

2021年 2月 23日

ETS
A/YL-1274

Appendix I

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

23 FEB 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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及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
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/882
	Date Received 收到日期	23 FEB 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)

Chan Sze Yu (陳師宇)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,438 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 708 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)	1,843 sq.m 平方米	<input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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
18/1/2021 (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 19/1/2021 (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**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3	
	<input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	2,730	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	708	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	708	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	708	sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Dog washing facility and dog recreation centre (Not exceeding 3.5m, 1 storey), Structure 2: Site office (Not exceeding 4m, 1 storey), Structure 3: Portabale toilet (Not exceeding 3.5m, 1 storey), Structure 4 & 5: Dog kennel (Not exceeding 4m, 1 storey), Structure 6: Electricity meter room (Not exceeding 3.5m, 1 storey)			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	8 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Vehicular access leading from Kam Ho Road <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)	
	No 否	<input type="checkbox"/>	
(e) 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。)			
(i) 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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input 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 <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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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。

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence were approved in "AGR" zone within the same Outline Zoning Plan such as A/YL-KTS/780, A/YL-KTS/789, A/YL-KTS/790, A/YL-KTS/791 & A/YL-KTS/868.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. All the dogs will leave the application site after the operation hours.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a landscape proposal to support his application.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. No site formation is proposed. The vehicle manoeuvring area and parking spaces and remaining area will be landscaped with short grass.
13. The dog kennel will be maintained in a sanitary condition.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. No blowing of whistle will be used at the site and all dogs will stay within enclosed structures at all times.
20. The proposed dog recreation centre will be housed in Structure 1. Inflatable swimming pool will be available within Structure 1 for dog swimming.

8. 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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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

Date 日期

22/1/2021

(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。

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 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.
Site area 地盤面積	3,438 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,843 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	708 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.5-4	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	20.59 % <input checked="" type="checkbox"/> About 約		
(v) 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		
	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) NA		8 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0

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

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years
at
Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 3,438m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. Some temporary structures were found to the south of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from northwest to southeast from about +22.0mPD to +20.6mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 5**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the west. As such, an external catchment has been identified as shown in **Figure 5**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 5**, a drainage channel is found to the east of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 7,500m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 43.6\text{m} - 20.6\text{m} = 23\text{m}$$

$$L = 117\text{m}$$

$$\therefore \text{Average fall} = 23\text{m in } 117\text{m} \text{ or } 1\text{m in } 5.09\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [117 / (19.66^{0.2} \times 7,500^{0.1})]$$

$$t_c = 3.82 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 245 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 295 \times 7,500 / 3,600$$

$$\therefore Q_1 = 614.58 \text{ l/s} = 36,875 \text{ l/min} = 0.61\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:80 and 1:100 in order to follow the gradient of the application site, 600mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 600mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel.
- 1.3.3 The collected stormwater will then be dissipate to the existing drain drainage to the east of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for

works outside the application site or outside the jurisdiction of the applicant.

1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:

- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
- (d) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is leading from Kam Ho Road. It is situated amidst the 'Agriculture' ("AGR") zone so that most of the customers were residential neighbourhood in close vicinity to the application site such as Ma On Kong and Ho Pui.
- 2.2 The proposed development will operation between 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 28 per day which can be accommodated by 7 private cars because the site would allow the parking of 7 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 3 staffs at the application site. No more than 16 dogs will be accommodated at the application site. No staff will stay overnight at the application site.
- 2.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 The trip generated and attracted has been updated in Annex 2 below. It is assuming that clients will deliver the dog to the application site and they will collect the dog before the closing of the proposed development. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

