

This document is received on **13 JUL 2022**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

**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](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](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/TL-KIS/935
	Date Received 收到日期	13 JUL 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 )HK Saving Cat and Dog Association Limited  
香港拯救貓狗協會有限公司

## 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 )

LAU SAU SHING PATRICK

## 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)	Government Land in DD103, Kam Tin, Yuen Long 元朗錦田丈量約份第103約政府土地
(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 ..... 1,370 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 500 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)	..... 1,370 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 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Vacant Land 空置土地  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）  
NA 不適用

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 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □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**

<b>(a) Operation involved</b> 涉及工程	<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 <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>
<b>(b) Intended use/development</b> 有意進行的用途/發展	

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

<b>(a) Nature and scale</b> 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <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"> <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  
擬建臨時動物寄養所, 為期 5 年

(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           | 500 ..... sq.m 平方米  | <input type="checkbox"/> About 約            |
| Proposed plot ratio 擬議地積比率                        | 0.365 .....   | <input type="checkbox"/> About 約            |
| Proposed site coverage 擬議上蓋面積                     | 36.5 ..... %  | <input type="checkbox"/> About 約            |
| Proposed no. of blocks 擬議座數                       | 5 .....   |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 1 ..... storeys 層   |   |
|   | <input type="checkbox"/> include 包括 ..... storeys of basements 層地庫  |   |
|   | <input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫 |   |
| Proposed building height of each block 每座建築物的擬議高度 | 9.13 to 9.62 mPD 米 (主水平基準上)   | <input checked="" type="checkbox"/> About 約 |
|   | 3.00 m 米  | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

☒ office 辦公室 ..... 8 ..... 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)

ADOPTION AREA(28 sq. m); STORE(28 sq. m); WASH &amp; GROOMING(28 sq. m);

INSPECTION &amp; ISOLATION(28 sq. m); DOG SHELTERS(311 sq. m);

CAT SHELTERS(48 sq. m); LAVATORIES(11 sq. m);

EXTERNAL BUILDING SERVICES INSTALLATIONS(10 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 ..... 870 ..... 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

.....

.....

.....

.....

.....



### 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 2023

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### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Kam Tin Road via a local track</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>1</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u>1</u></p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>

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

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

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</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><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地、池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<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 checked="" type="checkbox"/></td> <td>No 不會 <input 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>Please refer to the Landscape Proposal accepted by PlanD for previous application A/YL-KTS/791, ..... and DLO's deemed approval of TPRP submitted herewith. ..... ..... ..... .....</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 checked="" type="checkbox"/>	No 不會 <input 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"/>
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"/>																													
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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。

Planning Permission for proposed Temporary Animal Boarding Establishment for a Period of 5 Years on the same site was approved by the Town Planning Board on 3.8.2018 Ref. TPB/A/YL-KTS/791.

The Applicant applied in 2019 for 'Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations' and resubmit STT application to DLO. The site was eventually handed over from DLO on 14.10.2020 and site surveys (topographic, tree, utilities surveys and ground investigations) were completed in November 2020 for detailed design of the project.

Per the approval conditions, Drainage, Landscape and Fire Services Installation Proposals were accepted on 13.5.2021, 9.3.2021 and 1.6.2021 respectively.

There is no public sewers near the site and the soil condition of the site was found not suitable for soak-away system. Further percolation tests were carried out on government lands outside site in March and August 2021 and found a location that is acceptable to DLO, CLP and WSD.

DLO issued offer letter dated 31.12.2021 for the proposed soak-away system on government land and Supplementary Agreement was only received in April 2022, making the resubmission of Drainage Plan to the Building Authority only possible and was made on 26.4.2022.

All site works could only be commenced in the end of July 2022 the earliest following the 3 months statutory period for obtaining Approval and Consent from the Building Authority, making it impossible to comply with the amended Planning Permission Conditions for the implementation of the Drainage, Landscape and Fire Services Installation Proposals by 3.7.2022.

In this connection, we are making this new application for the same proposed Temporary Animal Boarding Establishment for a Period of 5 Years with details generally the same as the previous one Ref. TPB/A/YL-KTS/791, except that all animals are proposed to be kept inside the enclosed structures from 9:00 p.m. to 9:00 a.m. (instead of from 5:00 p.m. to 1:00 p.m.) at all times during the planning approval period.

**11. Declaration 聲明**

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

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

Signature  
簽署

LAU SAU SHING PATRICK

Name in Block Letters  
姓名（請以正楷填寫）

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

AUTHORIZED PERSON

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

08/07/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in DD103, Kam Tin, Yuen Long 元朗錦田丈量約份第103約政府土地		
Site area 地盤面積	1370	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1370	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan 錦田南分區計劃大綱核准圖編號 SYL-KTS/15		
Zoning 地帶	Agriculture 農業		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years 擬建臨時動物寄養所, 為期 5 年		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.365 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		9.62	mPD 米(主水平基準上) <input checked="" 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	36.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N.A.		
(vi) Open space 休憩用地	Private 私人	870 sq.m 平方米 <input checked="" 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	1 Private Car Parking Space 1個私家車車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	1 Taxi Space 1 個的士車位

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Site Location Plan showing STT3221 and the vehicular access.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TPB approval letter ref. TPB/A/YL-KTS/791;		
Drainage, Landscape and Fire Services Installation Proposals & PlanD acceptance letters under TPB/A/YL-KTS/791;		
DLO's deemed approval letter for TPRP.		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

