB Members,

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

Perhaps Ag and Fish could provide some statistics on the number of 'Animal Boarding' facilities in the district and data on the actual demand for such?

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

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas. More than 50% of the site

would be cemented over. No mention of sewerage facilities to cope with animal feces or discharge of toxic substances.

TPB should also consider the many cases of unauthorized animal breeding that are exposed in the media on a weekly basis.

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

18-02-21:16:26 :WT LAI DISTRICT COUNCILLOR 城市規劃委員會秘書

1/1

黎永添區議員辦事處 OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

致：城市規劃委員會秘書
傳真：2877 0245 / 2522 8426
電郵：tpbpd@pland.gov.hk

本處檔號：LWT21-02-30
送達方式：傳真及電郵

強烈反對元朗八鄉東邊路臨時動物寄養所規劃
申請編號：A/YL-KTS/877



執事先生/女士：

本辦事處接獲元朗八鄉東邊路關注組(下稱：關注組)成員的求助，指政府部門漠視民意，在過去數年間已在東邊路先後批准多項相關的申請項目(包括：動物寄養所與動物善終服務處所)，犬吠聲及動物的糞便嚴重破壞東邊路一帶寧靜的郊野環境和衛生；處理動物屍體時更會出現黑煙和傳出臭味，令居民不安；加上東邊路狹窄及缺乏避車處，相關的批准項目加劇車與車爭路的情況，危及居民的出入，增加交通事故的風險。

關注組就是因應小區內環境和衛生被破壞及出入的安全受到威脅而成立。他們希望城市規劃委員會及政府相關部門能夠聆聽當地居民的聲音，重視居民的訴求。

有關地段曾於2018年5月獲城市規劃委員會發給「在有附帶條件下批給臨時性質的許可(為期三年)」，許可於2020年10月被撤銷，現場仍留下大量混凝土地面，申請項目涉及面積315平方米，高度2.8至7.2米(1至2層)的建築物，在「農業地帶」進行大規模的純商業發展，這種以商業利益為本而進行改變規劃的發展，並對附近居民造成滋擾和不安，更對鄉村道路使用者構成危險，是市民對政府不滿的一個主要原因！

本辦事處重申，政府在處理改變土地規劃的申請時，必須充分掌握當地居民的意見，考慮及重視申請項目對環境、衛生和交通帶來負面影響，否決上述申請，以免深化地區人士對政府的不滿和反感，製造社會的矛盾和撕裂。



元朗區議員黎永添 謹啟

2021年2月18日

02-09-21 10:44 FROM: PAT HEUNG RC

24888056

T-892 P0002/0002 F-987

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/877

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 本人反對上述規劃申請的理由如下：
- 1. 因寄養狗隻繁多，當犬群吠叫時聲音大及不會分晝夜，日夜造成噪音，因接近民居影響居民，造成滋擾，晚上更難以安寧。
- 2. 本村及附近沒有排污渠，村民排泄物可棄化糞池處理，狗隻會隨處便溺，糞便比人糞的氣味更為惡臭，沖洗時會滲漏到附近空地、雨水渠或行人路，更會惹穢不散，嚴重影響衛生。
- 3. 東邊路因狹窄及單程路，又欠缺避車處，平時村民及車輛出入已繁忙和擠迫，若多一間寄養所時會增加交通負荷。