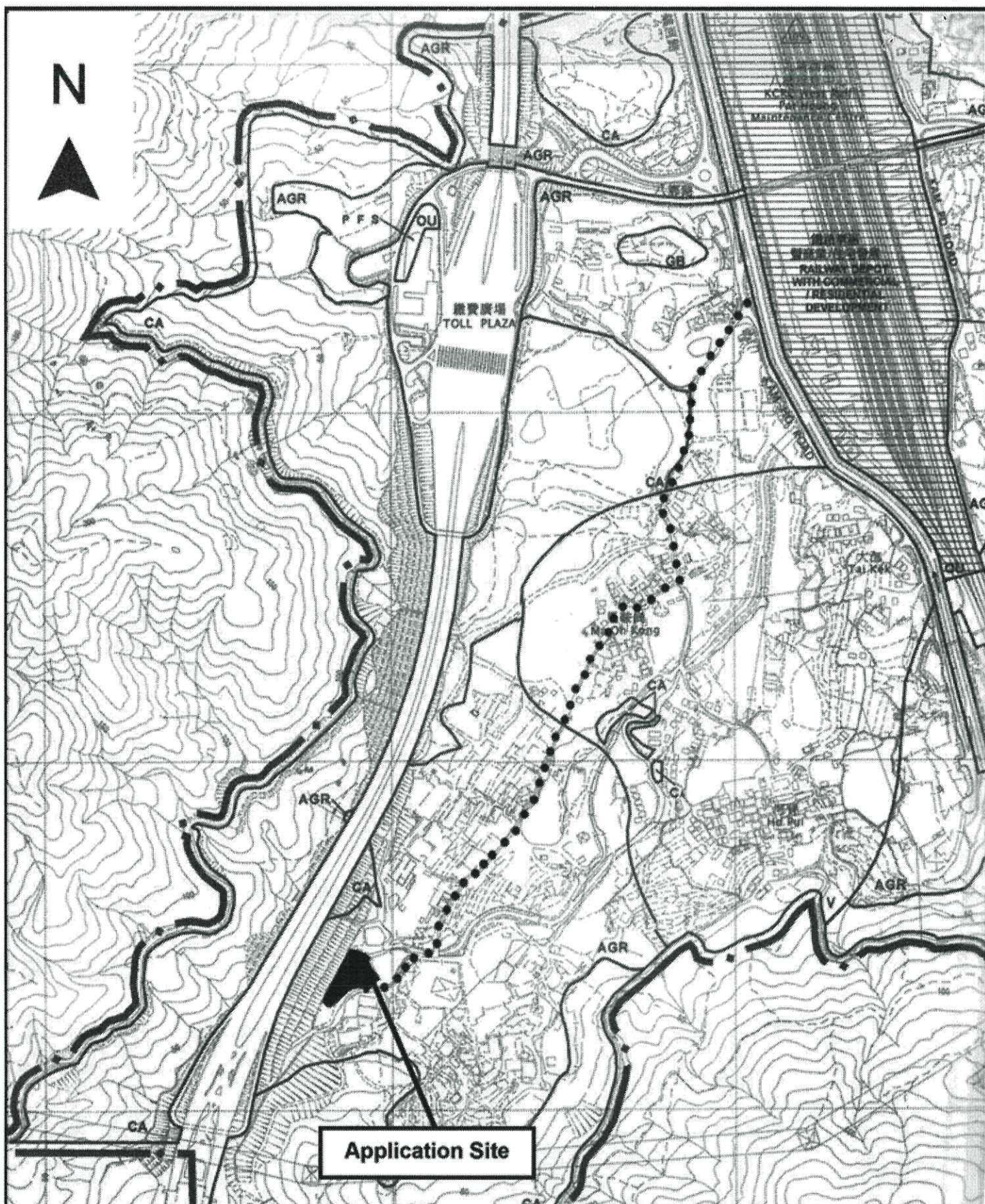
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	1.6	1.6	8	8

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is taken as 1 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kam Ho Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Ho Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

