

此文件在 2022年 2月 21日 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。

21 FEB 2022

Appendix I

A/81

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	A14-K 75 / 519
	Date Received 收到日期	21 FEB 2022

- 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)

Chiu Chi San

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)

PlanPlus Consultancy 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)	Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, 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 1,547.5 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 387.52 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	37 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"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1001 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Animal Boarding Establishment for a Period of 5 Years</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="507 1368 1458 1861"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(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 and Filling of Land

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	387.52	sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	Not more than 0.25		<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	Not more than 0.25	%	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	9		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	Maximum 5.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

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

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

.....

☒ other(s) 其他

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

Temporary Animal Boarding Establishment: 387.52 sq.m

.....

☐ 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]
.....
.....
.....
.....
.....

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

Vehicle Loading/unloading and Parking Spaces

.....

.....

.....

.....

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

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

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

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

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

June 2022

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

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)) Kam Shui South 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>1</u> 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 <u>2</u> 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</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1001 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 . m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to the Planning Statement.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

P.P. 

Kennith Chan (Chan Pak Kan)

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☒ RPP 註冊專業規劃師 (No. 344)
 Others 其他

on behalf of
代表

PlanPlus Consultancy Limited

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

Date 日期

17/2/2022

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, New Territories		
Site area 地盤面積	1,547.5 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 37 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan SYL-KTS/15		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	387.52 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	9	
	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	5.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 25 % <input 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	1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	2

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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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PLANPLUS 思願
CONSULTANCY 雋問

**Section 16 Application for
Proposed Temporary Animal Boarding Establishment
for a Period of 5 Years and Filling of Land
at Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land,
Kam Tin South, Yuen Long, New Territories**

Planning Statement

Prepared by : PlanPlus Consultancy Limited

January 2022

Reference : PPC-PLG-10094

Report : Version 1.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board ("TPB") in support of a Section 16 planning application for Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land ("the Proposed Development") at Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long ("the Application Site").

The Application Site falls within the "Agriculture" ("AGR") Zone on the Approved Kam Tin South Outline Zoning Plan ("OZP") No. S/YL-KTS/15. According to the Notes of the OZP, 'Animal Boarding Establishment' is a Column 2 Use which may be permitted on application to the Board. Filling of land to effect a change of use requires permission from the Board as well. Therefore, a s.16 planning application is submitted.

The Application Site has an area of 1547.5m². The Proposed Development is mainly for animal boarding and has a total floor area of 387.52m² and a maximum building height of 5.5m. The area of land filling is 1001m².

The Proposed Development is fully supported by the planning justifications below:

- Not in conflict with the long term planning intention of "AGR" zone;
- Filling of land not excessive and justified;
- Similar applications for animal boarding establishment within the same "AGR" zone
- Compatible with the surrounding land use and environment; and
- No adverse environmental and traffic impact.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界元朗錦田南丈量約份第 106 約地段第 1185 號 E 分段餘段，發展擬議臨時動物寄養所為期五年及填土。

申請地盤位於《錦田南分區計劃大綱核准圖編號 S/YL-YLS/15》（下稱「核准圖」）上劃作「農業」地帶的範圍內。根據核准圖註釋，動物寄養所是第二欄用途，須向城規會申請。填土工程亦須要取得城規會批給的許可。申請人遂向城規會遞交是次規劃申請。

申請地盤面積 1,547.5 平方米。擬議發展總樓面面積為 387.52 平方米及樓高不多於 5.5 米。填土範圍 1001 平方米。

擬議發展有充分的理由支持，包括以下規劃考量因素：

- 不違背核准圖內的規劃意向；
- 填土範圍合理；
- 在同一「農業」地帶內有類似的發展獲批給規劃許可；
- 與周邊土地用途及環境協調；及
- 不會帶來不良的環境及交通影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to submit on their behalf to seek permission from the Town Planning Board (**"the Board"**) for Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land (**"the Proposed Development"**) at Lot 1185 S.E RP in D.D.106 and Adjoining Government Land, Kam Tin South, Yuen Long (**"the Application Site"**) under Section 16 of the Town Planning Ordinance (**"TPO"**).

1.1.2 The Application Site falls entirely within an area zoned "Agriculture" (**"AGR"**) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**"OZP"**). As stipulated in the Schedule of Uses of "AGR" zone of the subject OZP, 'Animal Boarding Establishment' is Column 2 Use which may be permitted on application to the Board. Filling of land to effect a change of use requires permission from the Board as well. The subject application is therefore submitted for the Board's consideration.

1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into five chapters for the consideration of TPB members.

1.2.2 **Chapter 1** is the above introduction outlining the purpose of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** explains the development proposal and technical aspects of the proposed development. Justifications for approval to the application are provided in **Chapter 4** and a summary of the submission is provided in **Chapter 5**.

2. THE APPLICATION SITE AND SURROUNDINGS

2.1 Site Condition and Surrounding

2.1.1 The Application Site is located in Kam Tin South, Yuen Long on Lot 1185 S.E RP in D.D. 106 (**Figure 1**) and a minor strip of Government Land. The private lot, taking up around 1510.5m², is currently vacant and entirely owned by the Applicant. The remaining Government Land portion covers 37m².

2.1.2 It is accessible from Kam Shui South Road with a rural character surrounding. The area is predominated by a mixture of open storages, village houses, fallow agricultural land, rural factory and vacant/unused land (**Diagram 1**).

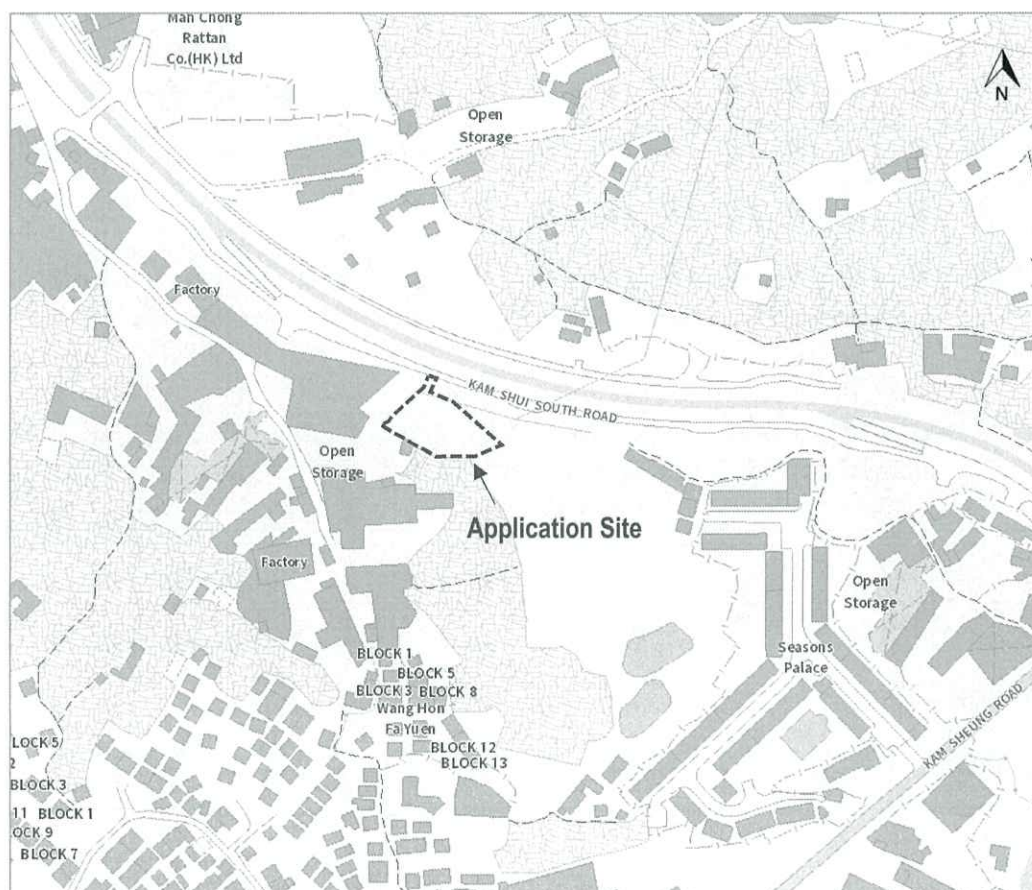


Diagram 1 Surroundings of the Application Site

2.1.3 The Application Site falls entirely within an area zoned "AGR" (**Diagram 2**). The "Residential (Group C)1" zone of Seasons Palace and a "Village Type Development" zone is to the respective further southeast and southwest of the Application Site. To the north are "AGR" and "Industrial (Group D)" zones in the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9.