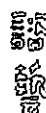


Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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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30 August 2022

Town Planning Board  
15th Floor, North Point Government Offices (NPGO),  
333 Java Road, North Point, Hong Kong

**s.16 Application No.A/YL-KTS/935**  
**Temporary Animal Boarding Establishment for a Period of 5 Years**  
**in "Agriculture" Zone, Government Land in D.D. 103, Kim Tin, Yuen Long**  
**Submission of Further Information**

Dear Sir,

On behalf of the applicant, HK Saving Cat and Dog Association Limited, we would like to submit the following further information for the captioned s.16 application for your perusal:

- 1) Supplementary Justifications including clarification of the background information of the application, operational aspects of the applicant's business and application history;
- 2) Response to comments of EPD without changing the scheme; and
- 3) Response to comments of TD without changing the scheme.

Please note that we would like to proceed with the original application (i.e. without the further information) in case the Secy/Board decides that the further information is not accepted, or such information is accepted but not exempted from the publication and recounting requirements.

Please contact our Franklin Leung at                      should there be any clarification required.

Thanks and regards,

Patrick Lau  
Authorised Agent  
Design Consultants Ltd.

**s.16 Application No.A/YL-KTS/935**

**Temporary Animal Boarding Establishment for a Period of 5 Years**

**in "Agriculture" Zone, Government Land in D.D. 103, Kim Tin, Yuen Long**

**Submission of Further Information (30.8.2022)**

**Item 1) Supplementary Justifications**

**A. Background information of the Application**

As stated in the previous Planning Permission TPB/A/YL-KTS/791, the Application, HK Saving Cat and Dog Association Limited, is a non-profit making charitable organization. The applicant's animal shelter has been providing a safe place for sick, injured or abandoned cats and dogs to stay. They are official collaborator with the Agriculture, Fisheries and Conservation Department. In 2017, they were able to find homes for more than 600 cats and dogs. However, the ability to save more lives is constrained by the physical capacity of the current shelter, which is about 150m<sup>2</sup> inside an industrial building. Also, due to the limited space, the applicant needed to consistently turn down rescue requests for past few years.

The Project would allow the applicant to expand its operation in the New Territories timely, and contribute to animal welfare. Also, the applicant is committed to helping the community take care of some stray animals in rural areas arising from the implementation of the New Development Areas projects. The collaboration between this non-government organisation and Government in providing rehoming services for stray animals would help address concerns about the acute demand for such services in the years to come.

**B. Operational aspects of the applicant's business**

As stated in the previous Planning Permission TPB/A/YL-KTS/791, the proposed temporary animal boarding establishment, which will be a safe place for homeless sick/injured animals to recover and a temporary home for those waiting to be adopted, and also be a good sanctuary for animals who are deemed not suitable for adaption. The proposed animal boarding establishment will accommodate 100 dogs and 50 cats at any one time.

All cat related operations would be carried out inside the cat shelters.

Except for dog walking, all dog related operations would be carried out indoor at the proposed dog shelters, wash and grooming room, inspection and isolation room and adoption area.

No public announcement system, portable loudspeaker, or any form of amplification system, and whistle blowing, would to be used on the Site.

s.16 Application No.A/YL-KTS/935

Temporary Animal Boarding Establishment for a Period of 5 Years  
in "Agriculture" Zone, Government Land in D.D. 103, Kim Tin, Yuen Long  
Submission of Further Information (30.8.2022)

Item 1) Supplementary Justifications (Cont'd)

B. Operational aspects of the applicant's business (Cont'd)

Proposed operations of the establishment would be the same as the previous application, except that the animals are proposed to be kept inside soundproofing and 24 hour air conditioned enclosures from 9:00 pm to 9:00 am, instead of from 5:00 pm to 1:00 pm in the previous application, to allow for dogs walking in the morning and evening avoiding the hot summer afternoon. There will be no operation between 9:00 pm to 9:00 am except for overnight animal boarding. Such updated arrangement is in-line with the nearby temporary animal boarding establishment under permission ref. TPB/A/YL-KTS/867.

The mechanical ventilation and air-conditioning (MVAC) system would be located away from adjacent sensitive receivers to minimize any potential environmental nuisance.

3 staff and 4 regular volunteers will be on site taking care of the animals, as well as going out for animal rescue operations.

Both staff and volunteer will access the site by public transportation. The proposed parking space is mainly provided for the applicant's vehicle for the animal rescue operation, which no more than 4 and 8 round trips are expected during weekdays and weekend respectively, and for regular delivery of food and supplies.

Non-regular volunteer and visitor visiting the site should make appointment to control the number of vehicles. They will be requested to access the Site by public transportation.

Public transport services (minibus and bus stops) are located within walking distance from the site. No significant traffic impact to Kam Tin Road and the local access is expected.

C. Application history

No change is proposed to the accepted Drainage, Landscape and Fire Services Installation Proposals under the previous Planning Permission TPB/A/YL-KTS/791, and will be implemented accordingly should this application is approved.