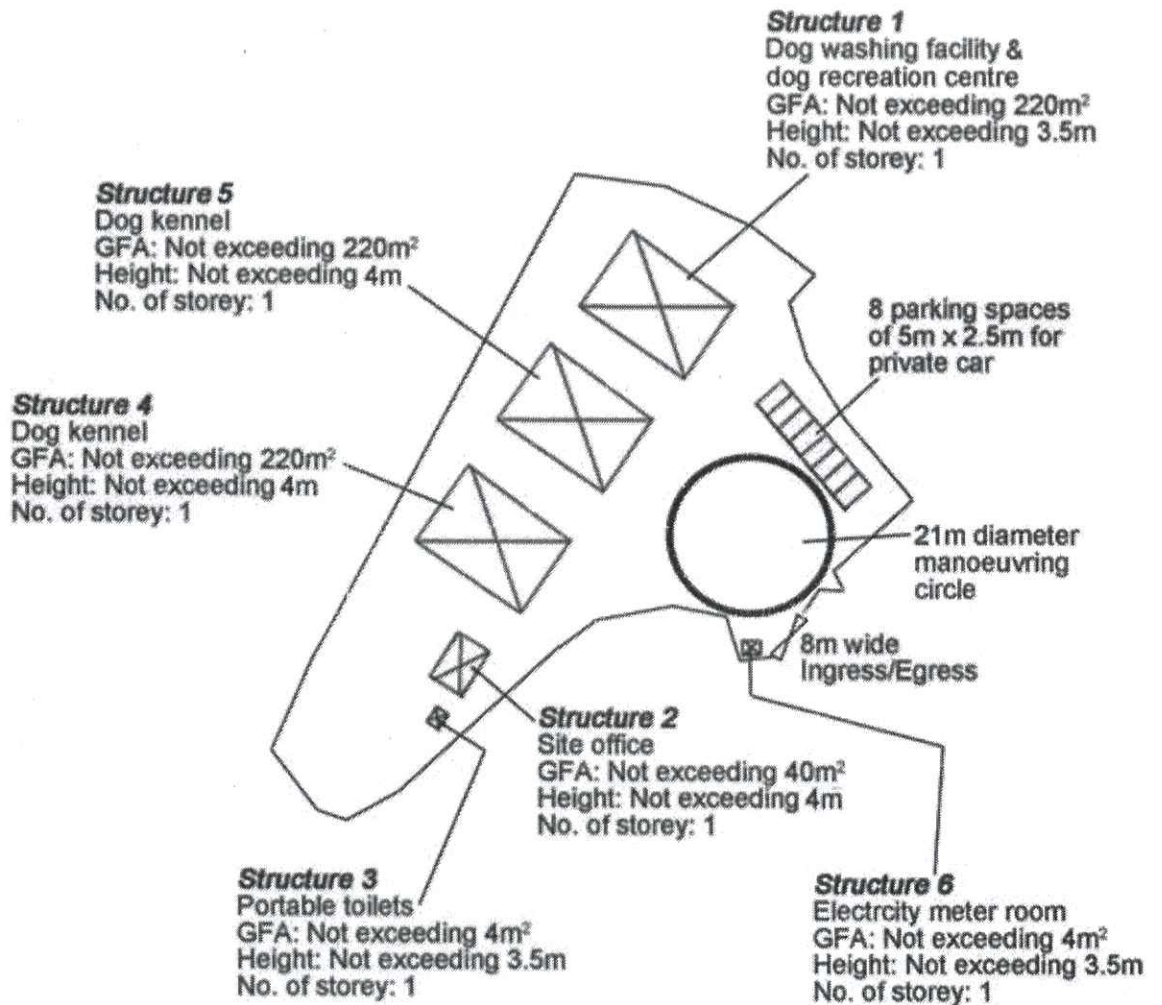
Remarks 備註:

... Vehicular access leading from Kam Ho Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