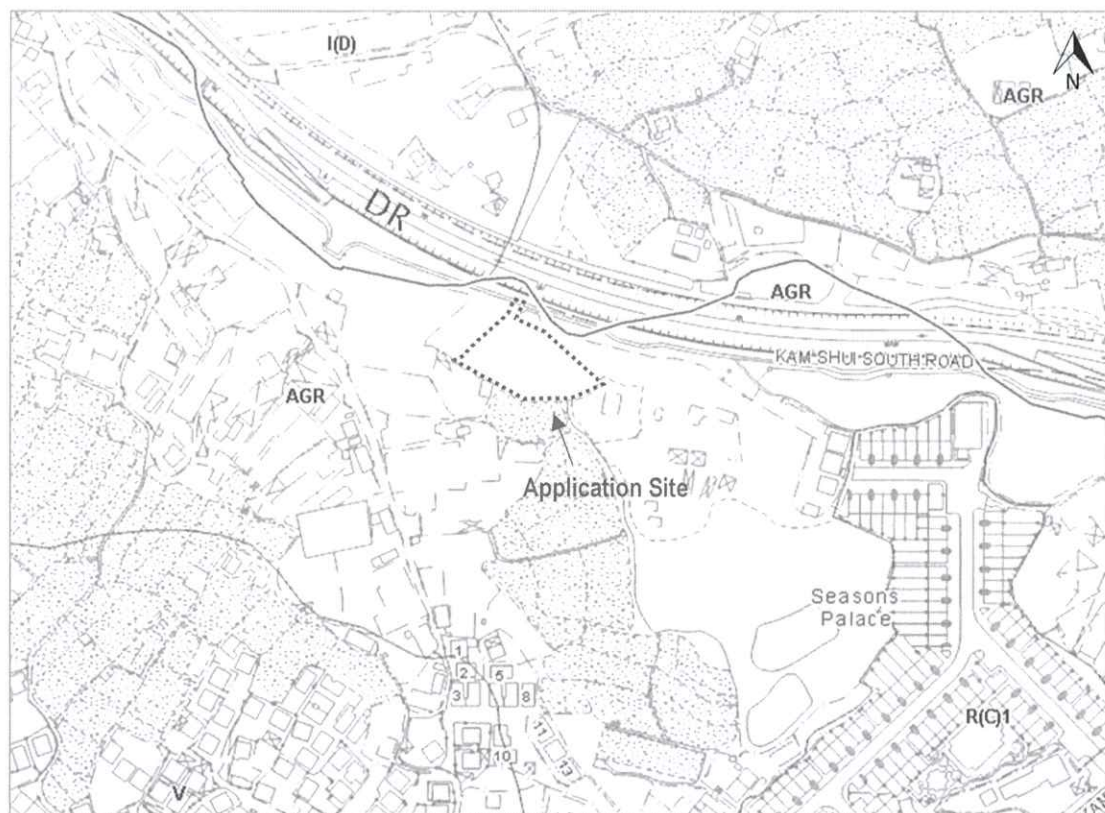


Diagram 2 Extract of the OZP Concerned

3. DEVELOPMENT PROPOSAL

3.1 Development Scheme

3.1.1 With reference to the layout plan in Figure 2, The Proposed Development covers a total area of 1,547.5m² with a total gross floor area ("GFA") is 387.52m². Nine 1-storey structures with a maximum building height of 5.5m are proposed including an indoor animal boarding facility, an office, a resting room, three 20-foot containers as storage spaces and three mobile toilets.

3.1.2 The western portion of the Applications Site, covering an area of 1001m², is proposed to be filled with concrete by not more than 0.2m for site formation of the proposed structures and light goods vehicle ("LGV") circulation (Figure 4). The filled land can stabilise the soil ground and prevent erosion from surface run-off as well as providing ground reinforcement to withstand heavy load of structures and vehicles. Apart from the run-in/out area, the remaining area will be landscaped.

Table 1 Major Development Parameters

Major Development Parameters	
Site Area	1,547.5m ²
Total Gross Floor Area*	387.52m ²
Indoor Animal Boarding Facility	250m ²
Office	45m ²
Resting Room	45m ²
Container Storages	43.2m ² (three 20-foot container, each 14.4 m ²)
Mobile Toilet	4.32m ² (three in total, each 1.44 m ²)
Building Height	Max. 5.5m
No. of Structures	9
No. of Storey	1
Plot Ratio*	Not more than 0.25
Site Coverage*	Not more than 25%
No. of LGV Parking Spaces (7m x 3.5m)	1 (CP1 on Fig. 2)
No. of Loading/Unloading Spaces for LGV (7m x 3.5m)	2 (CP2 & 3 on Fig. 2)

3.2 Operation Arrangement

3.2.1 A maximum of 15 cats and/or dogs will be accommodated in the Proposed Development and confined by the 2m boundary fencing. The operation hours are daily between 9am and 7pm. All animal activities will be kept within the indoor animal facility installed with soundproofing materials and provided with mechanical ventilation and air-conditioning system. No announcement system, whistle blowing or any form of audio amplification system will be used at the Application Site.

3.3 Traffic Arrangements

3.3.1 The Application Site has direct access to Kam Shui South Road to the north through the 4.5m to 5m wide ingress/egress (Figure 2). Pedestrians and vehicles share the same access.

3.3.2 There are a total of 1 parking space and 2 loading/unloading bays for light goods vehicle (LGV) for

staff/visitors and operation needs. Adequate manoeuvring space will be provided to facilitate vehicle turning (Figure 3). With sufficient internal transport facilities provision, no queuing back and reversing of vehicles onto Kam Sheung Road is anticipated. Medium/heavy goods vehicle will be restricted from the Application Site.

- 3.3.3 The estimated peak hour traffic attraction and generation (Table 2) from the Proposed Development are minimal, thus no adverse impact on Kam Sheung Road is anticipated.

Table 2 Estimated Peak Hour Traffic Generation and Attraction

Type of Vehicles	Peak Hour Traffic Generation Rate	Peak Hour Traffic Attraction Rate
Light Goods Vehicle	max. 2 vehicles per hour	max. 2 vehicles per hour

3.4 Drainage Arrangements

- 3.4.1 Stormwater running through and generated within the Application Site will be drained off through the internal drainage facilities (i.e. 200mm U-channel and open channel) and discharged to the public manhole along Kam Shui South Road. The drainage facilities are only for draining surface runoff within the Application Site, the drainage facilities proposed will be implemented upon the approval of the application.

3.5 Environmental Arrangements

- 3.5.1 The 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.
- 3.5.2 Sewage generated from toilets will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed.

4. PLANNING JUSTIFICATIONS

4.1 Not in Conflict with the Long Term Planning Intention of “AGR” Zone

4.1.1 The Application Site falls within the “AGR” zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose. ‘Animal Boarding Establishment’ is a Column 2 Use and can be allowed subjected to permission from the Board.

4.1.2 The Proposed Development is temporary in nature and will not jeopardise the long-term planning of the “AGR” zone. Long-term planning consequences for this temporary use can therefore be considered negligible.

4.2 Filling of Land Not Excessive and Justified

4.2.1 The proposed land filling with a depth of only 0.2m, is for site formation of structures and vehicle manoeuvring purpose to stabilise soil ground and prevent erosion from surface run-off. The ground can be reinforced to withstand heavy load of structures and vehicles.

4.3 Similar Approved Applications for Animal Boarding Establishment within the Same “AGR” Zone

4.3.1 A total of 8 similar application for ‘Animal Boarding Establishment’ have been approved in the same “AGR” zone (Table 3). Approval of this application would not be setting an undesirable precedent.

Table 3 Approved Similar Application in the Same “AGR” Zone

No.	Application No.	Applied Use	Decision by Town Planning Board
1	A/YL-KTS/480	Proposed Animal Boarding Establishment	Approved with condition(s) on a temporary basis for a period of 3 years on 18.12.2009
2	A/YL-KTS/532	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 15.4.2011
3	A/YL-KTS/633	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 21.3.2014
4	A/YL-KTS/780	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 4.5.2018
5	A/YL-KTS/789	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 2.11.2018
6	A/YL-KTS/807	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.3.2019
7	A/YL-KTS/877	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	Approved with condition(s) on a temporary basis on 12.3.2021
8	A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 12.11.2021

4.4 Compatible with the Surrounding Land Use and Environment

- 4.4.1 The Proposed Development is compatible with the surrounding land uses and development density. The applied use of animal boarding establishment is not in conflict with the rural uses of open storage and rural factory in the vicinity. The proposed maximum building height of 5.5m is not excessive when compared to nearby temporary structures and village houses.

4.5 No Adverse Environmental and Traffic Impacts

- 4.5.1 All cats and/or dogs will be kept in enclosed structures at all times with appropriate noise mitigation measures and sewage generated will be properly treated. Relevant practice notes and guidelines will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.
- 4.5.2 The Proposed Development is a small-scale operation and will generate minimal traffic. The proposed parking and loading/unloading space provision as well as manoeuvring space are sufficient for the applied small-scale operation.

5. CONCLUSION

This Planning Statement is submitted to the Board in support of the Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the Proposed Development.