Also, there is no change to the development parameters compare to the previous Planning Permission TPB/A/YL-KTS/791 except that the GFA is reduced from Domestic 21.78m<sup>2</sup> + Non-domestic 558.99m<sup>2</sup> down to Non-domestic about 500m<sup>2</sup> only due to site constraints of existing underground utilities.

s.16 Application No.A/YL-KTS/935  
Temporary Animal Boarding Establishment for a Period of 5 Years  
in "Agriculture" Zone, Government Land in D.D. 103, Kim Tin, Yuen Long  
Submission of Further Information (30.8.2022)

Item 2) Response to comments of EPD

<u>Comments from Environmental Protection Department</u> (Contact Person: Ms. MingHE; Tel.: 2835 2390)	Applicant's Responses (30.8.2022)
Please confirm whether the following conditions/mitigation measures are still applicable to this application:	
(1) no more than 100 dogs and 50 cats will be kept at the site;	Confirm no more than 100 dogs and 50 cats will be kept at the site at any one time.
(2) The proposed animal boarding establishment will be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning (MVAC) system;	Confirm the animals enclosures will be enclosed by soundproofing materials with provision of 24-hour MVAC system. The animals will be kept inside the animals enclosures between 2100 and 0900 hours.
(3) the MVAC system should be located away from adjacent sensitive receivers;	Confirm.
(4) no public announcement system, portable loudspeaker, or any form of amplification system, and whistle blowing will be used; and	Confirm.
(5) no " quarantine station or quarantine lairage for animals" will be provided on site, i.e., not a designated project (DP) under the EIA Ordinance.	Confirm.

**s.16 Application No.A/YL-KTS/935**  
**Temporary Animal Boarding Establishment for a Period of 5 Years**  
**in "Agriculture" Zone, Government Land in D.D. 103, Kim Tin, Yuen Long**  
**Submission of Further Information (30.8.2022)**

**Item 3) Response to comments of TD**

<b><u>Comments from Transport Department</u></b> (Contact Person: Mr. Phil Cai; Tel.: 2399 2421)	<b>Applicant's Responses (30.8.2022)</b>
(a) The-applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Tin Road and the local access;	Volunteer and visitor visiting the site should make appointment to control the number of vehicles. They will access the Site by public transportation. No more than 4 round trips per day of the applicant's vehicle is expected for animal rescue operations during weekdays, no more than 8 round trips per day during weekend.
(b) The applicant should demonstrate the smooth maneuvering of vehicles to/ from Kam Tin Road, along the local access and within the site;	Please refer to the attached Appendix A for the swept paths analysis figures 1 to 4, which also had been submitted previously during the GBP approval process.
(c) The applicant should indicate the clear width of the vehicular ingress/ egress on the layout plan;	Please refer to the attached Appendix B for the layout plan with width of the vehicular ingress/egress indicated.
(d) The applicant should provide the routing between Kam Tin Road and the site;	Please refer to the site plan submitted with the application. Reference could also be made to the Appendix C attached.
(e) The applicant should provide nearest public transport services and indicate on the layout plan;	Please refer to the attached Appendix C for the nearest public transport services.
(f) The applicant should note the local access between Kam Tin Road and the site not managed by this Department.	Noted