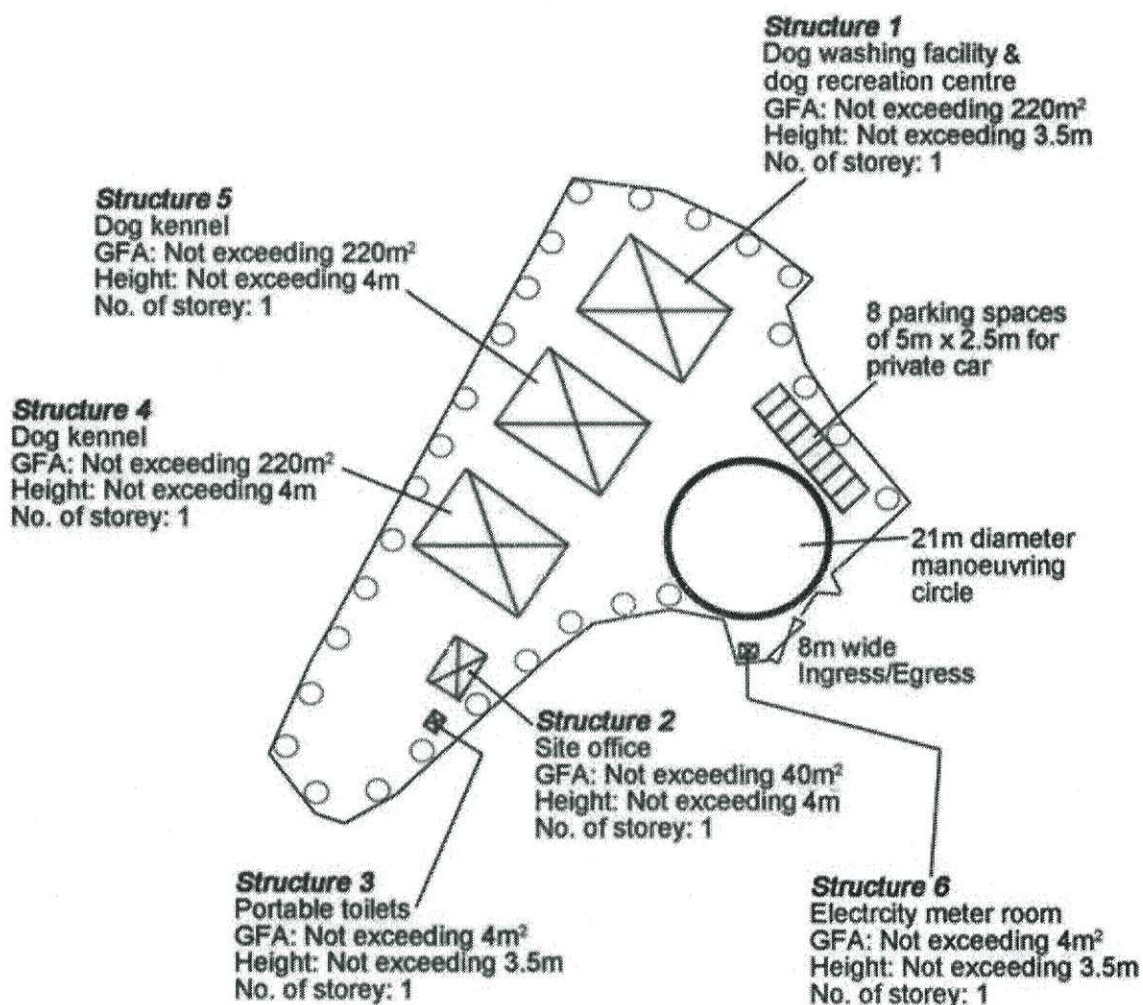
Figure 3

Scale 比例:

1:1000



Proposed Tree	Approximate Height	Spacing
○ Proposed <i>Melaleuca leucadendron</i>	2.75m	4m



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

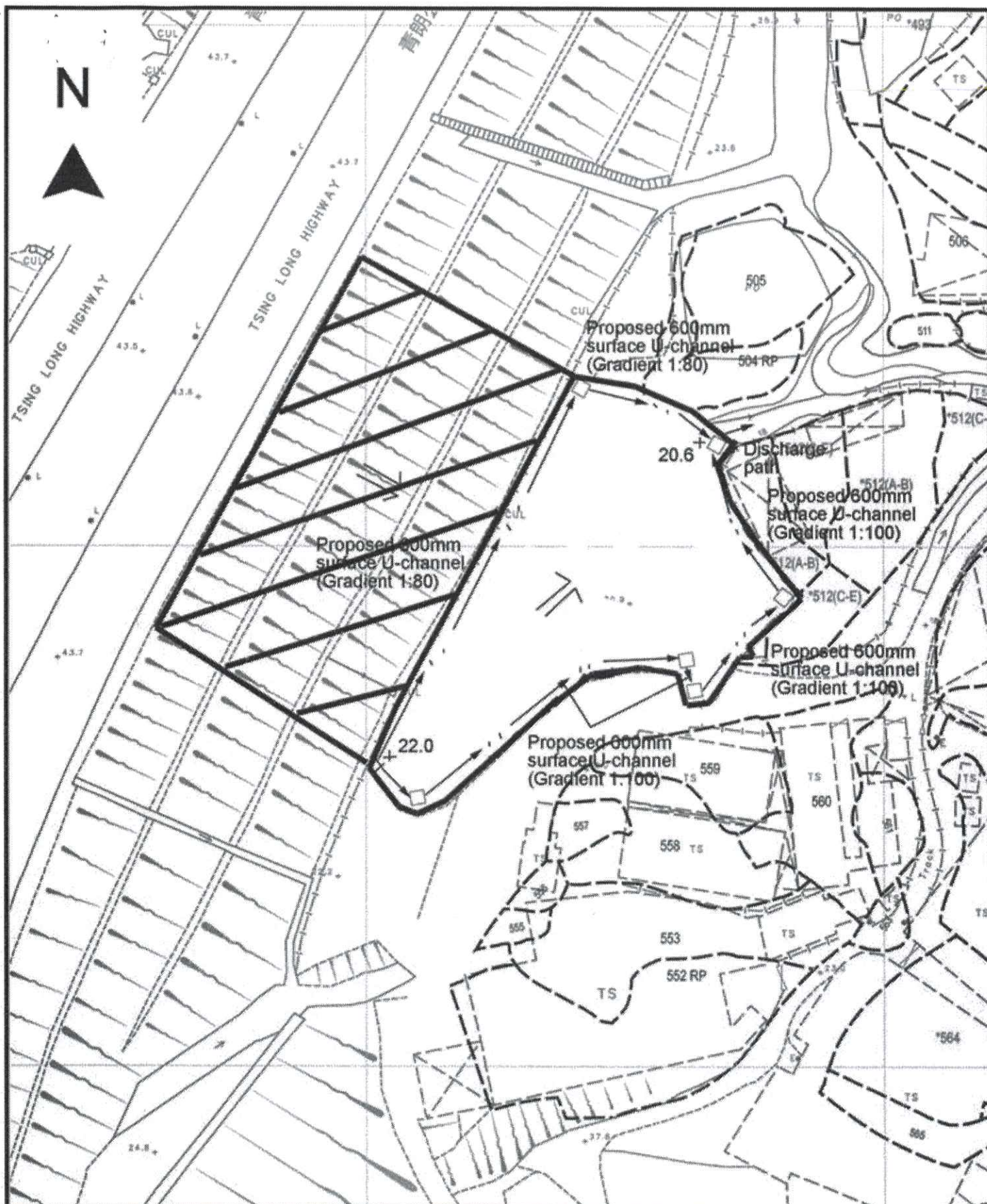
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 706 (Part), 711 (Part), 712 (Part), 713 RP (Part), 716 (Part), 717 (Part), 718 S.A (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