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

簽署 Signature: 張偉球

日期 Date: 2021-2-9



規劃申請編號 Planning Application No. :
A/YL-KTS/877

意見編號 4 至 132 的頁面

The page of the comment no. 4 to 132

Application No. A/YL-KTS/877



1. 在過去的3、4年中，東邊路一帶成為多個更改土地規劃申請的目標地點。申請人希望我們的社區興建犬隻宿舍、優閒農場、寵物療養所和火化場。我們曾見到比丘尼(尼姑)帶著祭品來，然後就有黑煙從相關地點冒出。我們拍照存檔為證，而居民因此成立了「東邊路關注組」(此後作「關注組」)。
2. 申請人透過同一顧問公司，施以惹人懷疑和曲折的策略，讓街坊和「關注組」成員身心飽受困擾。這些策略包括重複提交申請後又撤銷和申請要求額外時間回應查詢等拖延性技術，以及在聖誕和農曆新年等主要節日前提出申請，試圖利用公眾假期的檔期妨礙居民到相關政府部門查閱資料。
3. 就是次個案而言，「關注組」於2021年2月9日從第三方獲悉有關申請，但要趕及在同月19日截止前提出反對。這對附近的居民和「關注組」成員極不公平。一如2018年的申請，當時的申請編號為A/YL-KTS/780，相關地址或位置並沒有貼出相關的通告。
4. 早前的批核已遭提前撤銷，原來的土地遭混凝土覆蓋，完全影響了土地自然散熱的能力；而土地的周圍雜草叢生、青苔類植物滋長卻又霉爛，影響了社區內的景觀。視覺美學如此受到影響，居民的心理狀況亦然。我們眼見區內的自然環境慘遭蹂躪，情何以堪？
5. 自政府相關部門於2009年進行主要的渠務工作後，排污系統至今仍未達到合符期望的處理。雨季時，流浪動物的排泄物加上未能排走的污水，會造成形同污水池的情況，極不衛生。我們不希望這項申請獲批；不希望對渠道有額外的負擔。此外，我們也不希望有短暫停留的犬隻在牠們認為陌生的環境時常吠叫、切齒，又或被扣上鎖鏈後發出多餘而不必要的噪音，對鄰近長幼居民和區內一所學校的學生帶來騷擾。
6. 這類商業活動將為已經十分嚴重的交通擠塞帶來更大的負擔。對於熱愛大自然和聆靜環境的街坊，我們確實不太需要這類商業的運作在區內進行。
7. 事實上，申請人宣稱過往只收到一宗反對的意見；這是錯誤的陳述！我們上百位居民一直提出反對，並陳述了相關理由。
8. 我們希望城規會終止或否決申請，防止相關商業運作損害居民的生活質素。

謝謝。

5-9

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

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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/877

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature

日期 Date

LI TIN YAN
16-2-2021

- 2 -



005

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

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簽署 Signature

日期 Date

LI TIN YAN
16-2-2021

- 2 -



致城市規劃委員會秘書：

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006

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簽署 Signature

日期 Date

2021/17/2/21

- 2 -



致城市規劃委員會秘書：

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另請詳見附頁。

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簽署 Signature

日期 Date

NG Kwok CHUNG
16-2-2021

- 2 -



致城市規劃委員會秘書：

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008

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature

日期 Date

17/2/21

- 2 -



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009

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

簽署 Signature

日期 Date

吳敏儀
17/2

- 2 -



致城市規劃委員會秘書：

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日期 Date

16-02-2021

- 2 -



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日期 Date

16-02-2021

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

日期 Date

16-02-2021

- 2 -



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/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature 日期 Date 17/2/21

- 2 -



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

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有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Mr Tang KW

簽署 Signature 日期 Date 16-2-2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Mr Li Alex

簽署 Signature 日期 Date 16-2-2021

- 2 -



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Mrs Li WY

簽署 Signature 日期 Date 16-2-2021

- 2 -



電郵: tpbpd@pland.gov.hk

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

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

日期 Date

2.



電郵: tpbpd@pland.gov.hk

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

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另請詳見附頁。

簽署 Signature

日期 Date

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電郵：tpbpd@pland.gov.hk

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另請詳見附頁。

簽署 Signature

日期 Date

- 2



電郵: tpbpd@pland.gov.hk

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簽署 Signature

日期 Date

2



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

簽署 Signature 日期 Date 11/2/2021

- 2 -



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

簽署 Signature 日期 Date 12-2-2021

- 2 -



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簽署 Signature 日期 Date 12-2-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

新向亞福	梁希陶
衛生問題	
另請詳見附頁。	

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

簽署 Signature 梁希陶 日期 Date 13-2-2021

- 2 -



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature 余貴松 日期 Date 11-02-2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature 梁希陶 日期 Date 10-2-2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature 余貴松 日期 Date 10-2-2021

- 2 -



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有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

影響環境衛生, 噪音問題
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment TSE CHI YUNG

簽署 Signature  日期 Date 13-2-2021

- 2 -



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

環境衛生差劣, 嚴重影響居民的日常生活
另請詳見附頁。

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

簽署 Signature  日期 Date 12-02-21

- 2 -



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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature  日期 Date 15-2-2021

- 2 -



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

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
有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