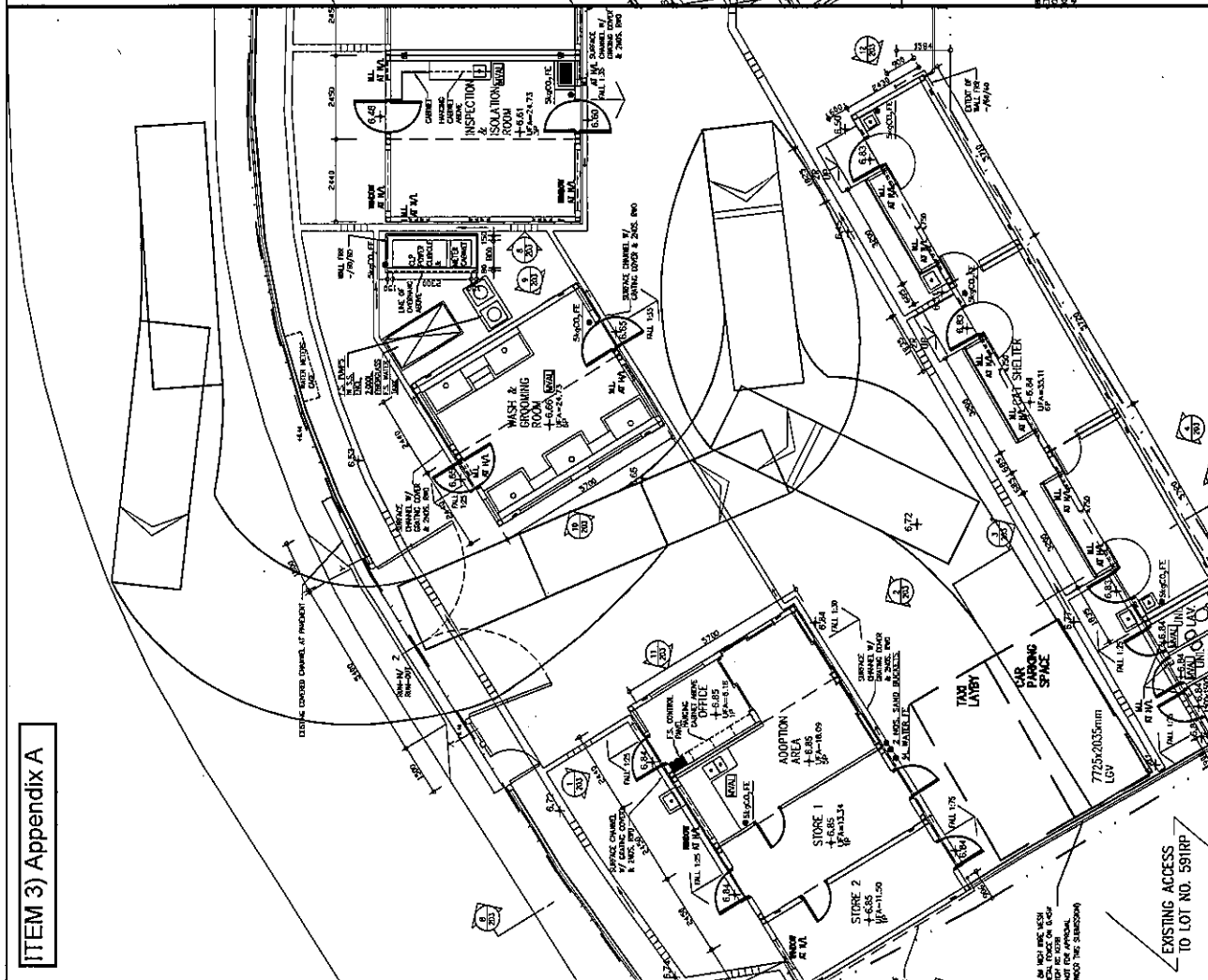


FIG.1 LGV IN

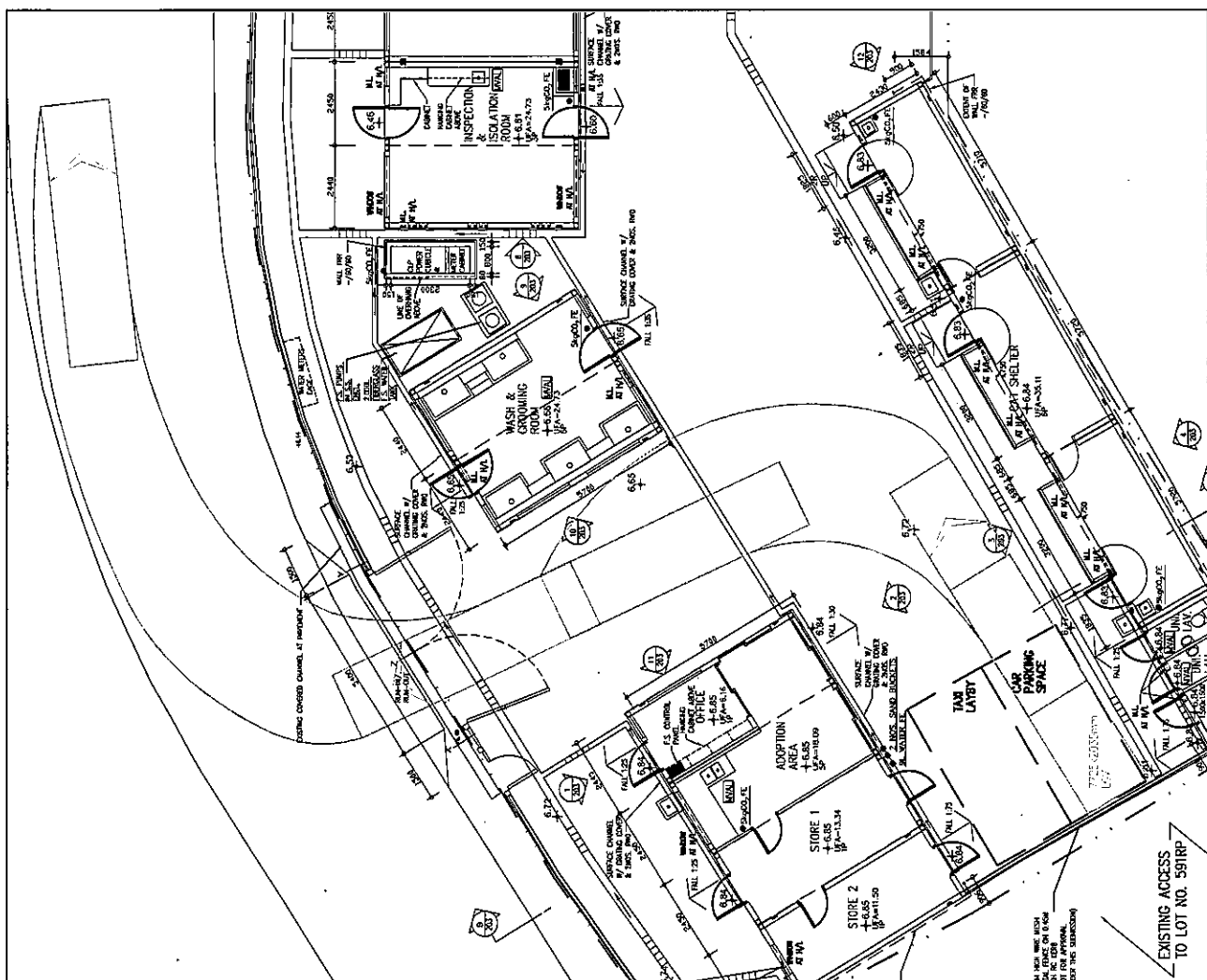


FIG.2 LGV OUT



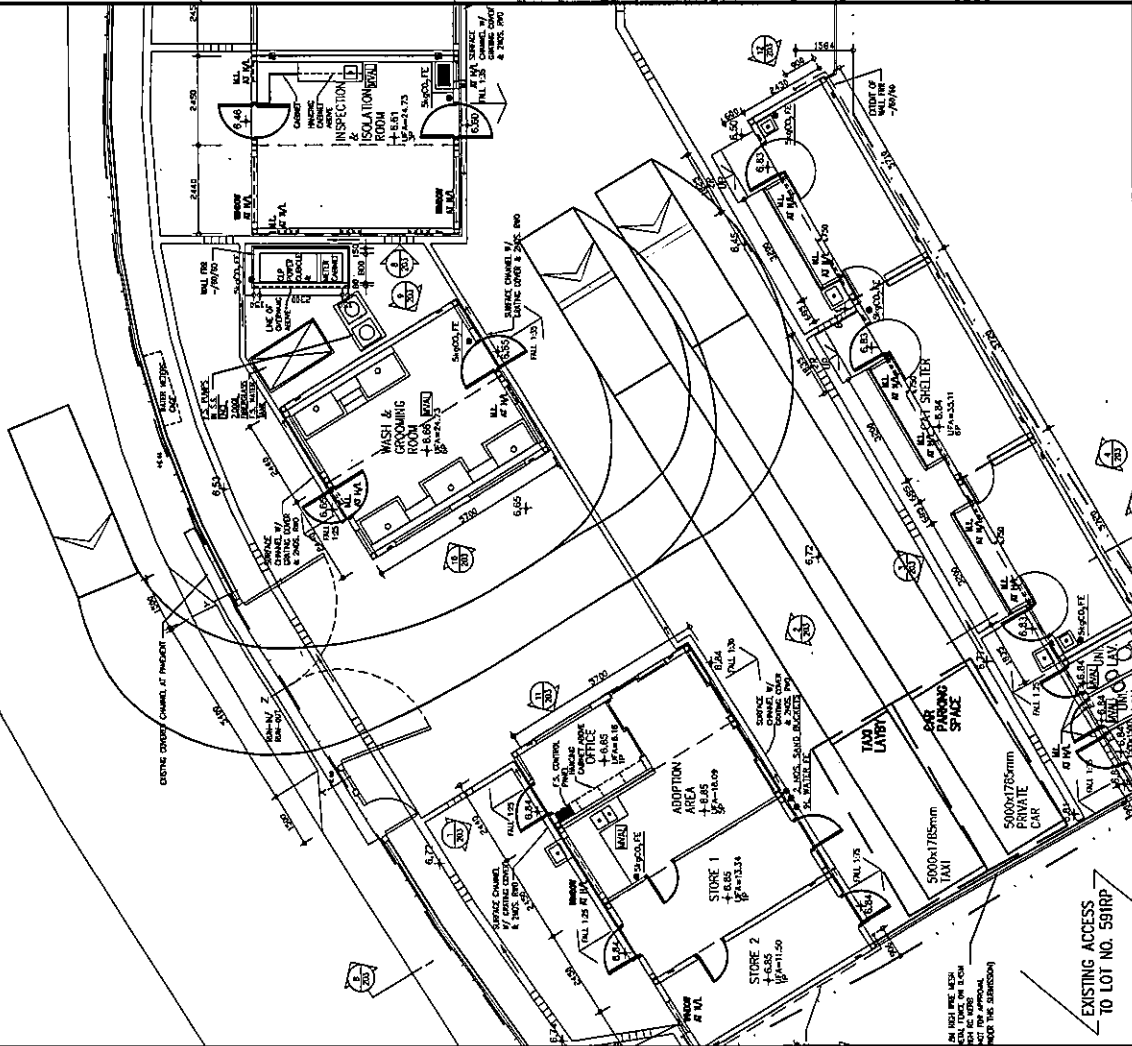


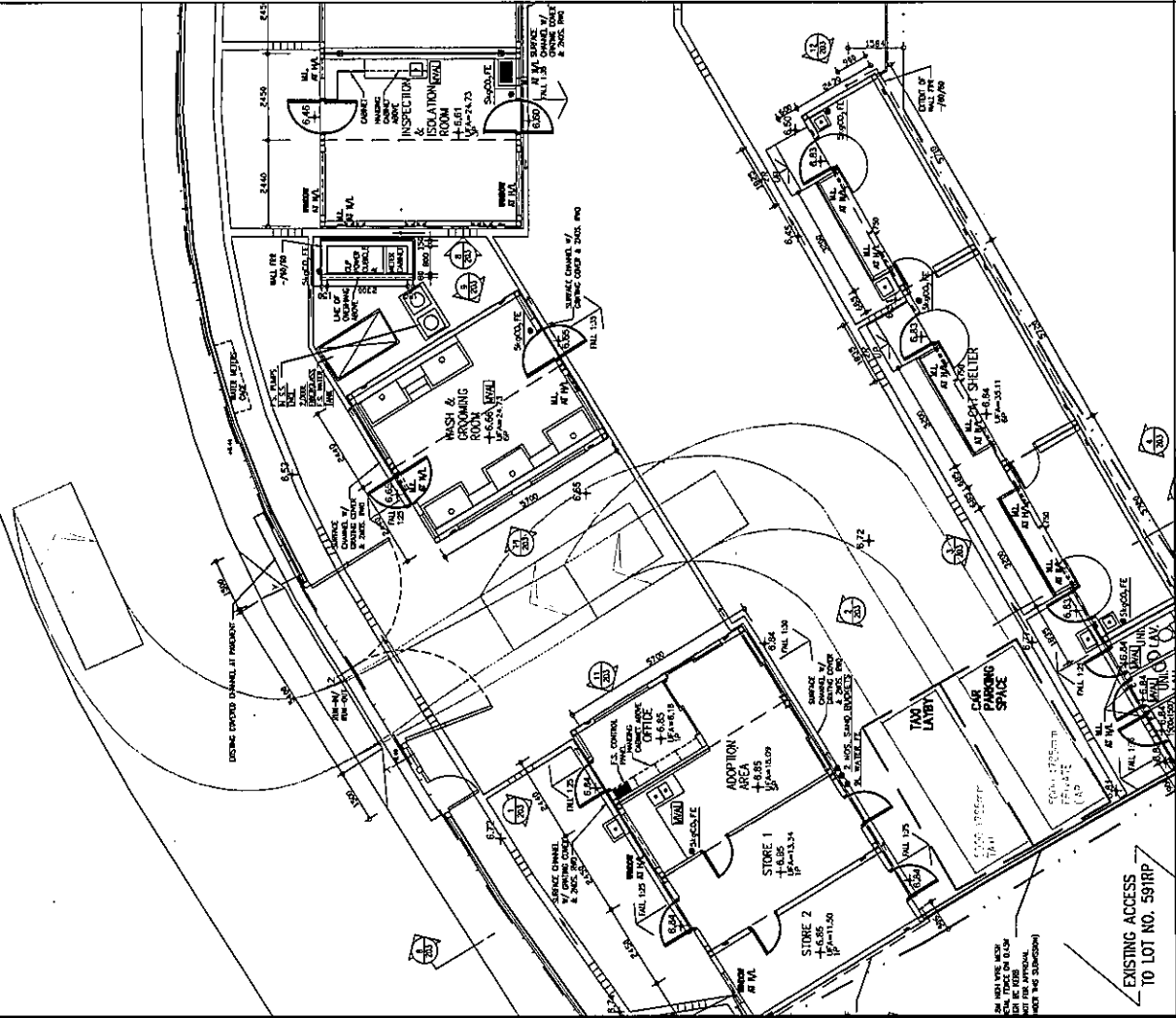
FIG.3 PRIVATE CAR/TAXI IN

SCALE : 1 to 200 (M)

DATE : 15 MAR 2021

DESIGN CONSULTANTS LTD.  
11th FLOOR, UNION COMMERCIAL BUILDING  
12-18 LYNHURST TERRACE, HONG KONG  
TEL 2547 7584 FAX 2586 2460

FIG.4 PRIVATE CAR/TAXI OUT



# ITEM 3) Appendix B

Application site area : 1,370 sq.m.  
 Proposed GFA : 500 sq.m.  
 Proposed plot ratio : 0.365  
 Proposed site coverage : 36.5%  
 Proposed no. of blocks : 5 (excluding external building services installations)

Proposed no. of storeys of each block : 1  
 Proposed building height of each block :  $\leq 3\text{m}$

LAYOUT PLAN

EXISTING VEHICULAR ACCESS

METAL GATE

MESH METAL FENCE ON LOW CONCRETE WALL

DOG SHELTERS  
 - 125 sq.m.  
 - Site Formation Level: 6.26mPD  
 - Structural Roof Level: 9.13mPD  
 DOG SHELTERS  
 - 186 sq.m.  
 - Site Formation Level: 6.45mPD  
 - Structural Roof Level: 9.38mPD

INSPECTION & ISOLATION  
 - 28 sq.m.  
 - Site Formation Level: 6.45mPD  
 - Structural Roof Level: 9.38mPD

EXTERNAL BUILDING SERVICES INSTALLATIONS  
 - 10 sq.m.

WASH & GROOMING  
 - 28 sq.m.  
 - Site Formation Level: 6.65mPD  
 - Structural Roof Level: 9.43mPD

OFFICE  
 - 8 sq.m.  
 - Site Formation Level: 6.84mPD  
 - Structural Roof Level: 9.62mPD

ADOPTION AREA  
 - 28 sq.m.  
 - Site Formation Level: 6.84mPD  
 - Structural Roof Level: 9.62mPD

STORE  
 - 28 sq.m.  
 - Site Formation Level: 6.84mPD  
 - Structural Roof Level: 9.62mPD

CAT SHELTERS  
 - 48 sq.m.  
 - Site Formation Level: 6.665mPD  
 - Structural Roof Level: 9.605mPD

LAVATORIES  
 - 11 sq.m.  
 - Site Formation Level: 6.67mPD  
 - Structural Roof Level: 9.61mPD

PRIVATE OPEN SPACE (870 sq.m.)

METAL GATE

EXISTING VEHICULAR ACCESS

VEHICULAR RUN-IN/RUN-OUT

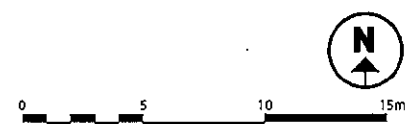
1.5m  
 5.4m  
 1.5m

TAXI LAY-BY SPACE  
 3.3m x 2.5m  
 CAR PARKING SPACE  
 3.3m x 2.5m

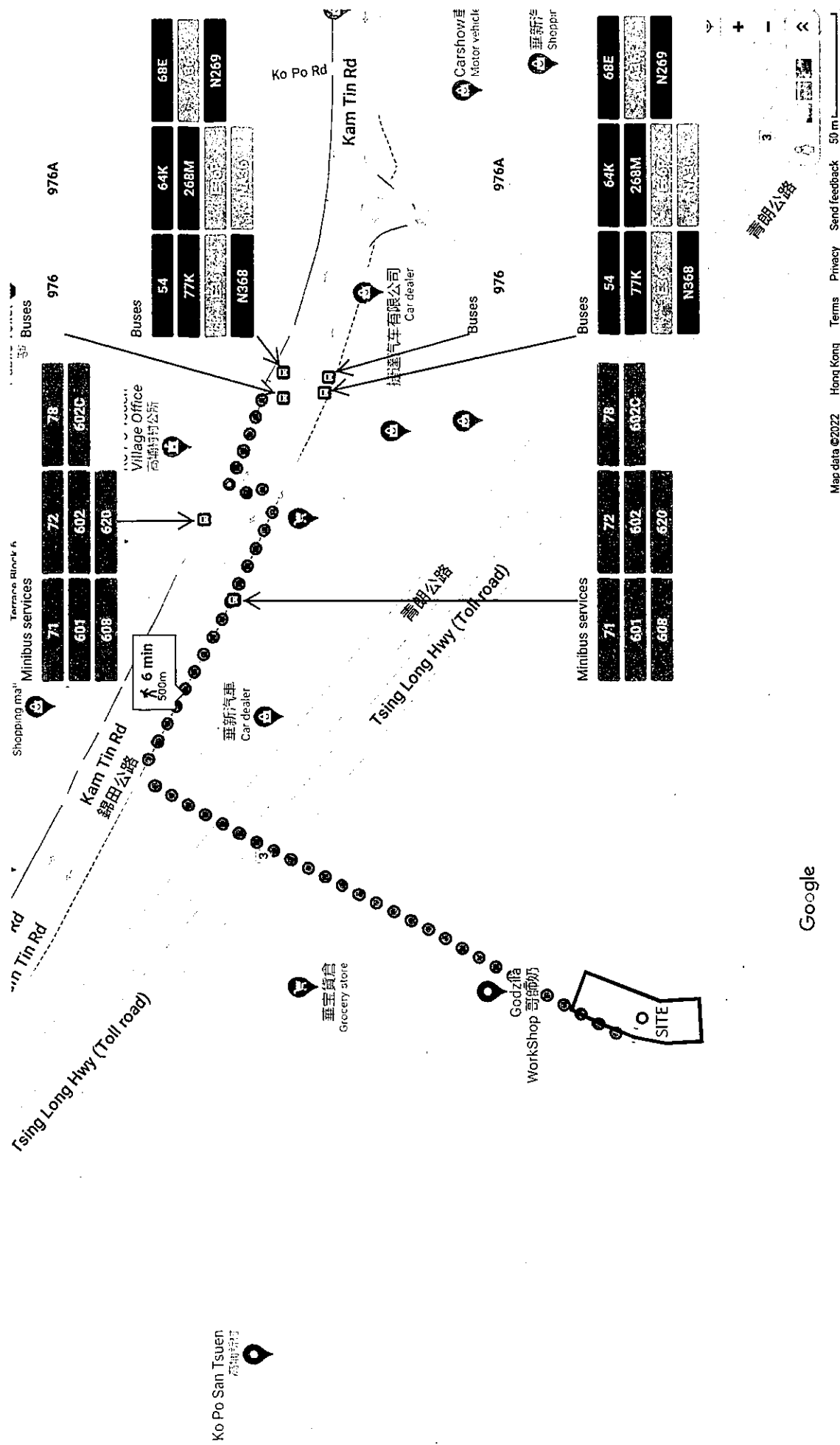
MESH METAL FENCE ON LOW CONCRETE WALL

HONG KONG SAVING CAT AND DOG ASSOCIATION  
 PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT  
 AT STT 3221 IN DD 103, KAM TIN, YUEN LONG

DESIGN CONSULTANTS LIMITED  
 June, 2022



## ITEM 3) Appendix C





**Previous s.16 Application covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTS/791	Proposed temporary animal boarding establishment for a period of 5 years	3.8.2018

**Similar s.16 Applications within the same “AGR” Zone in the vicinity of the Site**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTS/790	Proposed temporary animal boarding establishment for a period of 3 years	3.8.2018
A/YL-KTS/867	Proposed temporary animal boarding establishment (for a period of 5 years) and filling of land	18.12.2020



**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):

- he has no 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.

**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 applicant's submissions (**Appendices I and Ia**) 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 structures from 9:00 p.m. to 9:00 p.m., as proposed by the applicant, at all times 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.

**4. Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- he has no comment on the application from nature conservation and agricultural development perspectives.

## 5. **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;
- the Site is located in a miscellaneous rural fringe landscape character comprising of temporary structures, village houses, scattered tree groups and Au Tau Water Treatment Works located in the south. Comparing with the aerial photo in 2018, there is no significant change in landscape character of the area since the last application No. A/YL-KTS/791 was approved. The proposed use is not incompatible with the surrounding landscape character;
- the Site is vacant with some existing trees. According to the application document, there is no significant change in the proposed layout compared with the previous approved scheme. Further significant adverse impact on the existing landscape resources arising from the proposed use is not anticipated; and
- approval conditions on the submission and implementation of a revised landscape proposal is recommended.