*22.0 Level (in mPD)

□ Proposed catchpit

← Flow of surface runoff

▨ External catchment

Scale 比例:

1:1000

Total: 4 pages

Date: 1 April 2021

TPB Ref.: A/YL-KTS/882

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

We wish to provide the following additional information for the consideration of the Planning Department:

The proposed development will operation between 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 28 per day which can be accommodated by 7 private cars because the site would allow the parking of 7 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 3 staffs at the application site. No more than 18 dogs will be accommodated at the application site. No staff will stay overnight at the application site.

Transport Department's comment	Response
(a) The applicant should justify the proposed parking and loading/unloading provisions considering the commute of staff / visitors and logistics for the development.	<p>Noted. The dog kennel will accommodate not more than 7 groups of clients at the same time so that the provision of 7 carpark spaces would be enough given that the staff of the proposed development will occupy one parking space. The parking space owned by the applicant will be used for picking up of staff and intended for the logistics of dogs and necessities so that one parking space is proposed.</p> <p>Also, the proposed parking spaces at the application site would only be opened to visitors with prior appointment.</p>

(b) The applicant should demonstrate the smooth manoeuvring of vehicles to/from Kam Ho Road, along the local access and within the site;	<p>Noted. Please see Figure 6 for swept path analysis of private car. It is shown in Figure 6 that there is smooth manoeuvring of vehicles to/from Kam Ho Road.</p> <p>As shown in the proposed layout plan (Figure 3), in addition, there is a 21m diameter manoeuvring circle within the application site which is adequate for the smooth manoeuvring of private car.</p>
(c) The applicant should provide nearest public transport services and indicate on layout plan; and	Noted. Please refer to Figure 7.
(d) The applicant should note the local access between Kam Ho Road and the site is not managed by this Department.	Noted.