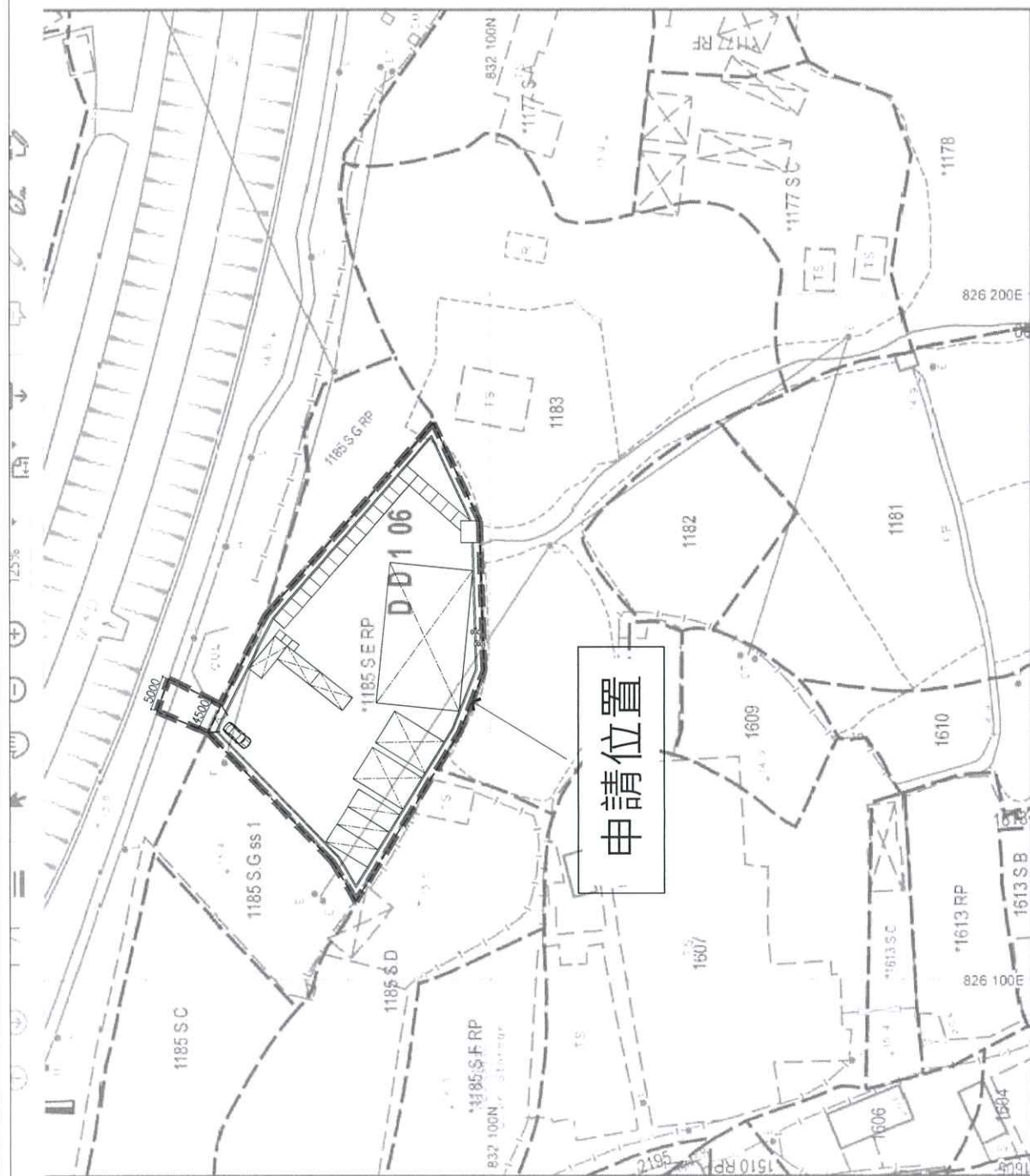
5.1.1 As detailed in the previous chapters, the Proposed Development is well justified on the grounds that:

- It is not in conflict with the planning intention of the OZP.
- The proposed land filling is not excessive and justified.
- A number of similar applications for animal boarding establishment within the same “AGR” zone have been approved.
- It is compatible with the surrounding land use and environment.
- It will not induce adverse environmental and traffic impacts.

February 2022
PlanPlus Consultancy Limited

Figures

- Figure 1 - Lot Index Plan
- Figure 2 - Layout Plan
- Figure 3 - Vehicle Manoeuvring Plan
- Figure 4 - Land Filling Plan



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



繪圖說明：本地形圖乃根據在該區內的地形圖上繪示了各種永久地籍界線的資料。

Fig. 1
Lot Index Plan

開發參數

申請場地面積: 1547.5m²

覆蓋面積: 387.52m²

沒覆蓋面積: 1159.98m²

建築物數量: 9

GFA總面積: 387.52m² 建

築物高度: 5.5m

建築物	用途	覆蓋面積	GFA
B1	貨櫃	14.4m ²	14.4m ²
B2	貨櫃	14.4m ²	14.4m ²
B3	貨櫃	14.4m ²	14.4m ²
B4	辦公室	45m ²	45m ²
B5	休息室	45m ²	45m ²
B6	動物室內居所	250m ²	250m ²
B7	流動廁所	1.44m ²	1.44m ²
B8	流動廁所	1.44m ²	1.44m ²
B9	流動廁所	1.44m ²	1.44m ²
總面積		387.52m ²	387.52m ²