## 6. **Drainage**

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

- no objection-in principle to the application and no adverse comment on the submitted drainage proposal; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to his satisfaction or of the Board should be included in the planning approval.

## 7. **Fire Safety**

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

- no objection in-principle to the proposal subject to the fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services; and
- the submitted FSIs proposal is considered acceptable.

## 8. **Building Matters**

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

- no objection to the application.



**9. Water Supply**

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

- no objection to the application.

**10. 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.

**11. 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) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site involves Government land currently let to HK Saving Cat and Dog Association Limited under Short Term Tenancy (STT) No. 3221 for the purpose of animal boarding establishment commencing from 14.10.2020 up to 3.8.2023 and thereafter quarterly. The tenancy agreement of the STT contains, inter alia, building height restriction of not exceeding 3m above ground level and total maximum gross floor area not exceeding than that permitted under the relevant planning permission;
  - the Site is accessible from Kam Tin Road via Government land, which is not under the maintenance responsibility of his office. There is no guarantee that any right-of-way to the Site would be available; and
  - the Site is subject to Shek Kong Airfield Height Restriction of 119mPD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of Director of Environmental Protection (DEP) that:
  - the applicant is advised: (i) that the proposed animal boarding structures should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) that the mechanical ventilation and air-conditioning (MVAC) system should be located away from adjacent sensitive receivers; (iv) 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 (v) to meet the statutory requirements under relevant pollution control ordinances;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; (ii) the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and (iii) the applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the access road connecting the Site with Kam Tin Road is not and shall not be maintained by his office; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the Site is zoned "AGR" and is abandoned. Agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing waterworks reserve for existing raw water mains will be affected as shown on **Plan A-2**. A Waterworks Reserve within 3 metres from the centerline of the water mains shall be provided to WSD;

- no structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose;
  - the Water Authority and his officer and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority;
  - 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
  - the 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
- (k) 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

220723-153808-40527

Reference Number:

提交限期

12/08/2022

Deadline for submission:

提交日期及時間

23/07/2022 15:38:08

Date and time of submission:

有關的規劃申請編號

A/YL-KTS/935

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Lydia Yau

Name of person making this comment:

意見詳情

Details of the Comment :

Support the above land use planning

致 城市規劃委員會

就以下之申請編號(A/YL-KTS/935)作出反對聲明,  
地帶為元朗錦田 D.D.103 錦田南分區 計劃大綱  
核准圖編號 S/YL-KTS/15,該地段只作為農業之用,  
而申請 建議是作臨時動物寄養所不但帶來衛生  
污染問題及噪音滋擾問題 故此作出極力反對!!



致城市規劃委員會



本人居住高埔村多年,就以下城市規劃委員會之申請編號(A/YL-KTS/1935)  
作出反對聲明!地帶為元朗錦田D.D103錦田南分區計劃大綱,  
核准圖編號S/YL-KTS/15,此地段只是農業之用,而申請建議作臨時動物  
寄養所,即會帶來噪音滋擾問題!最近該地段附近“凹頭濾水廠”的垃圾  
桶附近已經出現嚴重鼠患,大量老鼠橫行,衛生污染問題已向食物環境署  
投訴!!鼠患未解決,再這樣建立臨時動物寄養所根本是污染環境!!  
故此本人作出極力反對!!!

Ms. Lam.

9/8/2022.

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**A/YL-KTS/935 DD 103 Kam Tin - 17 Extensions of time**  
11/08/2022 02:29

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

Absolutely shocking in a society where we are bombarded with propaganda about rule of law on a daily basis that this operation is ongoing despite a record **SEVENTEEN EXTENSIONS OF TIME, THE MOST RECENT 30 JUNE 2022.**

This is a potent example of the selective nature that the administration adopts when it comes to rules and regulations.

In addition this is **GOVERNMENT LAND**. It is clear that the dept in charge is negligent in carrying out its duties with regard to ensuring that public land is responsibly managed. The Asst Director of Planning should be shamed for abuse of the conditions formula.

As the government depts are not doing their jobs TPB should step in and terminate the operation.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 8-July 2018 3:37 AM CST  
**Subject:** A/YL-KTS/791 DD 103 Kam Tin

A/YL-KTS/791  
Government Land in DD 103, Kam Tin, Yuen Long  
Site area 1,393 m<sup>2</sup> amended to 1,370  
Zoning : "Agriculture"  
Applied Use : Animal Boarding Establishment / 5 Years / 2 Vehicle Parking

Dear TPB Members,

No history of applications and/or approvals is provided. Has this business been operating without approval? The Gist would indicate it has. Is the application intended to legitimize illegal land use?

This appears to be a facility run by a well meaning NGO. However these operations are often contributing to the appalling number of abandoned animals in the territory. Unscrupulous people know that they can always dump animals at these shelters.

However no matter how well managed they are, these enclosures are no better than zoos. These groups would be better employed in heckling the administration until it implements stringent control on animal breeding, tagging and prison sentences for abandoning or mal treating animals.

The development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes, and 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.

Mary Mulvihill