環境差劣, 影響居民生活, 噪音問題, 影響居民身心健康!
另請詳見附頁。

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

簽署 Signature  日期 Date 17-2-21

- 2 -



040

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

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature 黃淑霞 日期 Date 13/2/2021

- 2 -



041

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

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

人流多咗會變得很雜，做成環境衛生問題，
產生罪惡感。

另請詳見附頁。

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

簽署 Signature 黃淑霞 日期 Date 13/2/2021

- 2 -



042

致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature 黃淑霞 日期 Date 11/2/21

- 2 -



043

致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature 余文瀚 日期 Date 11/2/21

- 2 -



致城市規劃委員會秘書：

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044

To: Secretary, Town Planning Board

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 16-2-2021

- 2 -



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045

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 11-2-2021

- 2 -



致城市規劃委員會秘書：

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電郵：tpbpd@pland.gov.hk

046

To: Secretary, Town Planning Board

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

污染環境
另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 16/2/2021

- 2 -



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/870

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳見附頁
空氣污染

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

簽署 Signature [Signature] 日期 Date 16-2-2020

- 2 -



047

048

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature Yolwa 日期 Date 11.2.2021

• 2 •



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/877

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature Chen Siu wai 日期 Date 2021-2-11

- 2 -



致城市規劃委員會秘書：

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

簽署 Signature 張傑強 日期 Date 2021-2-1

2.



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

簽署 Signature [Signature] 日期 Date 11-2-2021

2



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Details of the Comment (use separate sheet if necessary)

對附近居民帶來很多污染。
另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 13/2/2021

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

產生大量空氣污染及噪音, 影響附近居民
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Tan Ho Yn簽署 Signature [Signature] 日期 Date 19-2-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

在規劃中並沒有考慮周邊居民受影響, 產生噪音, 環境以及受到相關壓力, 破壞村莊。
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment 林先生簽署 Signature [Signature] 日期 Date 17-2-2021

- 2 -



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment 何麗娟簽署 Signature [Signature] 日期 Date 14-2-2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

製造噪音, 污染環境.

另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 16-2-2021

- 2 -



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簽署 Signature [Signature] 日期 Date 16-2-2021

- 2 -



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同車程路 影響交通!

另請詳見附頁。

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簽署 Signature [Signature] 日期 Date 16-02-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature [Signature] 日期 Date 16-02-2021

- 2 -



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064

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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature 胡宇康 日期 Date 16-2-2021

- 2 -



致城市規劃委員會秘書：

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電郵：tpbpd@pland.gov.hk

066

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳見附頁

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

簽署 Signature 胡宇康 日期 Date 16-2-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature 鄧玉玲 日期 Date 16-2-2021

- 2 -



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

彭耀平 簽入

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

簽署 Signature 朱小姐 日期 Date 17-2-2021

- 2 -



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

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另請詳見附頁。

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

簽署 Signature 日期 Date 2021-02-17

- 2 -



致城市規劃委員會秘書：

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簽署 Signature 日期 Date 17-2-2021

- 2 -



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

簽署 Signature 日期 Date 19-2-2021

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

簽署 Signature 日期 Date 20-2-2021

- 2 -



072

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簽署 Signature

日期 Date

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日期 Date

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076

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

狗屎破壞環境

另請詳見附頁。

Kennels are bad for environment

另請詳見附頁。

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

簽署 Signature 梁振玉 日期 Date 16/2/2021

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

簽署 Signature Kit Heubner 日期 Date 16/2/2021

- 2 -

- 2 -



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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/877

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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Details of the Comment (use separate sheet if necessary)

Dogs should not be locked up

另請詳見附頁。

Dogs are noisy & shelly

另請詳見附頁。

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

簽署 Signature Christine Luk 日期 Date 16/2/2021

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

簽署 Signature Ken Luk 日期 Date 16/2/2021

- 2 -

- 2 -



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

030

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I never like kennels

另請詳見附頁。

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

簽署 Signature *李太* 日期 Date *16/2/2016*

- 2 -



有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

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Details of the Comment (use separate sheet if necessary)

I never like kennels

另請詳見附頁。

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

簽署 Signature *李生* 日期 Date *16/2/2021*

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

*Tung Bin Road is a Cul-de-Sac
not suitable for commercial enterprises*

另請詳見附頁。

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

簽署 Signature *Damon Luke* 日期 Date *16/2/2012*

- 2 -



有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Keep Tung Bin Road residential