總面積 387.52m²

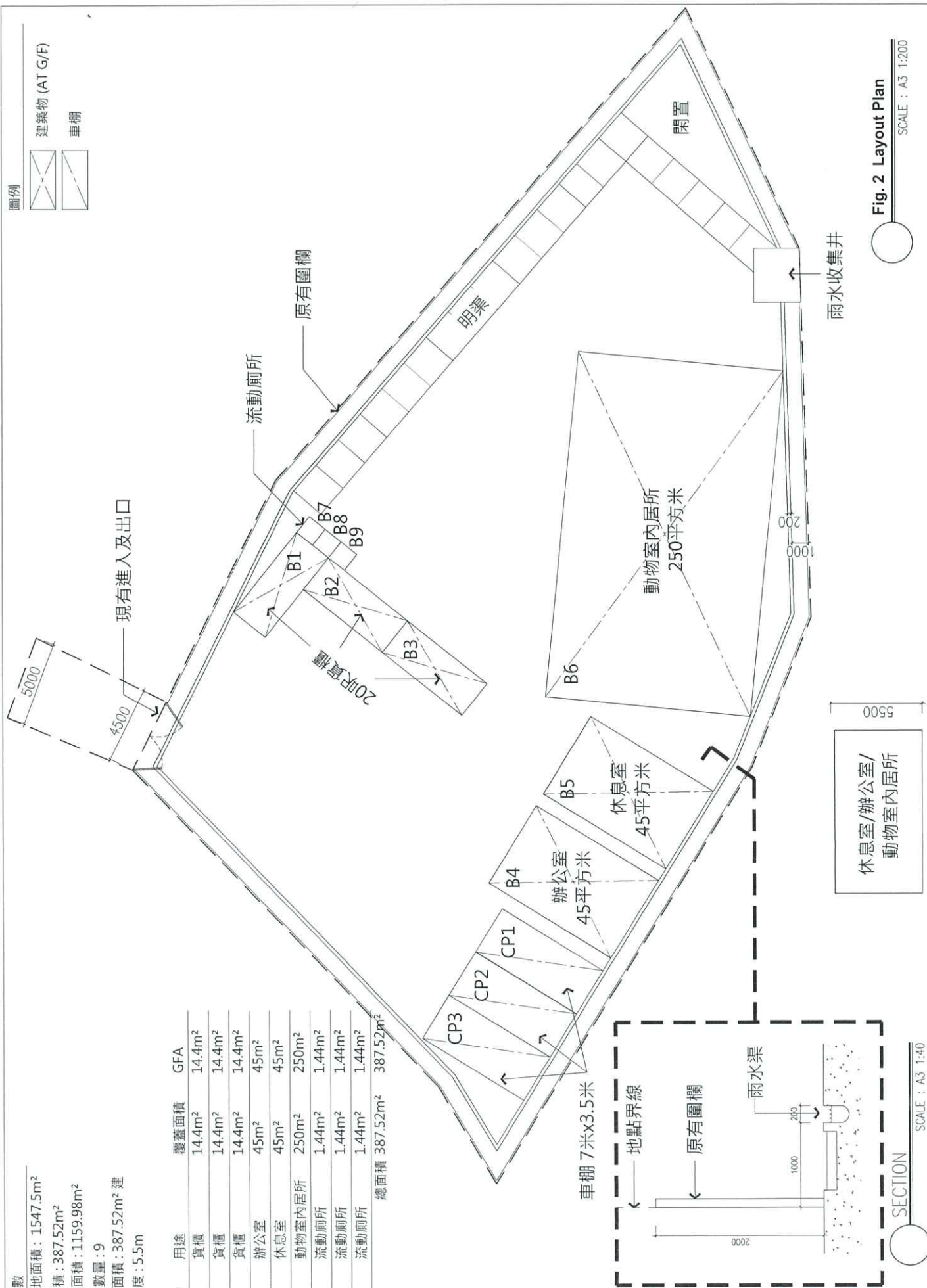


Fig. 2 Layout Plan

SCALE : A3 1:200

SCALE : A3 1:40

金水南路

行車路

現有進入及出口

迴車

進入

倒車

動物室內居所
250平方米

車棚
7米x3.5米

Fig. 3
Vehicle Manoeuvring Plan
SCALE : A3 1:350

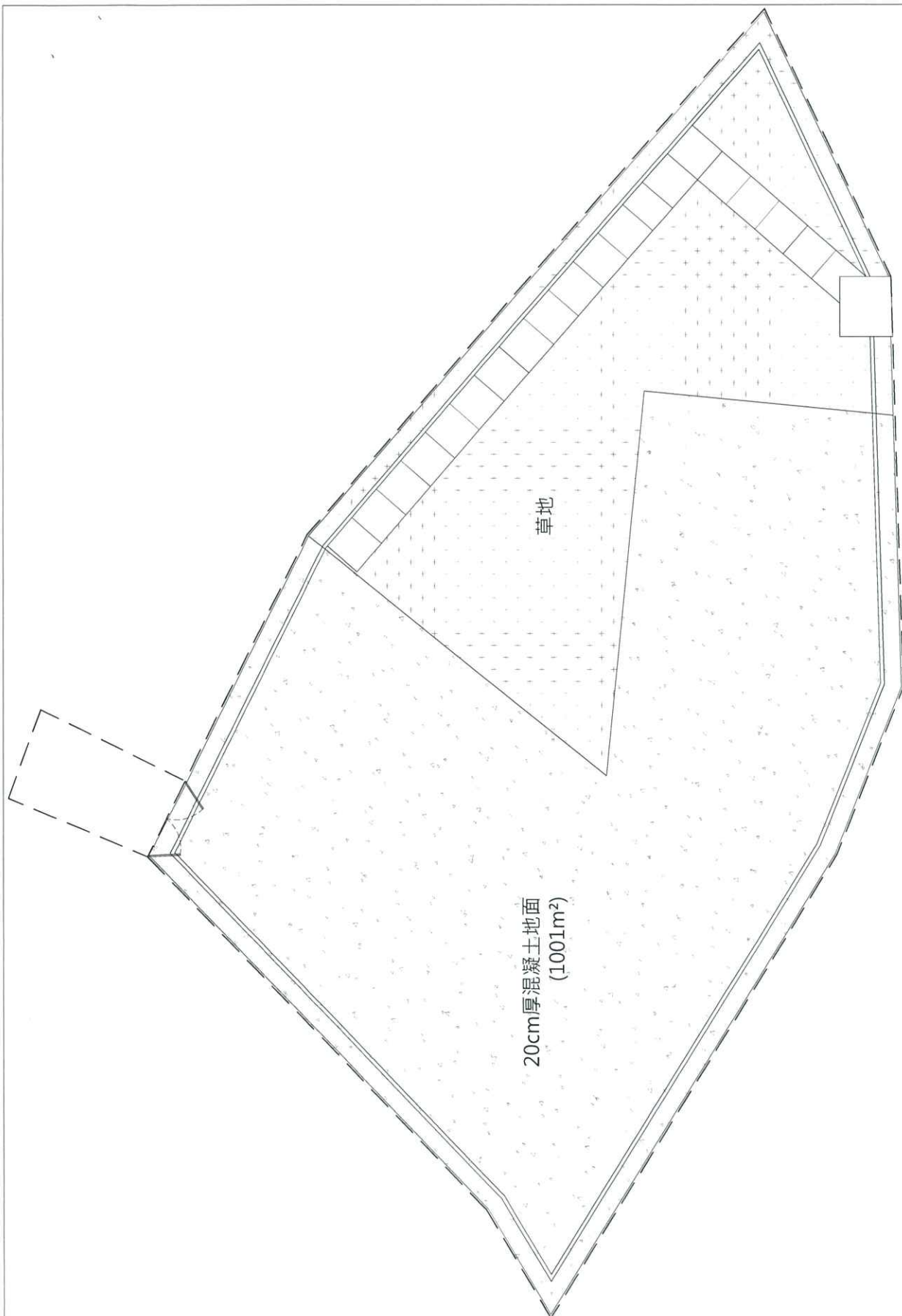


Fig. 4 Land Filling Plan

SCALE : A3 1:200

s.16 Application No. A/YL-KTS/919 - Response to Comments from EPD

Robin Chan

Wed 3/23/2022 3:01 PM

To: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>;

Dear Sir/Madam,

We refer to comments from Environmental Protection Department (EPD) received on 21/3 (Mon), please find below our response.

Item	Comment	Applicant's Response
	Please clarify:	
1.	whether the indoor animal facility is enclosed with soundproofing materials and with provision of mechanical ventilation and air conditioning system;	The Applicant confirms the indoor animal facility will be enclosed with soundproofing materials and with provision of mechanical ventilation and air conditioning system at all times.
2.	whether all animals (dog and cats) will leave the site after operation hours (i.e. 9am - 7pm), if no, please confirm all animals will stay in the enclosed indoor animal facility overnight.	All animals will leave the site after operation hours.

Feel free to contact me for any questions. Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy Limited 思僑顧問有限公司

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[Folder Ref.: PLG-10094]

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



RE: Planning Application No. A/YL-KTS/919 - 2nd Response to Comments
25/04/2022 13:07

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc:

File Ref:

Dear Sir/Madam,

Please find the attached submission (with updated site area and Figure 2 of Annex 1 amend) superseding our below responses to departmental comments submitted on 19/4 and 21/4 respectively. Thank you.

Best Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy Limited 思雋顧問有限公司

From: Robin Chan

Sent: Thursday, April 21, 2022 4:46 PM

To: tpbpd@pland.gov.hk

Cc: Kenneth <_ <vckpang@pland.gov.hk>

Subject: Planning Application No. A/YL-KTS/919 - 2nd Response to Comments (amended)

Dear Sir/Madam,

Please find the attached submission (with Figure 2 of Annex 1 replaced) superseding our below 2nd response to departmental comments submitted on 19/4. Thank you.

Best Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy Limited 思雋顧問有限公司

From: Robin Chan

Sent: Tuesday, April 19, 2022 9:48 AM

To: tpbpd@pland.gov.hk

Cc: Kenneth < >; vckpang <vckpang@pland.gov.hk>

Subject: Planning Application No. A/YL-KTS/919 - 2nd Response to Comments

Dear Sir/Madam

Please find attached the 2nd response to departmental comments for the captioned application with the following documents for your further handling.

- a. Response-to-comments Table
- b. Annex 1 - Supplementary Information for Response to Comments from Transport Department
- c. Annex 2 - Revised Figures and Development Parameters

Feel free to contact me for any questions. Thank you.

Best Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy Limited 思雋顧問有限公司

Responses-to-Comments

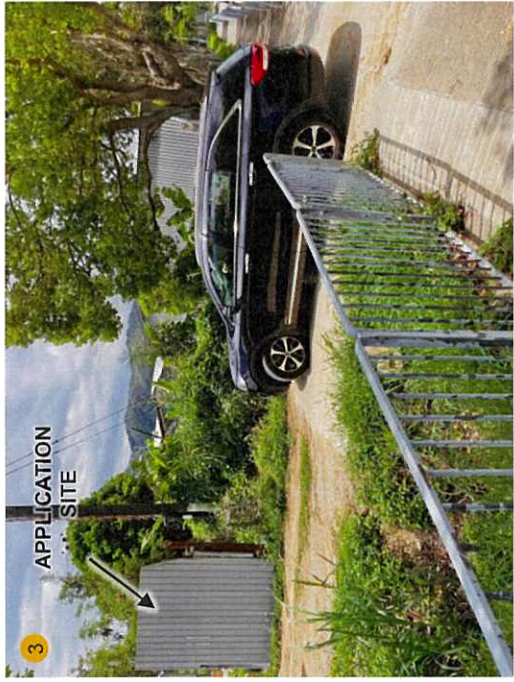
Item		Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 30.3.2022			
a.	The applicant should justify the proposed parking and loading/unloading considering the commute of staff/visitors and logistics;		Based on the Applicant's experience, there will be no more than 2 round trips per hour and 10 round trips per day. All staff will commute to the Application Site by company vehicle. All vehicles visiting the Application Site will contact the on-site staff to make prior arrangement on the loading/unloading spaces to ensure no queuing of vehicles outside of the site. Given the above and the small scale of the operation, the provision of one LGV parking space (mainly for staff) and two loading/unloading spaces for LGV is considered sufficient.
b.	The applicant should demonstrate the smooth manoeuvring of vehicles to/from Kam Shui Road South and within the site;		With reference to photos in Figures 1a & 1b (Annex 1) , smooth manoeuvring of vehicles to/from Kam Shui Road South and the site are demonstrated. The vehicle in the photos is classified as Light Goods Vehicle.
c.	The applicant should provide nearest public transport services and indicate on the layout plan; and		Please find Figure 2 (Annex 1) showing the nearest public bus stop.
d.	The applicant should note the local access between Kam Shui Road South and the site is not managed by this Department.		Noted.
2. Comments from Environmental Protection Department received on 30.3.2022			
	Please confirm that no "quarantine station or quarantine lairage for animals" will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance.		The Applicant confirms no quarantine station or quarantine lairage for animals will be provided at the Application Site.
3. Comments from Lands Department received on 30.3.2022			
1.	The application site comprises Government land (GL) and an Old Schedule Agricultural Lot held under the Block Government Lease which contains		Referring to the revised layout plan enclosed in Annex 2 , the GL has been removed from the application.