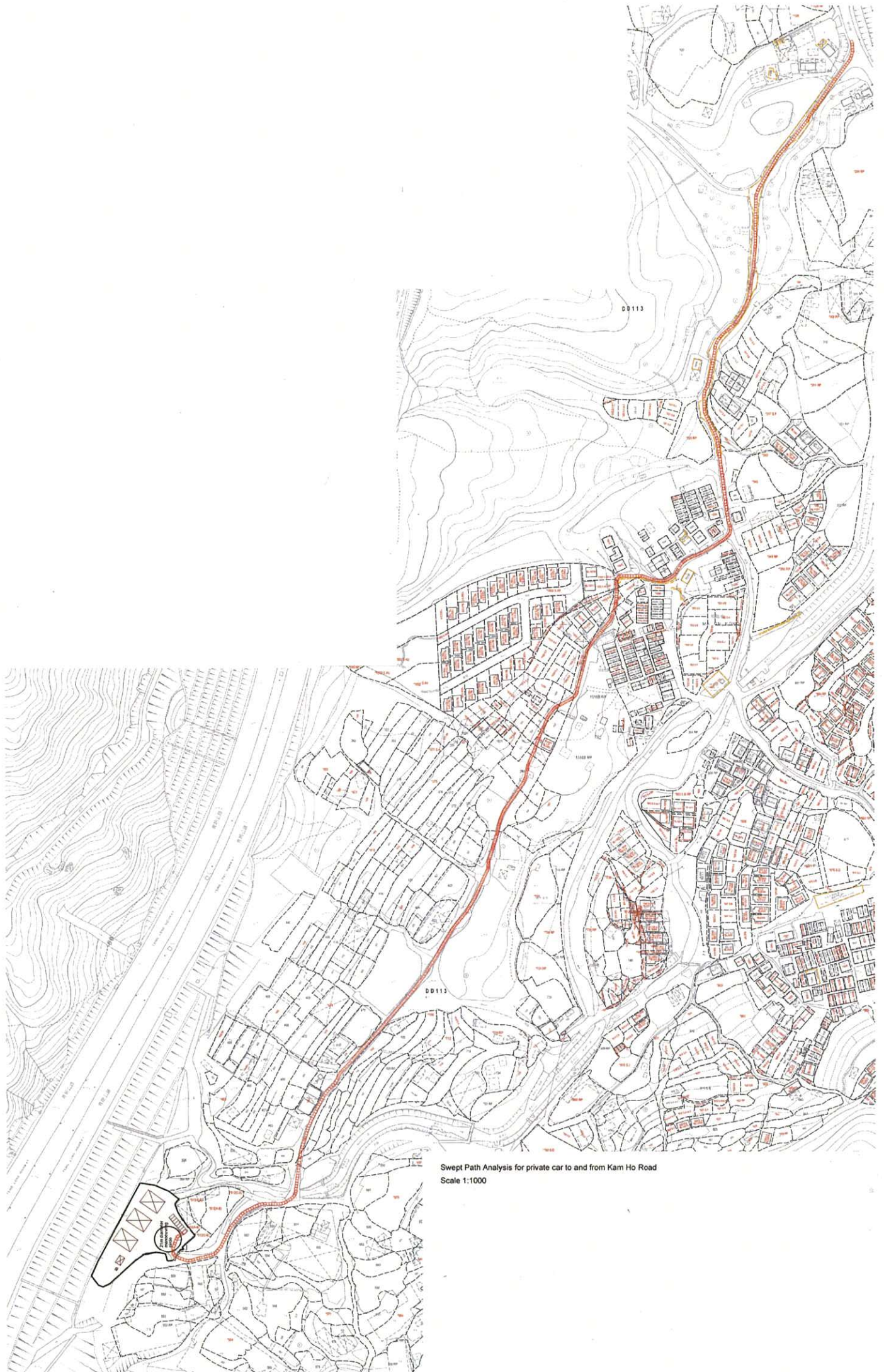
In response to the comments of the Environmental Protection Department, the applicant would follow the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites and the Practice Note for Professional Persons for drainage plans subject to comment by the Environmental Protection Department (ProPECC PN 5/93).

The applicant would also reinstate the surface of the application site on the designated date as required by Central Enforcement and Prosecution Section of the Planning Department.