另請詳見附頁。

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

簽署 Signature *JDMFRESEAN* 日期 Date *16.02.21*

- 2 -



033

致城市規劃委員會秘書：

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084

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

<i>Tung Bin Road is a boundary of fresh air. Please don't let the hotel spoils it.</i>
另請詳見附頁。

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

簽署 Signature *Tang Sau Hai* 日期 Date *16/2/2021*

- 2 -



致城市規劃委員會秘書：

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036

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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature *Hean Asprall* 日期 Date *16/2/2021*

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

<i>Keep agricultural land free of concrete</i>

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

簽署 Signature *Tang Yue Hong* 日期 Date *16/2/2021*

- 2 -



致城市規劃委員會秘書：

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037

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment *BLACK PRESERVE*

簽署 Signature 日期 Date *16/2/21*

- 2 -



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098

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

<i>It is an appalling situation Give us a life</i>
另請詳見附頁。

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

簽署 Signature *Kosara Kenap* 日期 Date *16/2/2021*

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

<i>DO NOT ruin a piece of good farm land</i>
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment *CARA KAT*

簽署 Signature 日期 Date *16.02.21*

- 2 -



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090

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature *Pauline Wong* 日期 Date *17/2/2021*

- 2 -



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091

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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature *Ricky Tam* 日期 Date *17/2/2021*

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment T.K. Cheng

簽署 Signature [Signature] 日期 Date 21/2/2021

- 2 -



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment Tai Shing United

簽署 Signature [Signature] 日期 Date

- 2 -



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Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment Gian Tzia Hap

簽署 Signature [Signature] 日期 Date 17/2/2021

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature [Signature] 日期 Date 17.2.2021

- 2 -



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

反對環境污染
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Law Ho Yan

簽署 Signature [Signature] 日期 Date 17-2-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

太嘈, 太髒
另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 18-2-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

反對 噪音及環境污染
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment KIDAN WAI KEI

簽署 Signature [Signature] 日期 Date 18-2-2021

- 2 -



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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

有人反對經常加高, 因太不衛生, 不衛生。
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment [Signature]

簽署 Signature [Signature] 日期 Date 18-2-2021

- 2 -



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Details of the Comment (use separate sheet if necessary)

本人堅決反對起狗場, 路旁, 居民受渠經常水浸。
另請詳見附頁。

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

簽署 Signature 日期 Date 18-2-2021

- 2 -



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102

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

太不衛生, 太臭, 堅決反對
另請詳見附頁。

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

簽署 Signature 日期 Date 18-2-2021

- 2 -



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狗槽, 臭水多。
另請詳見附頁。

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

簽署 Signature Hebe 日期 Date 18-2-2021

- 2 -



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另請詳見附頁。
污染環境衛生。
影響居民生活。

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

簽署 Signature 日期 Date

- 2 -



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Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

破壞空氣環境
騷擾居民生活。

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

簽署 Signature 日期 Date

- 2 -



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

105

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/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

好晴、好景、好景

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

簽署 Signature 日期 Date

- 2 -



致城市規劃委員會秘書：

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106

To: Secretary, Town Planning Board

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

環境污染
噪音污染

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

簽署 Signature 日期 Date

- 2 -



致城市規劃委員會秘書：

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107

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

影響環境, 擾民, 不宜等

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

簽署 Signature 日期 Date

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

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103

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。
擾民 不安寧 噪吵

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

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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109

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

環境影響 排水影響 噪聲影響
另請詳見附頁。

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

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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110

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有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

環境 排水 噪聲 (堅決反對)
另請詳見附頁。

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

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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111

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

環境影響 排水影響 噪聲影響
另請詳見附頁。

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

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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112

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

環境影響, 排水影響, 噪聲影響
另請詳見附頁。

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

簽署 Signature SZE LUN CHON 日期 Date 17-2-2021

- 2 -



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

114

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/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對, 增加反廢物環境污染
另請詳見附頁。

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

簽署 Signature KU SIU KI 日期 Date 17-2-2021

- 2 -



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

113

To: Secretary, Town Planning Board

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對
另請詳見附頁。

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

簽署 Signature Lee Kit Ling 日期 Date 17-2-2021

- 2 -



致城市規劃委員會秘書：

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115

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

影響生態環境
另請詳見附頁。

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

簽署 Signature Lam Kwan Nui 日期 Date 17-2-2021

- 2 -



致城市規劃委員會秘書：

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116

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對
另請詳見附頁。

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

簽署 Signature 日期 Date 18-2-2021

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

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117

To: Secretary, Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Object the permission to grant the application.
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Chan King-Sing

簽署 Signature 日期 Date 2021-02-17

- 2 -



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

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118

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對
另請詳見附頁。

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

簽署 Signature 日期 Date 17-2-21

- 2 -



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

119

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/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對 環境污染
另請詳見附頁。

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

簽署 Signature 日期 Date 17-2-2021

- 2 -



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

120

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/877

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Place too noisy, too smelly Road too busy
另請詳見附頁。

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

簽署 Signature Lai Rui Tong 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：

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電郵：tpbpd@pland.gov.hk

122

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對環境污染
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment CHAN YU PUI TUNG

簽署 Signature [Signature] 日期 Date 17/2/2021

- 2 -



致城市規劃委員會秘書：

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121

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

另請詳見附頁。

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

簽署 Signature [Signature] 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：

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123

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對 環境污染
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment Chiu loong chuen

簽署 Signature [Signature] 日期 Date 18-2-2021

- 2 -



致城市規劃委員會秘書：

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電郵：tpbpd@pland.gov.hk

124

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature Tommy Lam 日期 Date 2021-02-16

- 2 -



致城市規劃委員會秘書：

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125

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

There is already a kernel 5 minutes away

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

簽署 Signature Clow Lai Kuen 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：

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126

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature Tang Kai Khui 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：

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127

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Let's enjoy the mountain air not the stink down below

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

簽署 Signature Tang Kai Kuen 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：
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電郵：tpbpd@pland.gov.hk

128

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
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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/877

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

No kerbs in Tung Ben Road please
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature Mrs Ho 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：
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129

To: Secretary, Town Planning Board
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有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/877

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

Leave us in peace
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature Gary Chiu 日期 Date 18/2/2021

- 2 -



致城市規劃委員會秘書：
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130

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/877

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

Dogs are sleazy
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature Mrs Chiu 日期 Date 18/2/2021

- 2 -



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
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紅燈, 太暗
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature Mrs Chiu 日期 Date 17-02-2021

- 2 -



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
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Details of the Comment (use separate sheet if necessary)

分判
鳴謝
另請詳見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment CHIU JUNG YAU

簽署 Signature  日期 Date 17-2-2021

- 2 -



At this juncture, February, 2021, sufficient to underline the fact that there is seepage of raw sewage from an existing kennels into Tung Bin Road, whenever it rains - hence creating cesspool conditions. Not nice, in this technologically advanced day and age.

For further drainage details see Part II (ii).

8) There are too many kennels in the immediate vicinity - all piss and shit and dirty great Alsatians rattling their chains and teeth ("All the better to eat you with, my dear"). We do NOT want another kennels: faeces; urine; cacophonous noise; sick, fretful whelps out of control - to the consternation of young and old. We have a primary school close by, and the demographic is ageing and increasingly infirm/geriatric ("Not in our residential backyard, thank you very much!")

9) It may seem contradictory that members of the TBRCG are passionate dog lovers; and that is precisely why they oppose the very concept/notion of kennels in general (c.f. usage: "He's in the dog house"). Man's Best Friend is born to be free - not imprisoned. Animal rights, anyone? Pooches are there to be pampered in the bosom of the family (c.f. Part II, 10. Justifications, P5).

10) Essentially a commercial exercise. Wholly inappropriate for the peaceful, mountain encrusted setting, cherished/loved to death by this long settled community of level-headed, down-to-earth, quite ordinary, modest, everyday Hongkongers.

Let the applicant go elsewhere - well away from human habitation, where kennels are welcome.

11) Commerce leads inextricably to traffic congestion, already acute, given the extremely dangerous elbow-bend in Tung Bin Road: nothing shall be added to the current hazard, with all ages at high risk. Points 10) and 11) are reminiscent of the Bull (Year of the Ox) in the china shop. Mindless. Like taking a wrecking ball to demolish the local family happiness of Chinese New Year, 2021. The gods are angry and look askance at this perverse application and it's potential to inflict real community damage. Overall, bad news for our feng shui (as well as blood pressure).

12) It defies the imagination that this/these various application/s should have been permitted to proceed, given the strength and vibrancy of the opposition from this long settled, tightly-knit community. Seemingly, government departments do not care if there is despoliation of our beloved environment. Is it all down to attitude/values/some hidden agenda, perhaps?

13) It is impossible to exaggerate the burning intensity of opposition to the proposed kennels (# 877). When is the applicant going to take "No" for an answer? The conduct of the applicant/agent is that of a Dog With Bone (or thwarted lover repeatedly asking for extra time/ postponement without due cause), playing with the very peace of mind of the local inhabitants, simply to pick up a consultation fee, yet causing untold distress in the process. We have been buzzed by a stealth fighter jet that has sneaked under the radar repeatedly.

We appeal to the Committee to call a final, lasting halt: "Stop"; this long-running saga/circus/charade is a gross intrusion into our privacy and quality of life.

Natural justice, science and the gods are with us. We have fire in our bellies aplenty.

Part II

Specific to Application A/YL-KTS/877 at

10. Justifications. The ten paragraphs (P) are unnumbered, but for ease of reference numbers 1 to 10 are now added. Hence:

P1. The fact that papers are circulated in English and not in Chinese makes it very difficult to inform all interested parties of essential details. But at least cut out fancy names: "animal boarding establishment (dog kennel)". Call a spade a spade. 3 years has matured into 5 - and counting! In fact - as used in Law - we would argue that there is no justification whatsoever for a dog kennels.

P2. The notion of "temporary" is challenged below (see Appendix (i)).

tpbpd@pland.gov.hk

寄件者:

寄件日期:

收件者:

主旨:

2021年02月19日星期五 14:27

tpbpd

comment(s) on Planning Application; Application No.: A/YL-KTS/877

Dear Officer,

NB: our objections are not necessarily hierarchical.

Part I General/broad brush

Part II Specific to Application: A/YL-KTS/877

10 Justifications. The ten paragraphs are unnumbered, but for ease of reference numbers 1 to 10 are now added.

AND

Specific to top two pages of Appendix I

Clarifications for the Proposed Development from R-Riches Property Consultants

Application No. A/YL-KTS/877

Part I

1) In the last 3-4 years, Tung Bin Road has been savagely targeted by a series of projects including kennels, a vast hobby farm (on-going application), a home for sick pet animals and a crematorium, ostensibly for animals. Nuns arriving in taxis have been spotted carrying offerings, and there is black smoke photographic evidence. Hence the founding of the Tung Bin Road Concern Group (hereafter: TBRCG).

2) The same applicant and certainly the same agent have been involved throughout, employing highly questionable, devious tactics. For example, by ducking and weaving: applying, withdrawing, asking for extra time etc., and by submitting around Christmas time and, as with # 877, Chinese New Year.

3) The TBRCG first learnt indirectly of # 877 only on 09.02.21. and must still meet a deadline for objections of 19.02.21. This is outrageously unjust. No poster was displayed on site (the same as back in 2018, when the applicant could then erroneously claim there was only a single objection c.f. # 780).

4) With a pandemic hampering mobility - as instructed by the CE, Ms Carrie Lam: "Stay home" - Covid-19 has provided a further furtive smokescreen for the applicant/agent to cover/hide behind. Following a lengthy hiatus, the TBRCG feels gravely abused to have been given so little notice and been treated with contempt, especially when both applicant and agent are well aware of the strength of opposition to the kennels. No respect; no due consideration; no consideration of any description. The fact remains that it would be an unmitigated disaster were the project to be approved.

5) The earlier application #780 was revoked. Meanwhile, the site was left to moulder/fester, leaving a heat generating concrete scab, like some abandoned helicopter pad. Therefore, we cannot trust the applicant not to create an even greater eyesore/shambles.

6) Aesthetics are one thing; psychological impact, another entirely. Simply depressing, affecting the mental well-being of the residents; akin to rape (compare Jacks & Whyte, The Rape of the Earth). How dare the applicant/agent disfigure the natural environment over time, and even in advance of permission.

7) As for drainage issues! Major works were undertaken in Tung Bin Road in 2009. Still NOT yet adequately under control, 2021. Nothing short of a disgrace for wealthy Hong Kong, and symptomatic of the profligate neglect of so much of the New Territories, which should be the jewel in Hong Kong's crown (to plagiarise contemporary history).

P3/6. Curiously, Plan P04 fails to identify all structures. How truthful, therefore? Back to the drawing board? Given the unholy mess in which the site has been left, what chance proper reinstatement (c.f., e.g., Part I, 5; Part II, (iii)).

P4. Reminiscent of a long-running British TV comedy series called Open All Hours. NOT at all amusing to TBRCG. A ghastly prospect, indeed.

P5. Strongly suspect that the number of dogs is on the increase, as tends to happen. "All dogs are kept in cages..." Truly, a nightmare scenario (c.f. Part I, 8/9/9).

P6. Covered under Part I, 11. Please do not allow a road that is already dangerous to become even more hazardous still.

P7. For drainage, sewage etc. see Part I, 7) above and Part II, (ii) below.

P8. We trust that planning approval will not be granted.

P9. On the contrary, it is our firm conviction that precisely the opposite holds true, and that all manner of "significant adverse traffic, environmental, landscape and drainage impacts" will eventuate, foreseen and unforeseen.

P10. In view of the above humbly held views, the Board is hereby respectfully requested to reject the subject application for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years'.

AND

Specific to top two pages of Appendix I, Clarifications for the Proposed Development Application No. A/YL-KTS/877

(i) The TBRCG notes with dismay that the period of THREE years has magically transmogrified into FIVE years - an entirely different beast/kettle of fish.

We have no faith that this is merely "Temporary" either.

In the file relating to # 780 it was falsely claimed that there was only ONE objection, whereas, in actual fact, there was a tidal wave of opposition - which by the current # 877 submission has burgeoned into a tsunami of outrage and hurt.

We have had virtually no notice; are struggling with the conflicting demands of Covid-19 and Chinese New Year; are not computer savvy/equipped - yet are forced to meet an excruciatingly tight deadline.

(ii) Drainage (c.f. Part I, # 7)

(a) China is famed for a history of flood control: Yu the Great. However, in 2021, we peasant farmers still battle with annual flooding in Tung Bin Road. Not sorted. Wellington boots, noisome effluent, a given.

(b) In view of our collective experience (as outlined in Part I above), it would be most deleterious, were the waiver to be lifted in the name of time/construction costs. The costs to the local community are of an entirely different order: inestimable.

(c)/(d) The local population should not be made hostages to fortune in this manner.

(iii) Landscape

What landscape? And for whom? Call this enhancement? When the wretched tin fences grow higher and higher - of their own volition.

Would that the site were allowed to remain pristine.

Our objections are much the same as under (ii) above, in as much as the cavalier manner in which the applicant/agent have progressed matters to date, coupled with actual way the site has been violated in recent years, makes it abundantly clear that the applicant/agent don't give a toss for Mother Nature - but, rather, are driven by the maxim that: time is money.

(iv) Fire service installations

Objections similar to (ii) and (iii) above. The collective TBRCG mind boggles. Will there be watchtowers, as in the traditional villages in coastal Guangdong (to counter piracy and brigands)?

In previous submissions from the same applicant/agent the cartographic evidence has been totally misleading, if not downright dishonest e.g. out-of-date maps indicating that the area is virtually uninhabited. Are the latest maps/plans to be believed (c.f. Part II, 10 Justifications, P3/6, PlanP04)?

We repeat: Natural justice, science and the gods are with us; we have fire in our bellies aplenty.

Contact:
Mr Chiu [REDACTED]
Ms Tang [REDACTED]

Tung Bin Road Concern Group

Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments 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;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) note DEP's comment that the applicant is advised (i) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance; (ii) to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures; (iii) to provide suitable treatment facilities to handle sewage arising from the Site. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of the EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (iv) the enclosed structures for accommodating the dogs should be fitted with soundproofing acoustic panels and mechanical ventilation and air-conditioning systems during the planning approval period as proposed by the applicant;
- (f) note CTP/UD&L of PlanD's comments that the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted direct to LandsD for approval;

- (g) note D of FS's comments that in consideration of the design/nature of the proposal, 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) note DFEH's comments that proper licence / permit issued by Food and Environmental Hygiene Department (FEHD) 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. 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 relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses; and
- (i) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are authorized building works (UBW) under the Buildings Ordinance (BO) and should not 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 on UBW on the Site under the BO. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized 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 Regulation 5 and 41D of the Buildings (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. Any temporary shelter or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed checking under the BO will be carried out at building plan submission stage.