Item	Departmental Comments	Applicant's Responses
	<p>the restriction that no structures are allowed to be erected without the prior approval of the Government.</p> <p>No permission is given for occupation of GL (about 37m² subject to verification) included in the application site. Your attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed.</p>	<p>The Applicant will apply for a Short Term Waiver regarding the restriction on no structures are allowed to be erected upon the approval of the planning application.</p>
2.	<p>The application site is accessible from Kam Shui South Road via GL. Although a new 4.5 wide access road is proposed to be built on GL in order to connect the site and Kam Shui South Road, there is no guarantee that any right-of-way over the GL to the application would be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of vehicular access on GL will not be entertained, even if the planning application is approved by TPB.</p>	

Annex 1

Supplementary Information for Response to Comments from Transport Department

FROM THE EAST OF THE APPLICATION SITE



FROM THE WEST OF THE APPLICATION SITE

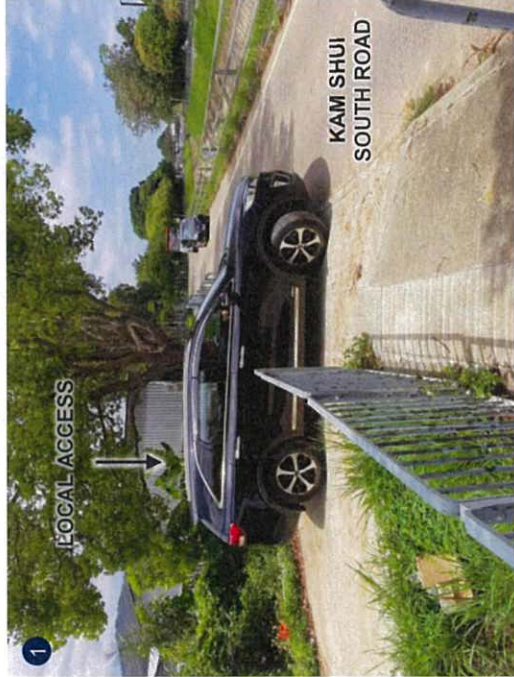


Title: Photos Demonstrating Smooth Manoeuvring from Kam Shui South Road

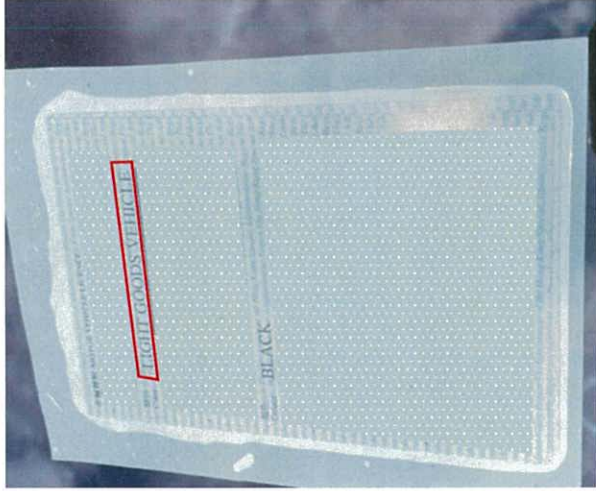
Project No.: PPC-PLG-10094


Project: Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long
Application No. *AYL-KTS/919*

TOWARDS KAM SHUI SOUTH ROAD

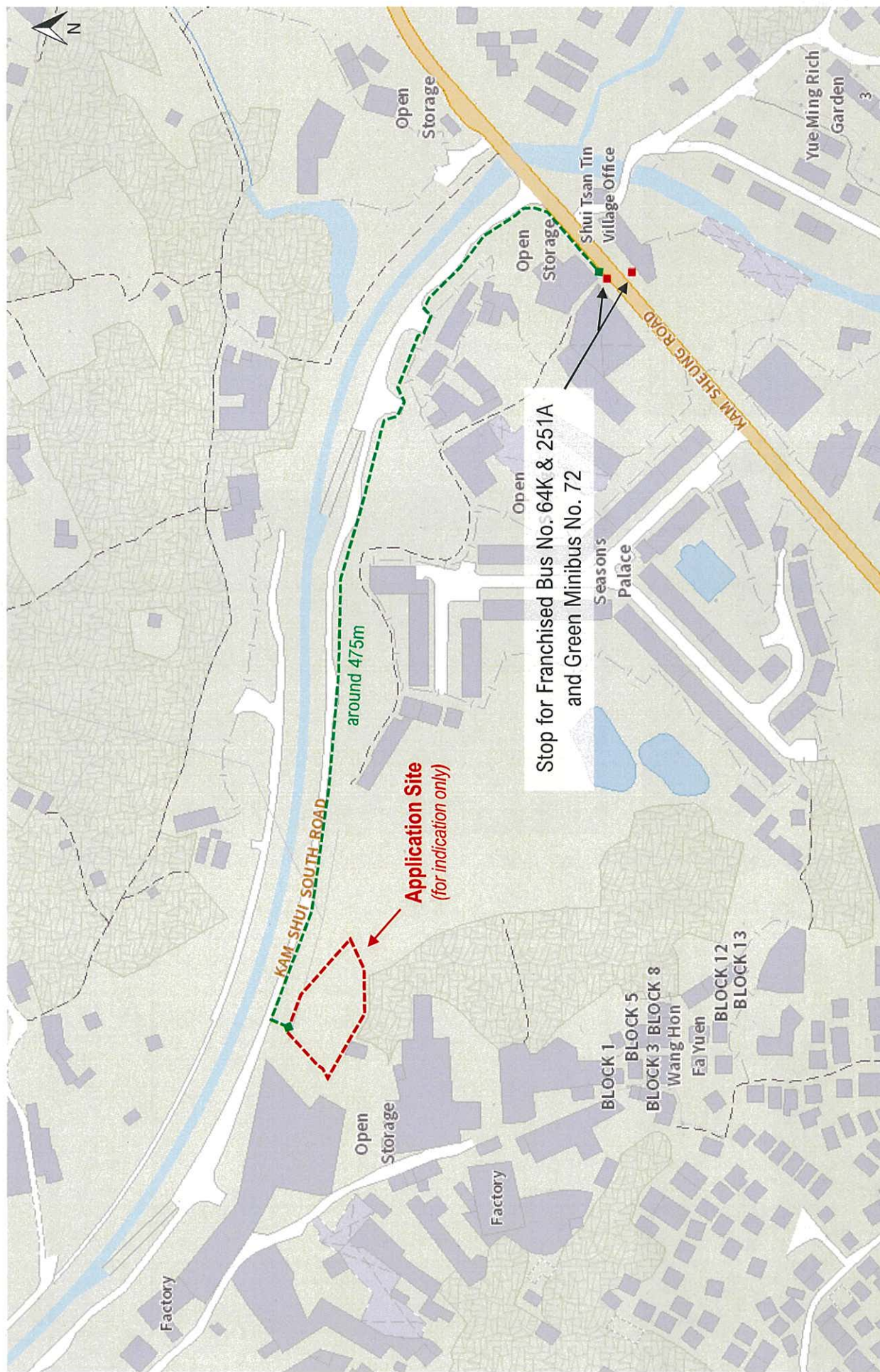


VEHICLE
CLASSIFICATION



	<p>Title: Photos Demonstrating Smooth Manoeuvring from the Application Site & Vehicle Classification</p>	<p>Project: Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long Application No. AYL-KTS/919</p>
<p>Figure: 1b</p>	<p>Project No.: PPC-PLG-10094</p>	

	<p>Scale: N/A</p>	<p>Date: March 2022</p>
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Title:

Nearest Public Transportation
Stops in the Vicinity of the
Application Site

Project No.:

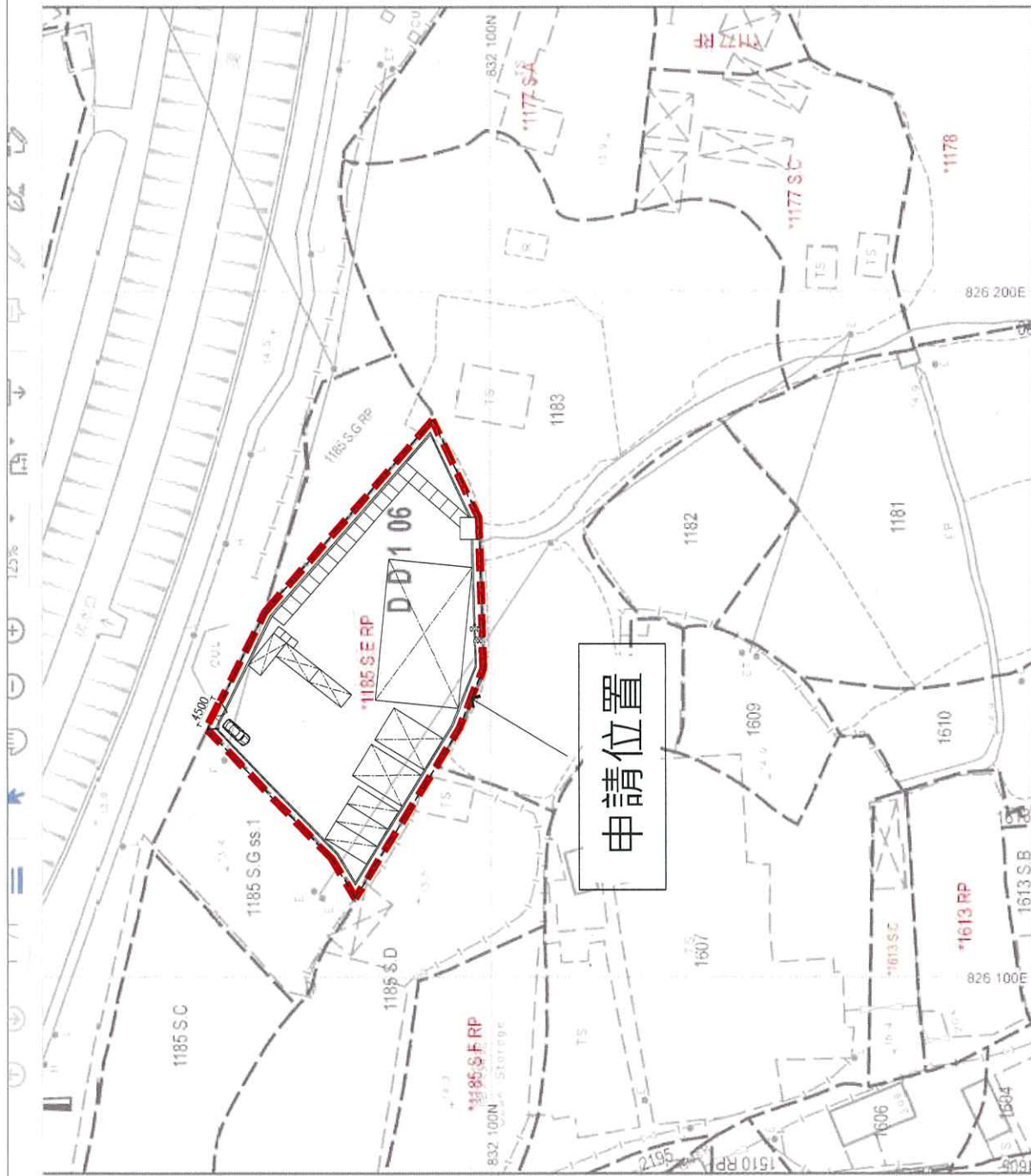
PPC-PLG-10094

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and
Filling of Land in Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam
Tin, Yuen Long
Application No. A.YL-KTS/919

Annex 2

Revised Figures and Development Parameters



申請位置

地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Fig. 1
Lot Index Plan

繪製說明：本地段索引圖在其背景的地形圖上顯示了各種永久和短期持有的土地

開發參數

申請場地面積: 1513m²

覆蓋面積: 387.52m²

沒覆蓋面積: 1117.98m²

建築物數量: 9

GFA總面積: 387.52m² 建

築物高度: 5.5m

建築物	用途	覆蓋面積	GFA
B1	貨櫃	14.4m ²	14.4m ²
B2	貨櫃	14.4m ²	14.4m ²
B3	貨櫃	14.4m ²	14.4m ²
B4	辦公室	45m ²	45m ²
B5	休息室	45m ²	45m ²
B6	動物室內居所	250m ²	250m ²
B7	流動廁所	1.44m ²	1.44m ²
B8	流動廁所	1.44m ²	1.44m ²
B9	流動廁所	1.44m ²	1.44m ²
總面積		387.52m ²	387.52m ²