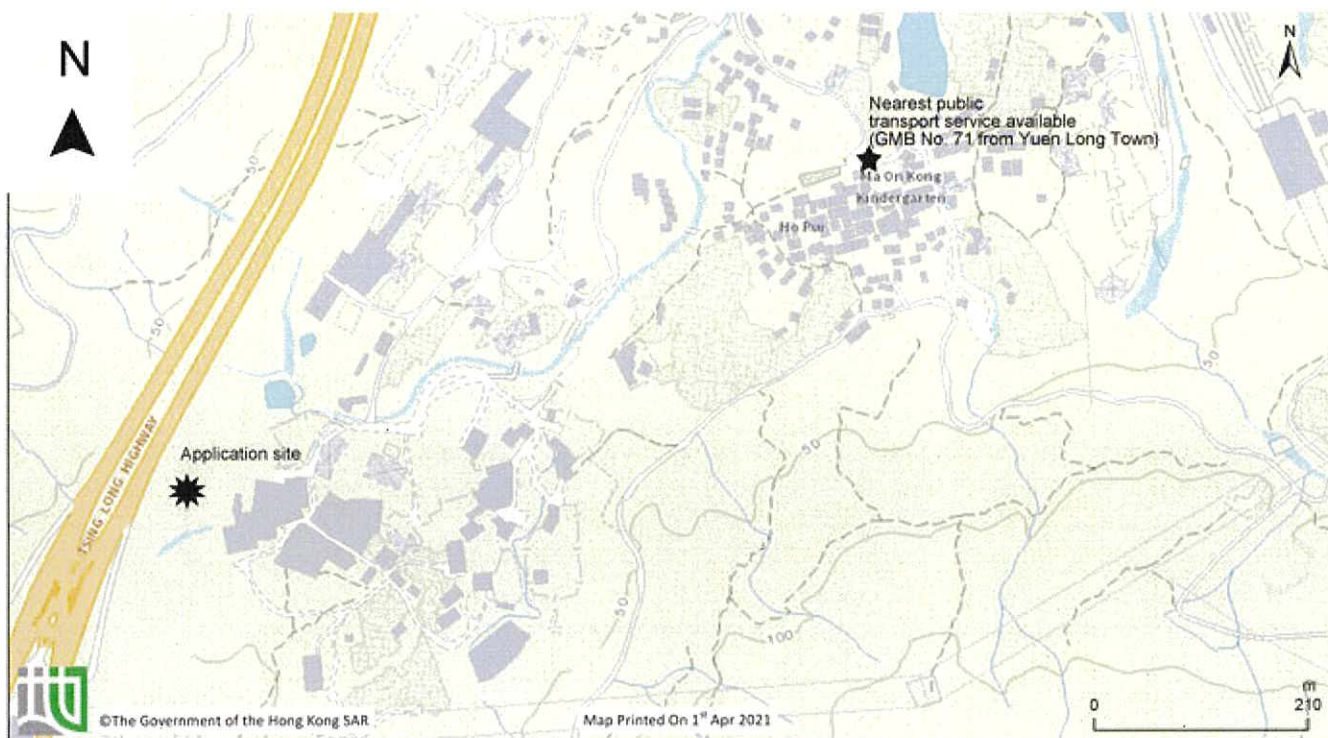
Yours faithfully,




c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Otto LUNG) – By Email



Swept Path Analysis for private car to and from Kam Ho Road
Scale 1:1000



<p>Project 項目名稱:</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog^a Recreation Centre) for a Period of 3 Years at Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Nearest Public Transport Available for the Application Site</p> <p>Drawing No. 圖號:</p> <p>Figure 7</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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Total: 1 page

Date: 9 April 2021

TPB Ref.: A/YL-KTS/882

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 504 RP (Part), 512(A-B) (Part), 513 (Part), 514 & 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long, N.T.

We wish to provide the following additional information for the consideration of the Planning Department:

Transport Department's comment	Response
(a) The applicant should state the walking distance between the nearest public transport services and site.	Noted. The walking distance between the nearest public transport services and the site is about 950m. As such, the applicant will deploy 1 private car to pick up visitors at the nearest public transport services to the application site. One of the parking spaces at the application site is also reserved for the staff's private car.

Yours faithfully,

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Otto LUNG) – By Email

Previous Application Covering the Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-KTS/853	Temporary Open Storage of Construction Machinery, Materials, Equipment and Containers with Ancillary Office for a Period of 3 Years	21.8.2020	(1), (2), (3)

Rejection Reasons

1. the development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
2. the application does not comply with the Town Planning Board PG-No. 13F in that there is no previous approval granted at the Site and there are adverse departmental comments on the application.
3. the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment of the area.

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

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/868	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	8.1.2021	(1), (2), (3), (4), (5), (6), (7), (8)
2	A/YL-KTS/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.1.2021	(1), (2), (3), (4), (5), (6), (7), (8)

Approval Conditions

- (1) Restriction on operation hours
- (2) All animal shall be kept inside the enclosed structures on site at all times
- (3) No public announcement system, portable loudspeaker or any form of amplification system, and whistle blowing is allowed
- (4) No vehicle is allowed to queue back to or reverse onto/from public road
- (5) Submission and implementation of drainage proposal/maintenance of drainage facilities
- (6) Submission and implementation of fire services installations proposal
- (7) Reinstatement of the application site upon expiry of the planning permission
- (8) Revocation of planning permission if planning conditions not complied with at all times during the planning approval period/by a specified date

5-1



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

18th March, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog
Recreation Centre) for a Period of 3 Years**
(A/YL-KTS/882)

1. We refer to the captioned.
2. According to the gist, there is a rejected application for 'Temporary Open Storage of Construction Machinery, Materials, Equipment and Containers with Ancillary Office for a Period of 3 Years' (i.e., A/YL-KTS/853) covering the current application site, and this application was just rejected in August 2020.
3. We urge the Board to consider the difference between this rejected application and the current application, in terms of their potential effects on the Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



5-2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角源華道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/382

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強烈反對以上申請, 因本人知悉該申請實則不是做什麼動物寄養所, 而是當處批了後該處將作住宅, 儲蓄倉, 希望處拒絕申請, 如貴處批了該處申請, 本人將, 日日監督該處, 蒐集資料, 然後向有關部門投訴查辦。

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

馬鞍山村居民代表

簽署 Signature

簡柳文

日期 Date

18-3-2021



5-3

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月23日星期二 4:41
收件者: tpbpd
主旨: A/YL-KTS/882 DD 113 Ma On Kong Destroy to Nuild
附件: Ma On Kong - Google Maps.pdf

A/YL-KTS/882

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

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

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 8 Vehicle Parking

Dear TPB Members,

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

In Jan you approved 869 on adjacent lots for the same purpose. Now we have a site twice as large and more than 50% of it is Government Land. In addition it is very close to country park. Strangely the applicant is proposing to develop on the same GFA as that of the public land.

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

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

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

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

This application must be rejected.

Mary Mulvihill

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

A/YL-KTS/869

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

Site area : About 1,527sq.m

Zoning : "Agriculture"

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

Dear TPB Members,

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

Same lots minus the separate portion to the north.

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

Minutes 21 August:

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

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

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

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

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

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

Mary Mulvihill

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

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

Dear TPB Members,

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

The development is not in line with the planning intention of the "Agriculture" ("AGR") zone which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis;

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

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

TPB must reject this application to discourage further brownfields..

Mary Mulvihill

Google Maps Ma On Kong



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021, 50 m

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23 March 2021
 Chairman and Members
 Town Planning Board
 15/F, North Point Government Offices
 333 Java Road, North Point, Hong Kong
 Fax: 2877 0245;
 Email: tpbpd@pland.gov.hk

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years (Application No. A/YL-KTS/882)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- From the Google Earth's aerial image, the proposed site has been destroyed without any previous planning approval from the Town Planning Board. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



November 2020



創建 Designing Hong Kong 香港 .com

- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited

Advisory Clauses

- (a) the planning permission is given to the developments/uses under application. It does not condone any other developments/uses which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such developments/uses not covered by the permission;
- (b) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) and 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. No permission is given for occupation of GL (about 1,843m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. 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. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity 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 Ho Road. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains. Despite the Site is completely out of the Toll Area of Route 3 Country Park Section (R3CPS), the applicant is reminded to the following comments from R3CPS: (i) the existing boundary fence of R3CPS shall not be affected. No temporary removal / relocation of it will be allowed; (ii) a minimum 2m wide barrier-free maintenance area outside the Toll Area along the existing boundary fence of R3CPS shall be maintained for carrying out maintenance works. For barrier-free maintenance areas outside the Toll Area, it should be accessible directly and adequately from Government Land (i.e. public area / road); not confined to other private lots; and open to R3CPS on a 24-hour basis (i.e. unlimited access); (iii) in case construction works (e.g. drilling, piling, excavation, etc.) are to be carried out adjacent to existing slopes maintained by R3CPS (e.g. 6NE-C/F92), a method statement and necessary protection measures to the slopes shall be submitted to R3CPS and HyD for comment prior to the commencement of site works; in case the stability of existing slopes are in question, a ground settlement monitoring report endorsed by an Authorized Person shall be submitted to R3CPS and HyD for record on a monthly basis and (iv) access through the Toll Area to the concerned area will not be allowed, including loading & unloading of materials;

- (e) note CTP/UD&L, 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. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) note DAFC's comments that under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. His department will provide detailed information and guidance on Animal Boarding Establishment when the applicant submits the licence application;
- (g) note DEP's comment that the applicant is advised to (i) to properly design and maintain the facilities to minimize any potential environmental nuisance, e.g. the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system; (ii) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of 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) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (h) note CE/MN, DSD's comments on the submitted drainage proposal that there is a natural watercourse near the proposed discharge point. Photos showing the current condition of the natural watercourse should be provided. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) 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;
- (j) 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 the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

- (k) 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 unauthorized 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 or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. 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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted container 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; and
- (l) note DEMS's comments that the applicant shall approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within or in the vicinity of the Site. Based on the cable plans and the relevant drawings obtained, if there is underground cable and/or overhead line within or in the vicinity of the Site, the applicant shall carry out the following measures: for Site within the preferred working corridor of high voltage overhead lines at transmission voltage level 132kV or above as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), prior consultation and arrangement with CLP Power is necessary. Prior to establishing any structure within the Site, the applicant and/or his contractors shall liaise with the electricity supplier and, if necessary, ask CLP Power to divert the underground cable and/or overhead line away from the vicinity of the proposed structure. The Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant when carrying out works in the vicinity of the electricity supply lines.