總面積 387.52m²

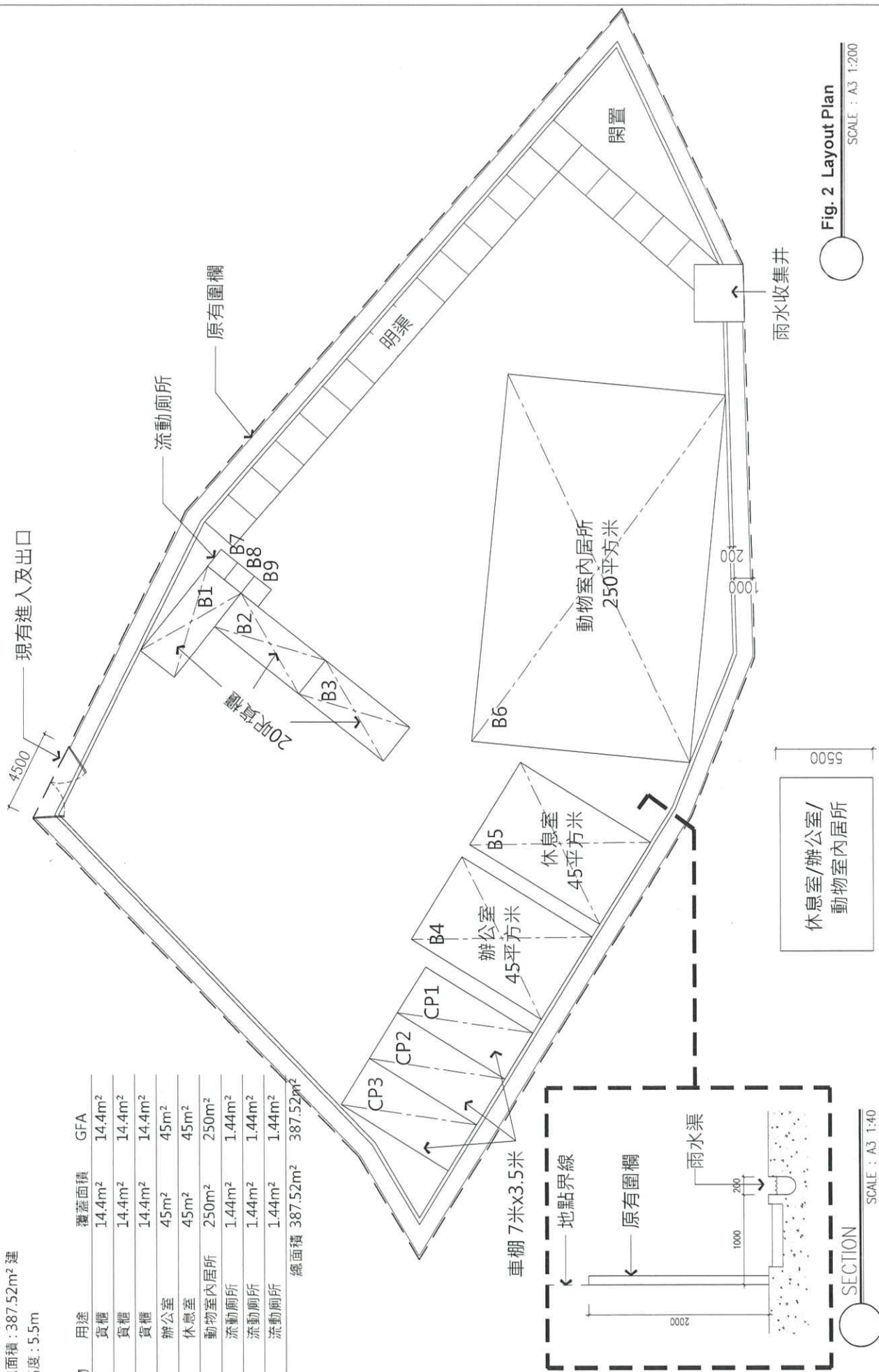


Fig. 2 Layout Plan

SCALE : A3 1:200

SCALE : A3 1:40

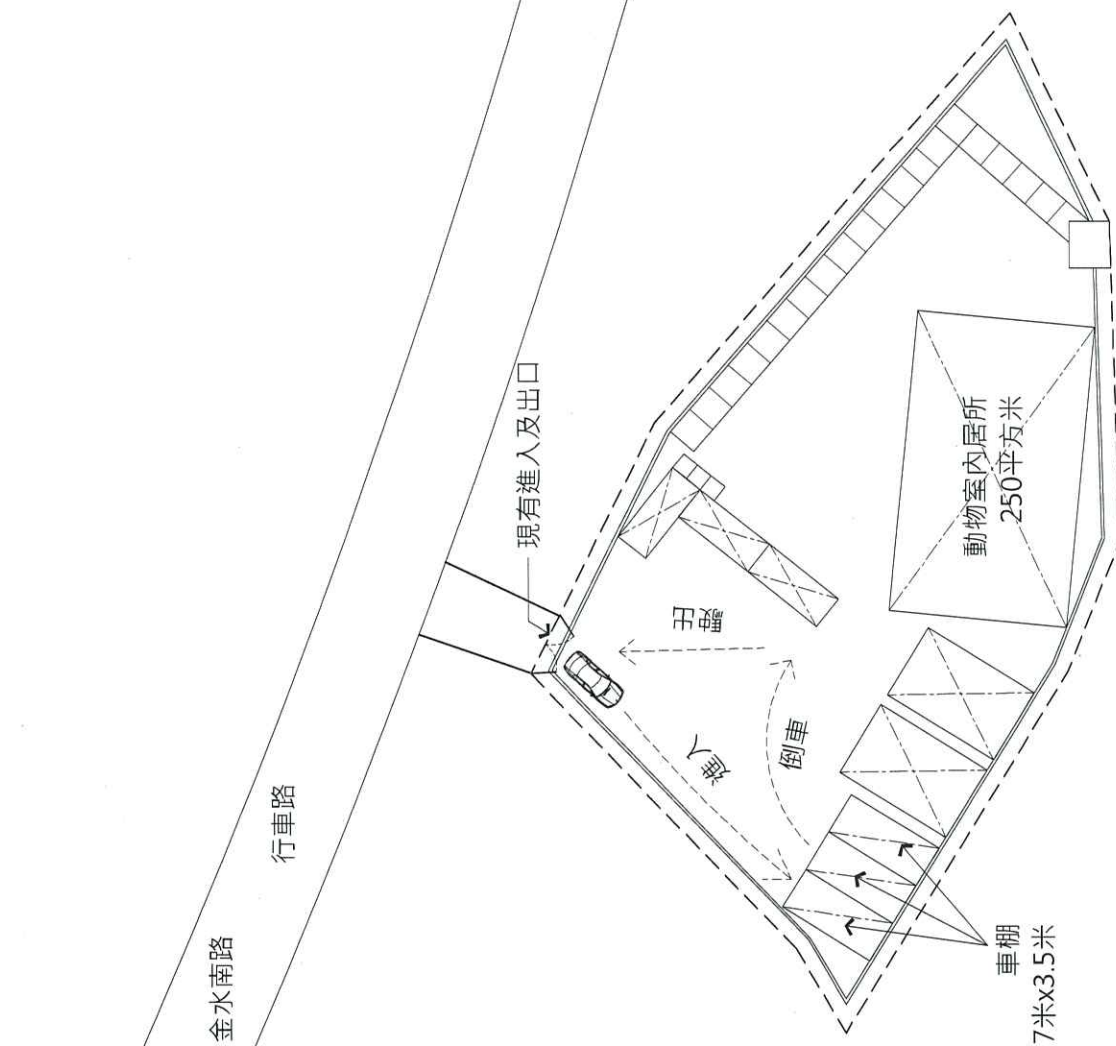


Fig. 3
Vehicle Manoeuvring Plan

SCALE : A3 1:350

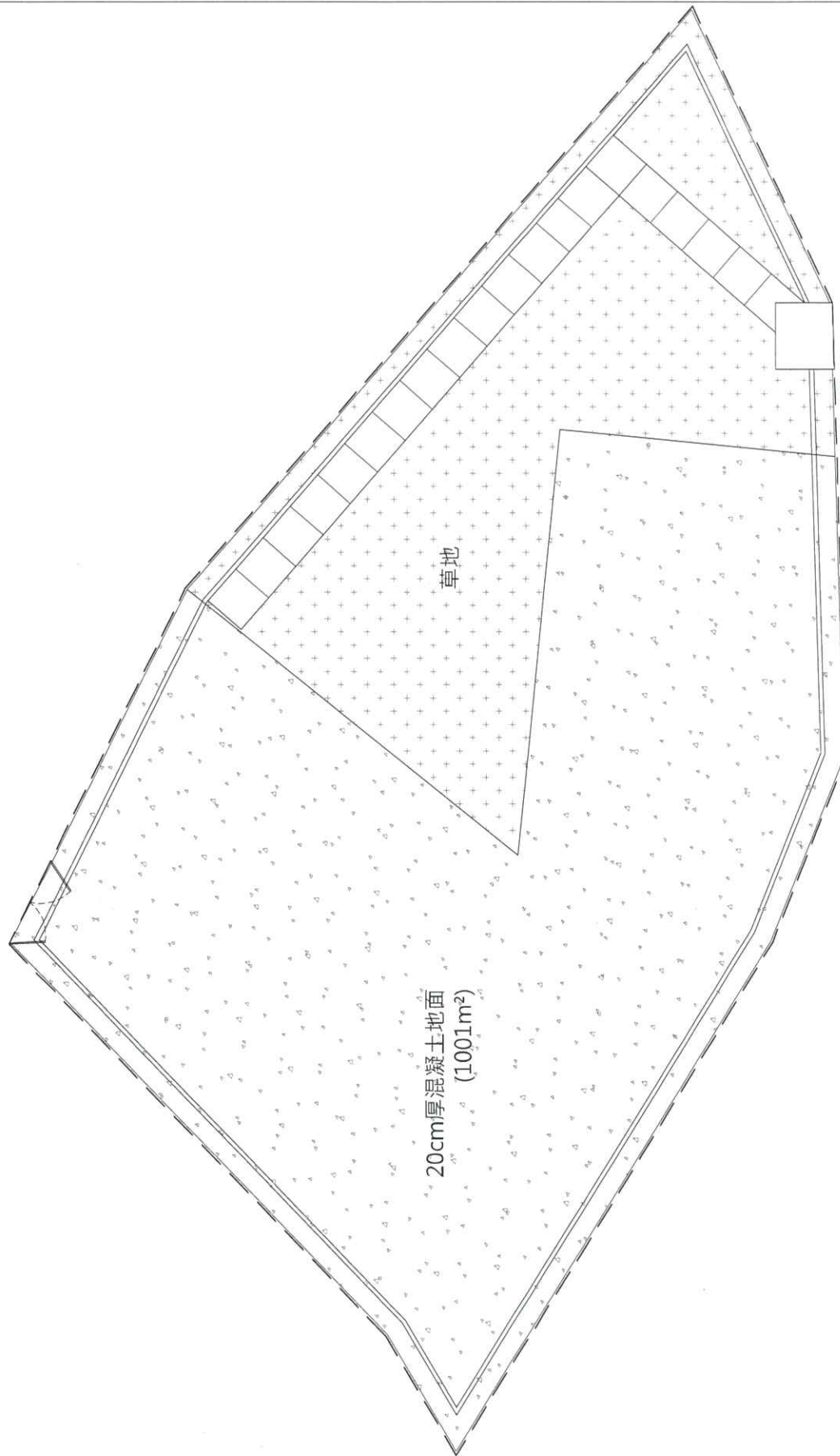


Fig. 4 Land Filling Plan

SCALE : A3 1:200

Planning Application No. A/YL-KTS/919

Revised Major Development Parameters

Major Development Parameters	
Site Area	About 1,513m²
Total Gross Floor Area*	387.52m²
Indoor Animal Boarding Facility	250m ²
Office	45m ²
Resting Room	45m ²
Container Storages	43.2m ² (three 20-feet container, each 14.4 m ²)
Mobile Toilet	4.32m ² (three in total, each 1.44 m ²)
Building Height	Max. 5.5m
No. of Structures	9
No. of Storey	1
Plot Ratio*	Not more than 0.26
Site Coverage*	Not more than 26%
No. of LGV Parking Spaces (7m x 3.5m)	1 (CP1 on Fig. 2)
No. of Loading/Unloading Spaces for LGV (7m x 3.5m)	2 (CP2 & 3 on Fig. 2)

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



s.16 Application No. AYL-KTS/919 - Response to Comments from TD (received
on 13 May 2022)
16/05/2022 17:39

From: Robin Chan
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc:
File Ref:

History: This message has been forwarded.

Dear Sir/Madam,

We refer to comments from Transport Department received on 13/5 (Fri), please find below our response.

Comment	Applicant's Response
The applicant should clarify if visitors are allowed to commute to the site, and whether there is any management measure for walk-in visitors.	Visitors, including walk-in visitors, will not be allowed to visit the site, the operator will pick-up and deliver the animals to the visitors directly.

Feel free to contact me for any questions. Thank you.

Best Regards,
Robin Chan
Assistant Town Planner

PlanPlus Consultancy Limited 思僑顧問有限公司

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s.16 Application No. A/YL-KTS/919 - 4th Response to Comments (HyD & FSYLE/DPO, PlanD)

23/05/2022 17:16

From: Robin Chan
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc:
File Ref:

History: This message has been forwarded.

Dear Sir/Madam,

We refer to comments from Highways Department (HyD) and Fanling, Sheung Shui & Yuen Long East District Planning Office, PlanD (FSYLE/DPO, PlanD) received on 23/5 (Mon), below please find our response.

Item	Comment	Applicant's Response
1. Comments from HyD		
c.	If the proposed run-in/out at Kam Shui South Road is agreed by TD, the applicant should provide the run in/out at Kam Shui South Road to the satisfaction of TD and HyD and in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;	The run/in out will be constructed in accordance with the latest version of relevant Highways Standard Drawings to match with the existing adjacent pavement.
d.	If the access arrangement is agreed by TD, the applicant is required to submit the modification proposal of the existing street furniture at Kam Shui South Road to TD and HyD for review;	Referring to our 2nd Response to Comments submitted on 25.4.2022 (showing site photos of the existing run in/out), there are no existing street furniture at the run in/out, therefore modification proposal is not applicable to this application.
e.	The proposed run-in/out may affect the sloping ground at Kam Shui South Road. The applicant should carry out necessary assessment to review the impact to the sloping ground due to the proposed run-on.out and advise the modification proposal of the sloping ground if any.	The applicant will carry out necessary assessments if applicable.
2. Comments from FSYLE/DPO, PlanD		
	Please clarify the site level difference in	The existing site level is about +13.5mPD

	terms of mPD before and after land filling.	and the site level after land filling is about +13.7mPD.
--	---	--

Feel free to contact me for any questions. Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy Limited 思雋顧問有限公司

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[Folder Ref.: PLG-10094]

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s.16 Application No. A/YL-KTS/919 - 5th Response to Comments (FSYLE/DPO, PlanD)

25/05/2022 18:03

From: Robin Chan
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: }
File Ref:

Dear Sir/Madam,

Referring to the verbal inquiry by Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department, we would like to clarify the proposed mechanical ventilation and air conditioning system will only be provided during operation hours (9am to 7pm, daily).

Feel free to contact me for any questions. Thank you.

Best Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy Limited 思僑顧問有限公司

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[Folder Ref.: PLG-10094]

Similar s.16 Applications involved in the “AGR” Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/780	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	4.5.2018 [Revoked on 4.10.2020]
A/YL-KTS/789	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	2.11.2018 [Revoked on 2.5.2019]
A/YL-KTS/807	Temporary Animal Boarding Establishment for a Period of 3 Years	22.3.2019
A/YL-KTS/877	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	12.3.2021
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.11.2021

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- based on the FI submitted (**Appendices Ib and Ic**), he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application; and
- should the application be approved, approval conditions requiring the submission and implementation of a run-in/out proposal at Kam Shui South Road for the development to the satisfaction of the Director of Highways and the Commissioner for Transport or of the Board should be included in the planning approval.

3. Environment

Comments of the Director of Environmental Protection Department (DEP):

- there was no environmental complaint concerning the Site received in the past three years;
- based on the FI submitted (**Appendices Ia and Ib**) and provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
 - (i) all animals shall be kept inside the enclosed indoor animal boarding establishment structure on the Site, as proposed by the applicant, during the planning approval period; and
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period; and
- the applicant is advised: (i) that the proposed structure for animal boarding establishment should be enclosed with soundproofing materials with provision of 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 completion of percolation test and certification by Authorized Person; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

4. **Landscape**

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

- no objection to the application from the landscape planning perspective as the proposed use is considered not incompatible with the surrounding landscape character.

5. **Drainage**

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

- no objection to the application; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal, the implementation and maintenance of the drainage proposal for the development to his satisfaction or of the Board should be included in the planning approval.

6. **Fire Safety**

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

- no in-principle objection to the application subject to FSIs being provided to his satisfaction;
- 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 this 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 FSI to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

7. Building Matters

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

- no objection to the application.

8. Water Supply

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

- no objection to the application.

9. District Officer's Comments

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

- his office has not received any local's comment on the application and he has no comment on the application.

10. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), the Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government; and
 - should the application be approved, 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 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and
 - 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 LandD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of Director of Environmental Protection (DEP) that:
- the applicant is advised: (i) that the proposed structure for animal boarding establishment should be enclosed with soundproofing materials with provision of 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 completion of percolation test and certification by Authorized Person; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department does not and will not maintain any access connecting the Site and Kam

Shui South Road;

- the run-in/out proposal should be made in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant shall be reminded to avoid polluting or disturbing the adjacent channelized watercourse during operation (**Plan A-2**); and
 - the Site does not associate with any Boarding Establishment Licence granted by DAFC, nor has DAFC received any application regarding address of the Site. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from this department. The applicant is reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and he is reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169 at all times;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the centerline of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access should be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan; and
 - government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (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 Buildings Ordinance (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 BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator 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; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220315-105307-72077

提交限期

Deadline for submission:

22/03/2022

提交日期及時間

Date and time of submission:

15/03/2022 10:53:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/919

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Tsang Yuk Ming

意見詳情

Details of the Comment :

本人認為建議用途合理，設計合理，發展規模合理，使用土地年期合理。
所以本人支持這宗規劃申請。

5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220315-112838-13021

提交限期

Deadline for submission:

22/03/2022

提交日期及時間

Date and time of submission:

15/03/2022 11:28:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/919

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林祺

意見詳情

Details of the Comment :

本人對上述地段的規劃申請是支持的，
因當區地帶都是住宅類別較多，養寵物人士較多
而且這地點 本人也認為非常合適作這類申請
謝謝

5-3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220315-113030-91909

提交限期**Deadline for submission:**

22/03/2022

提交日期及時間**Date and time of submission:**

15/03/2022 11:30:30

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTS/919

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

先生 Mr. 陳福和

意見詳情**Details of the Comment :**

本人住於錦田市郊並欲領養了狗隻，有感該處非常合適飼養寵物人士使用該處所提供服務，本人非常支持是次申請，並望能得以通過

5-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220315-122637-68864

提交限期**Deadline for submission:**

22/03/2022

提交日期及時間**Date and time of submission:**

15/03/2022 12:26:37

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTS/919

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

先生 Mr. Johnny Yip

意見詳情**Details of the Comment :****我覺得發展做臨時動物寄養所是一個幾好的臨時發展計劃。我支持這規劃申請。**

5-5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220314-132038-43320

提交限期**Deadline for submission:**

22/03/2022

提交日期及時間**Date and time of submission:**

14/03/2022 13:20:38

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTS/919

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

先生 Mr. 徐若

意見詳情**Details of the Comment :****八鄉地區多人養寵物，有一些動物輔助設施是有必要的。**

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年03月22日星期二 3:31
收件者: tpbpd
主旨: A/YL-KTS/919 DD 106 DD 106 Kam Tin

A/YL-KTS/919

Lot 1185 S.G RP in D.D. 106, near Seasons Palace, Kam Tin

Site area : About 1,547.5sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 3 Vehicle Parking / **5 Years and / Filling of Land 1,000+sq.m**

Dear TPB Members,

Application 916 appears to have lapsed.

Previous objections reinforced as the large amount of land to be filled indicates that this is nothing more than a 'Destroy to Build' application with the intention to get initial approval and fill in the land and then renege on the ABE conditions later.

Members should reject this application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 9 February 2022 1:24 AM CST
Subject: A/YL-KTS/916 DD 106 DD 106 Kam Tin

A/YL-KTS/916

Lot 1185 S.G RP in D.D. 106, near Seasons Palace, Kam Tin

Site area : About 337.5sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / **5 Years and / Filling of Land**

Dear TPB Members,

Recently there are many reports in the media re the appalling conditions at these establishments and the role they play in the smuggling in and out of the territory of unregistered animals.

But practically every application is approved without any background check or indication as to the true intention of the operation. No history of land use provided.

This application provides zero information with regard to drainage, hygiene or other significant issues in a time of health crisis.

Mary Mulvihill

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



22nd March 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land
(A/YL-KTS/919)

1. We refer to the captioned.
2. We seriously urge the Board to consider whether the proposed filling of land would permanently and irreversibly affect the arability of the site, which is within Agriculture (AGR) zone. We urge the Board to clarify the existing site status with relevant authorities/ parties first before making a decision for this application.
3. We object to this application as the proposed use is unlikely to be in line with the planning intention of AGR zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden