

2022年 10月 1 0日

Appendix I of

此文件在

收到。城市規劃委員會

只會在收到所有必要的資料及文件後才正式處理收到申請的日期。

RNTPC Paper No. A/YL-KTS/940A

This document is received on 10 OCT 2022
The Town Planning Board will formally acknowledge the 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 請在適當的方格內加上「✓」號

2202417 21/9 by courier

Form No. S16-I 表格第 S16-I

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-KTS/940
	Date Received 收到日期	10 OCT 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)

Kou Wai Peng 高惠萍

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1023 S.A, 1023 RP, 1024 S.A, 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,608 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 576 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) / 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. SYL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
14/09/2022 (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 14/09/2022 (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	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,155 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 </div> <div> <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 </div> <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) Intended use/development 有意進行的用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <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 and Land Filling (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)
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(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	576	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.36		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	22.38	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2	storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	3.5 - 7.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3.5 - 7.5	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 sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities

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

.....

.....

.....

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
.....
B1	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
.....	WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
.....	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
.....	TOTAL	360 m ² (ABOUT)	576 m ² (ABOUT)

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

Circulation, parking and loading/unloading spaces and landscaping area

.....

.....

.....

.....

.....

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)

2024

.....

.....

.....

.....

.....

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)) Accessible from Kam Ho Road via a local access</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>3</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u> </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u> </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u> </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><u> </u></p> <p><u> </u></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 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> </u></p> <p>Coach Spaces 旅遊巴車位 <u> </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u> </u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u> </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><u> </u></p> <p><u> </u></p> <p><input checked="" 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.

如需要的话，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 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input 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> <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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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。

Background

The applicant seeks to use various lots in D.D. 113, Ho Pui, Kam Tin Yuen Long, New Territories (the Site) for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling' (Plan P01). The applicant would like use the Site to operate an animal boarding establishment (dog kennel) at the Site.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kwu Tung South OZP No: S/YL-KTS/15 (Plan P02). According to the Notes of the OZP, 'dog kennel' is subsumed under 'animal boarding establishment', which is a column 2 use within the "AGR" zone, hence, requires permission from the Board.

Since the application is 'on a temporary basis', it will not jeopardize the long term planning intention of the "AGR" zone. The nature, layout, form and scale of the proposed development are insignificant, it is considered not incompatible with the surrounding environment, therefore, approval of the current application will not set undesirable precedent for the subject "AGR" zone.

Development Proposal

The Site occupied an area of 1,608 sq.m (about) (Plan P03). Four structures are proposed at the Site for animal boarding establishments, washroom and site office with total GFA of 576 sq.m (about) (Plan P04). The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). It is estimated that the Site would accommodate 5 staff, within which, 2 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. No visitor is allowed at the Site.

A total of not more than 40 dogs will be kept at the Site. All dogs are kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e. 18:00 to 09:00 the next day). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.

The land filling areas, i.e. 1,155 sq.m (about) within the Site are for site formation of structures and circulation space for meeting the operational need of the proposed dog kennels. The proposed filling of land will provide stronger reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off, hence, minimize disturbance to surrounding area (Plan P05). The number of structures and land filling areas are necessary for the operation of the Site and have been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval.

The Site is accessible from Kam Ho Road via a local access (Plan P01). 3 private car parking spaces are provided for staff to commute to the Site and transportation of animals and goods to support the daily operation (Plan P04). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (Plan P06). As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the nearby road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site, i.e. the use of septic tank. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

Conclusion

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

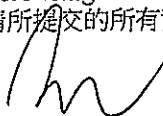
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling'.

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



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

14/09/2022

(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^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lot 1023 S.A, 1023 RP, 1024 S.A, 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,608 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	576 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 - 7.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22.38 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	3 3 (PC)
	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) _____	/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the Site, Plan showing the paved ratio of the Site		
Plan showing the land status of the Site, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction		

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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Appendix I - Estimated Trip Generation and Attraction

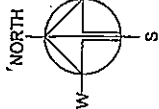
- (i) The Site is accessible from Kam Ho Road via a local access. A total of 3 nos. of parking spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	3

- (ii) The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	1	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	2	3
Traffic trip per hour (average)	1	1	2

- (iii) In view of the above, the parking provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

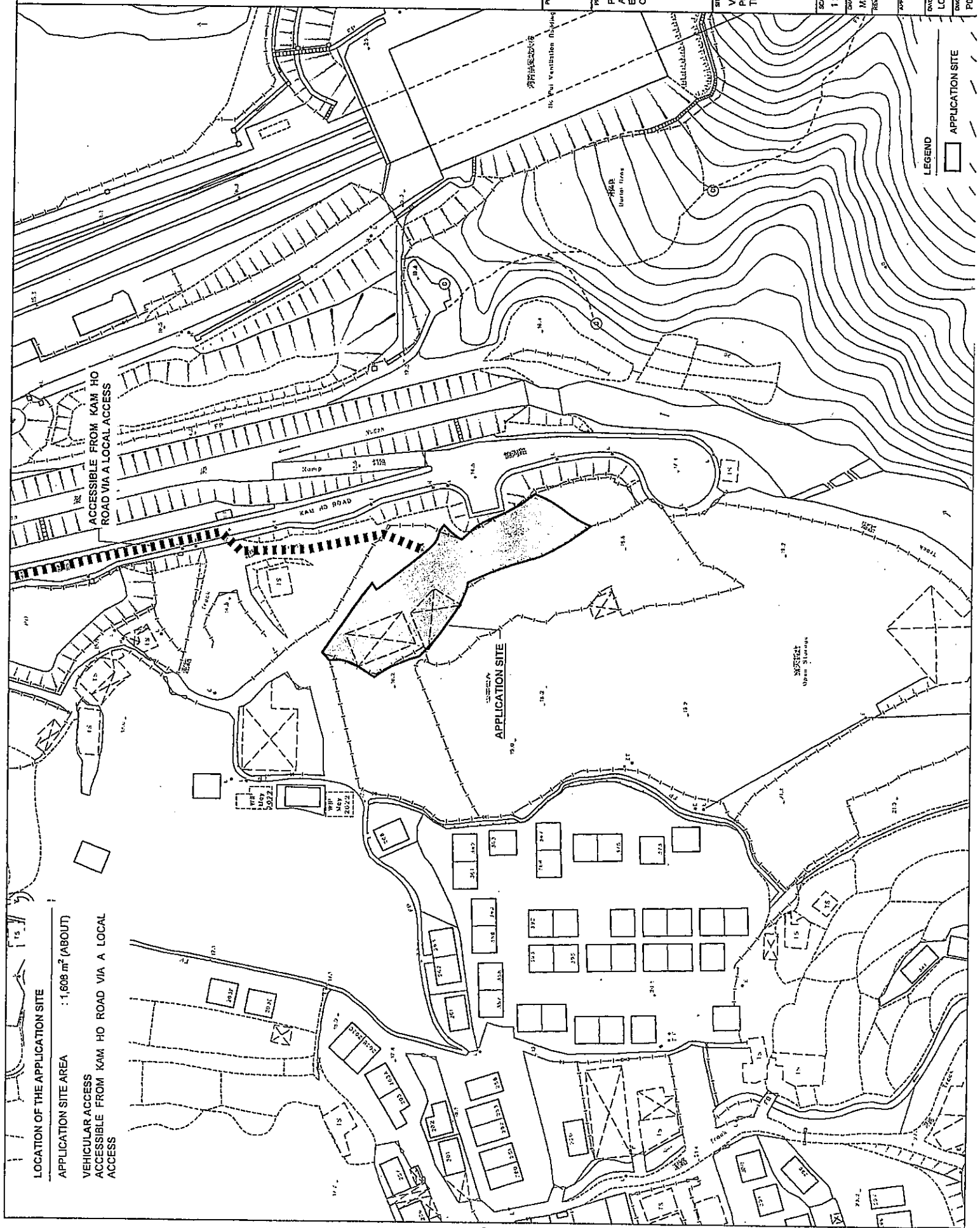


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,608 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM KAM HO
ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED
ANIMAL
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, HO
PUI, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1:1500 @ A4

DRAWN BY
HAN

DATE
6.9.2022

REVIEWED BY
DATE

APPROVED BY
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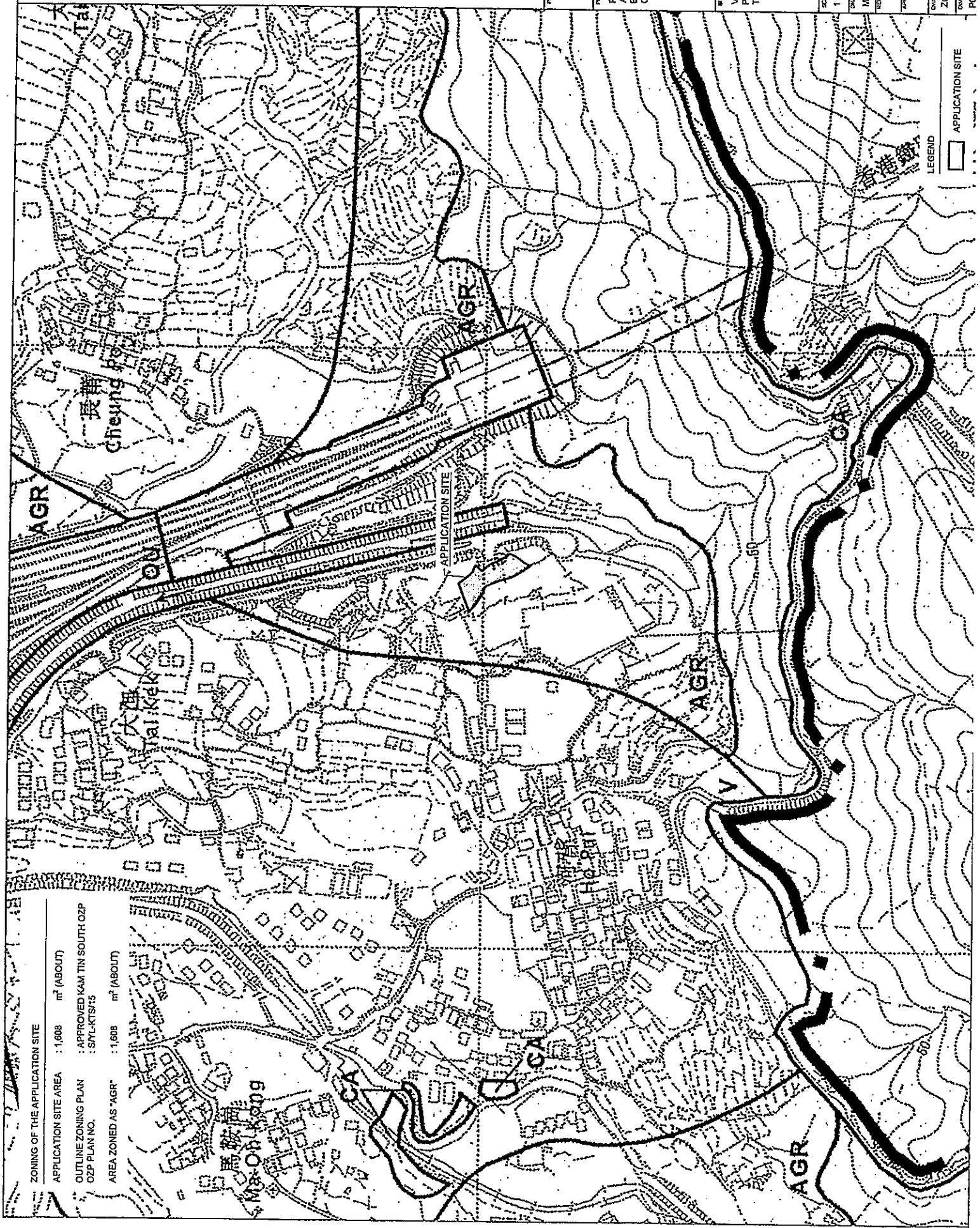
DRAWN TITLE
LOCATION PLAN

DRAWN NO.
P01

VER.
001

LEGEND

APPLICATION SITE



APPLICATION SITE AREA	: 1,608	m ² (ABOUT)
OUTLINE ZONING PLAN	: APPROVED KAM TIN SO	
ODP PLAN NO.	: SYL-KTS/15	
AREA ZONED AS "AGR"	: 1,608	m ² (ABOUT)

PROJECT
PROPOSED
ANIMAL
TEMPORARY
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SCALE
1 : 4000 @ A4

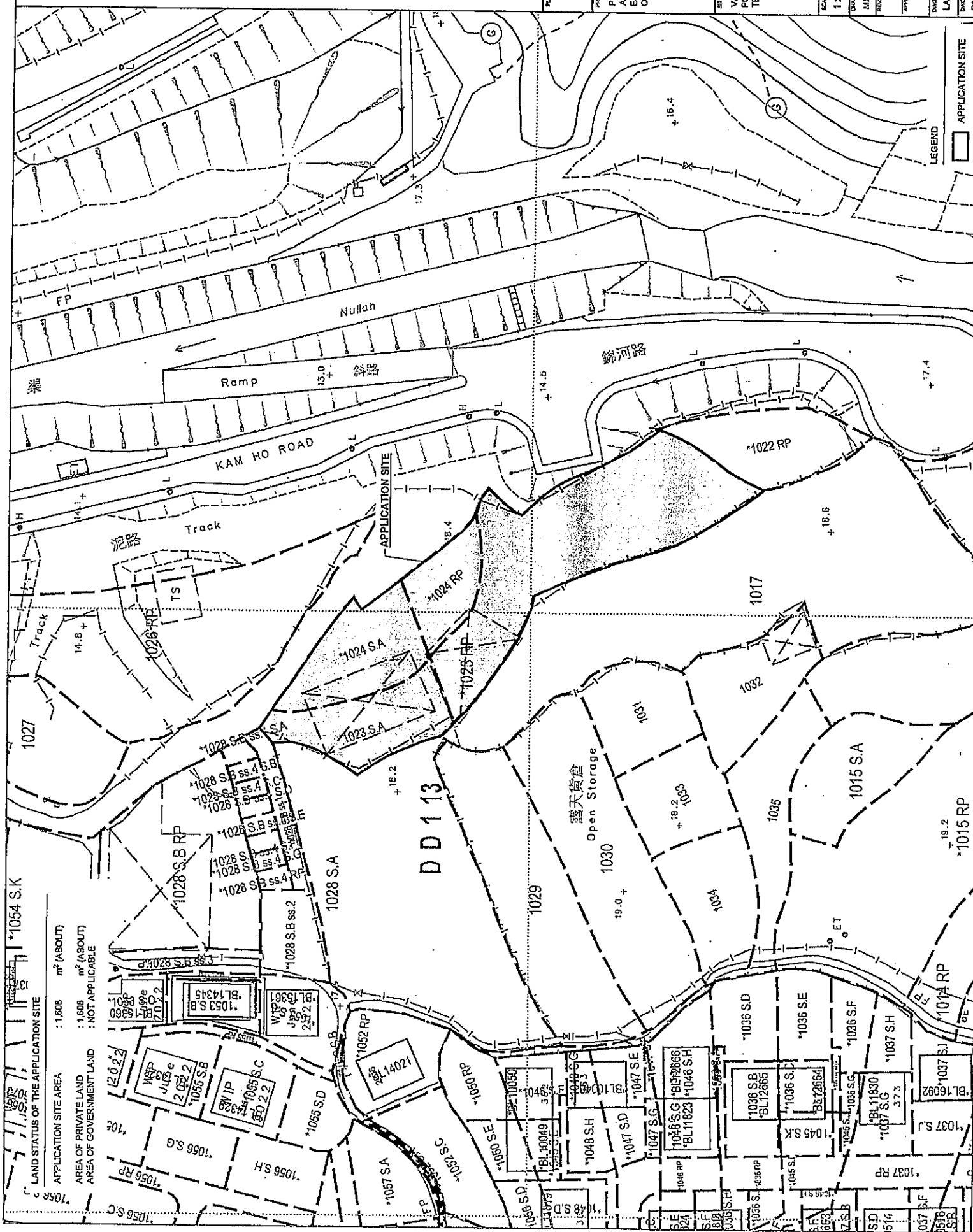
DRAWN BY	DATE
MM	23.8.2022
REVIEWED BY	DATE
APPROVED BY	DATE

July 1966

APPLICATION SITE

P02

100



**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT	PROPOSED ANIMAL	TEMPORARY BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
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9	9	9
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VARIOUS LOTS IN D.D. 113, HO
PUI, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1:800 @ A4

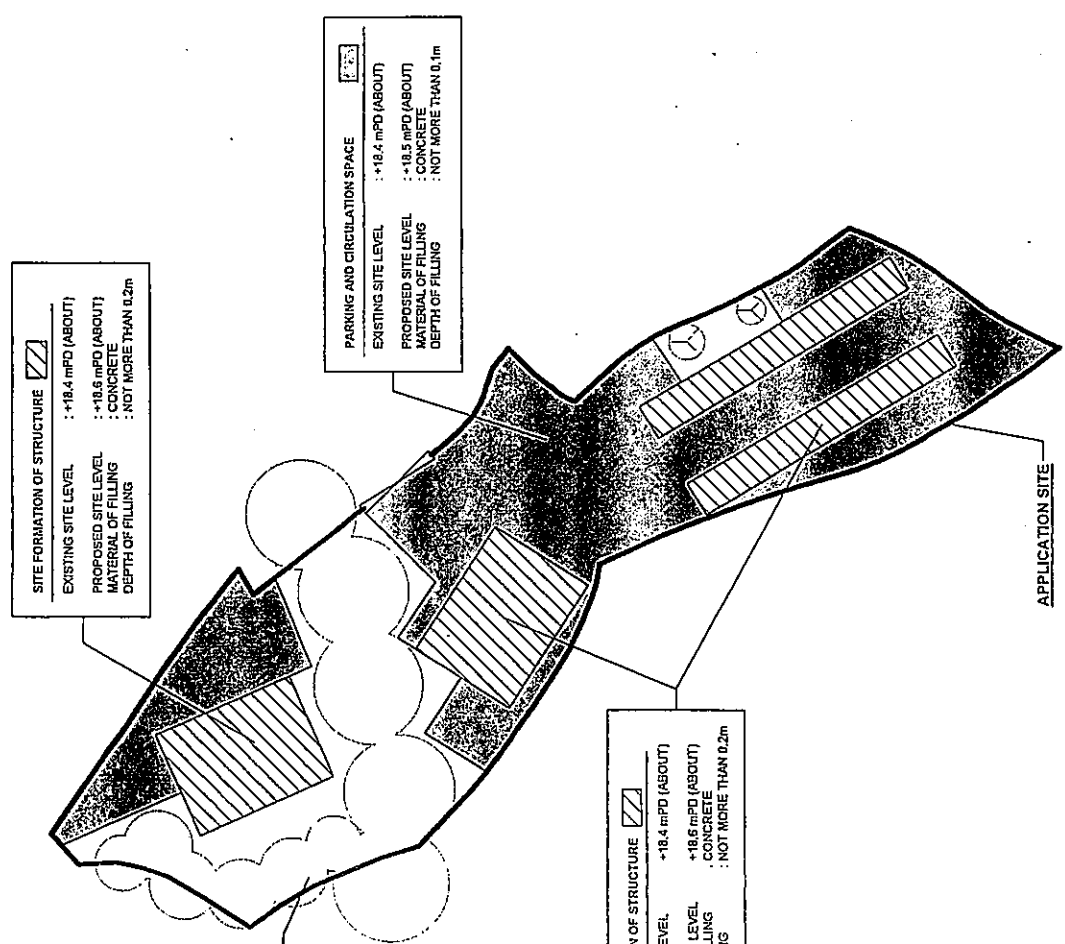
REVIEW BY	DATE -
MAN	6-9-2022
REVIEW BY	DATE
APPROVED BY	DATE

WFO TITLE	WFO NO.	VER.
LAND STATUS OF THE SITE	003	001

LEGEND




 APPLICATION SITE

PAVED RATIO OF THE APPLICATION SITE	
APPLICATION SITE AREA COVERED BY STRUCTURE	: 1.608 : 360
LAND FILLING PORTION	
DEPTH OF LAND FILLING	: 1.155
MATERIAL OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
USE	: CONCRETE : SITE FORMATION OF STRUCTURES, PARKING AND CIRCULATION SPACE
SOILED GROUND	
SOILED GROUND AREA	: 453
USE	: m^2 (ABOUT) : CIRCULATION SPACE AND LANDSCAPING AREA



PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANT LIMITED	PROJECT	PROPOSED	TEMPORARY			
		ANIMAL	BOARDING			
		ESTABLISHMENT FOR A PERIOD				
		OF 5 YEARS AND LAND FILLING				
SITE LOCATION		VARIOUS LOTS IN D.O. 113, HO PUJ, KAM TIN, YUEN LONG, NEW TERRITORIES				
SCALE	1 : 600 @ A4					
COUNTY	MN	DATE	6.9.2022			
REVISED BY	OL	DATE	7.10.2022			
APPROVED BY		DATE				
DRAW TITLE		PAVED RATIO				
DRAW NO.	P05	VER.	001			

LEGEND

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,608 m ² (ABOUT)
COVERED AREA	: 360 m ² (ABOUT)
UNCOVERED AREA	: 1,248 m ² (ABOUT)
PLOT RATIO	: 0.36 (ABOUT)
SITE COVERAGE	: 22.38% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 576 m ² (ABOUT)
TOTAL GFA	: 576 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 - 7.5 m (ABOUT)
NO. OF STOREY	: 1-2

ALL EXISTING TREES WITHIN THE SITE WILL BE PRESERVED AND MAINTAINED DURING THE PLANNING APPROVAL PERIOD.

STRUCTURE

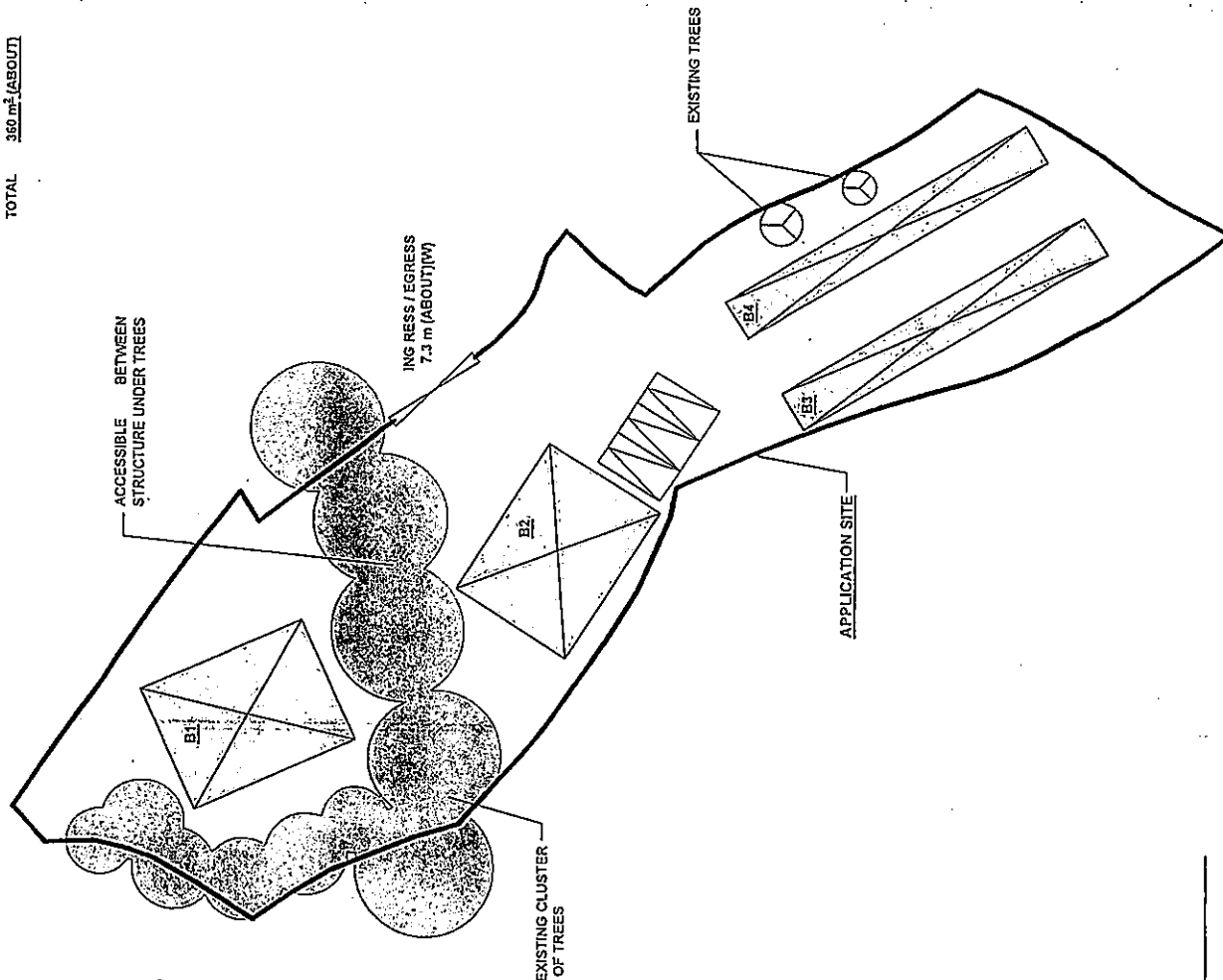
USE

COVERED AREA

GFA

BUILDING HEIGHT

B1	ANIMAL BOARDING ESTABLISHMENT WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT) (2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT) (2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT) (1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	

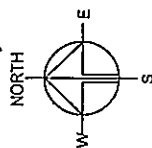


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

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6.9.2022

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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.5m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS
7.3 m (ABOUT)(W)

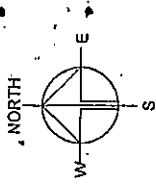
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

INGRESS / EGRESS
7.3 m (ABOUT)(W)

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- PARKING SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED
ANIMAL
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, HO
PUI KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1:300 @ A4

DRAWN BY
MN

DATE
6.9.2022

CHECKED BY
DATE

APPROVED BY
DATE

DWG TITLE
SWEPT PATH ANALYSIS

DWG NO.
POS

VER.
001

Our Ref. : DD113 Lot 1023 S.A & VL
Your Ref. : TPB/A/YL-KTS/940

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

By Email

1 November 2022

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/940)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG
(Attn.: Ms. Valerie PANG

email: cyfpang@pland.gov.hk)
email: vckpang@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/940)

(i) A RtoC Table:

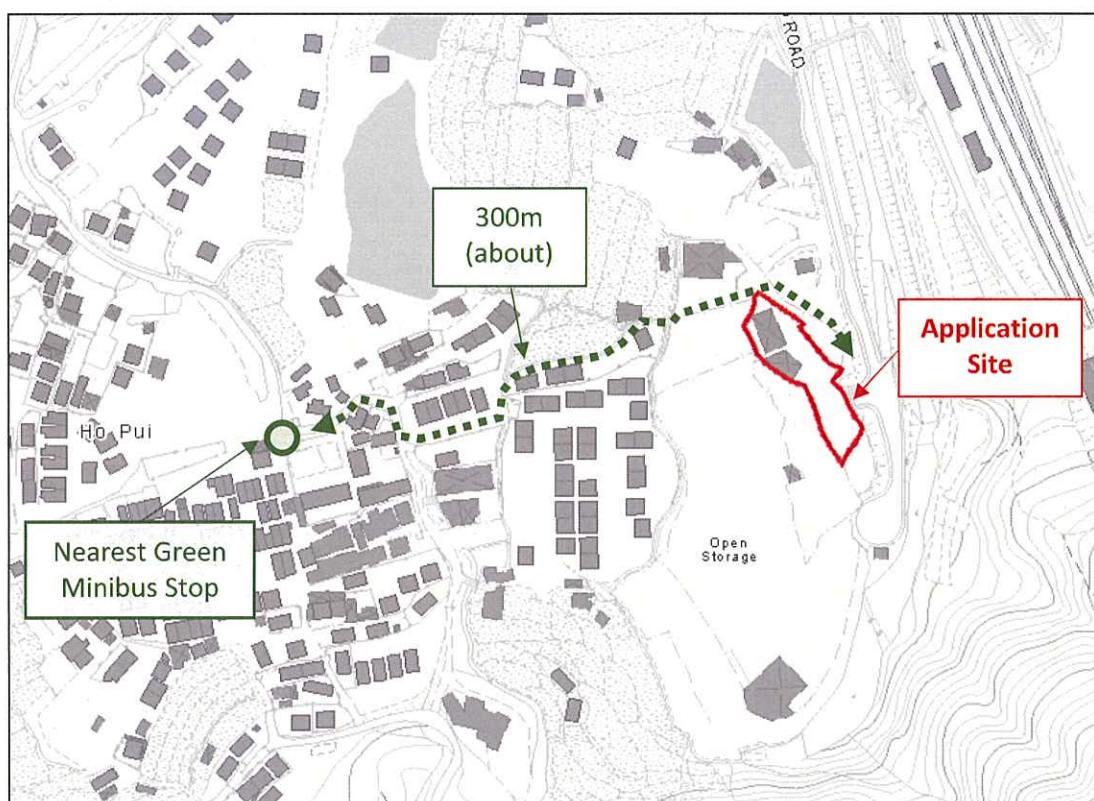
Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should provide nearest public transport services and indicate on the layout plan;	The applicant seeks planning permission from the Town Planning Board (the Board) to operate an 'animal boarding establishment' at the application site (the Site) with provision of 3 private car parking spaces for 5 nos. of staff. No visitor is anticipated at the Site. The nearest public transport services serving the Site are provided for your consideration (Annex I).
(b)	The applicant should note the local access between Kam Ho Road and the Site is not managed by this Department.	Noted.
2. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Jeff TSE; Tel: 2300 1627)		
(a)	Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands. The catchment area with levels should be provided.	Noted. The applicant will submit a revised drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the proposed development after planning permission has been obtained from the Board.
(b)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	
(c)	The gradients of the proposed U-channels should be shown on the drainage plan.	

(d)	(The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	
(e)	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	
(f)	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	
(g)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(h)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	
(i)	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	

Annex I - Public Transport Services Serving the Application Site

- (i) Majority of staff is recommended to commute to the Site by taking public transport to Ho Pui Tsuen then walk to the Site.
- (ii) Details of public transport services provided at Ho Pui Tsuen are as follows:

Route No.	Termination Points	
	Green Minibus	
71	Yuen Long (Yuen Long Tai Hang Street)	Shek Wu Tong (Ho Pui)



Our Ref. : DD113 Lot 1023 S.A & VL
Your Ref. : TPB/A/YL-KTS/940

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

By Email

28 November 2022

Dear Sir,

2nd Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

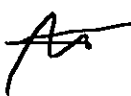

(S.16 Planning Application No. A/YL-KTS/940)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG
(Attn.: Mr. Peter NGAN

email: cyfpang@pland.gov.hk)
email: pplngan@pland.gov.hk)

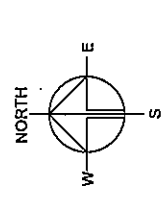
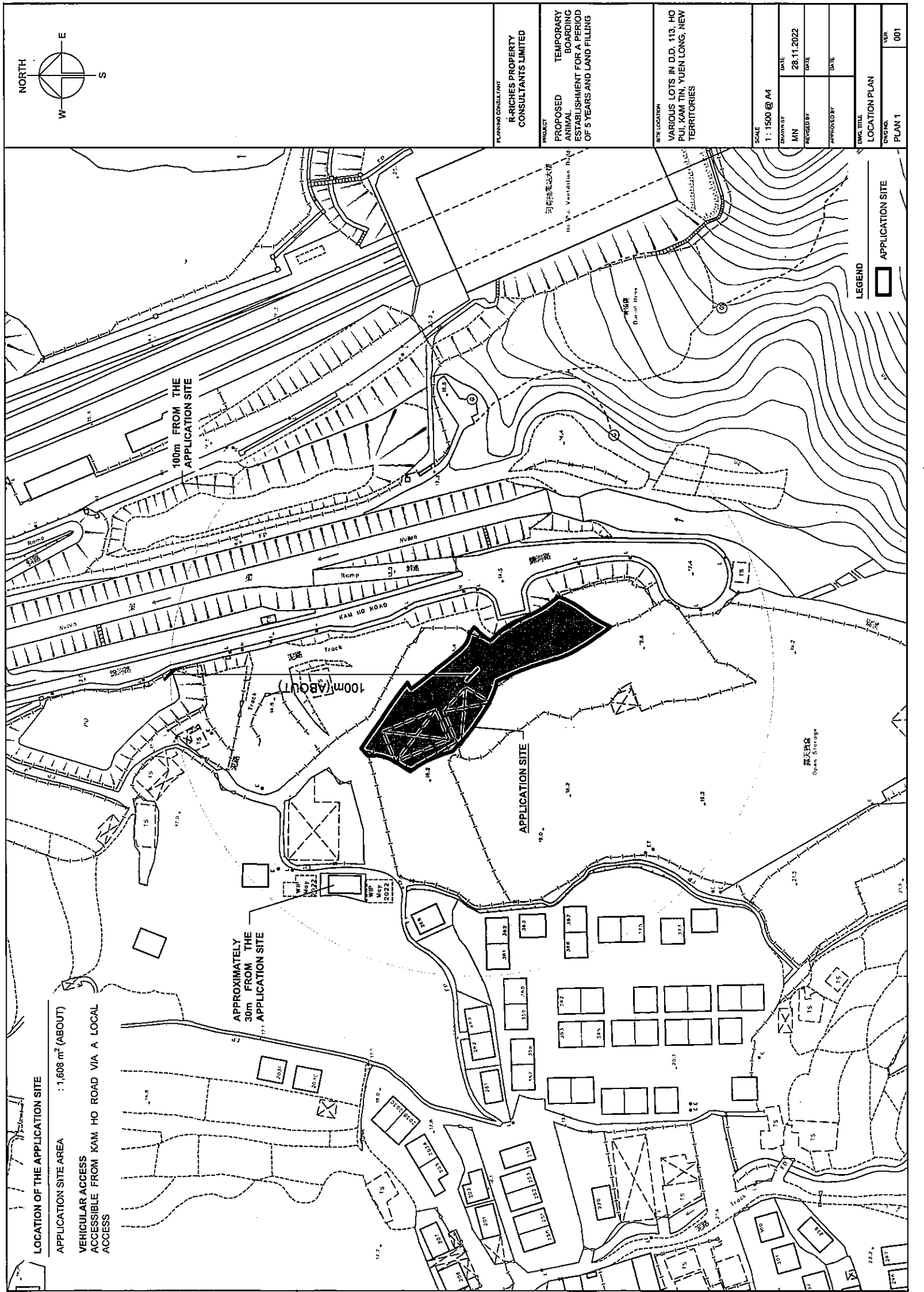
Responses-to-Comments

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/940)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the Director of Environmental Protection Department (Contact Person: Miss HE Zhongming; Tel: 2835 2390)	
<p>(i) The applicant is required to clarify the following items for our further consideration:</p> <p>(a) whether dogs are allowed for outdoor activities during operation hours (9 a.m. – 6 p.m.) and if affirmative, please state the maximum number dogs allowed for outdoor activities at the same time and any mitigation measures (e.g. dog masks) to minimise noise nuisance; and</p> <p>(b) 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.</p>	<p>A maximum of 2 dogs would be walked outdoor within the application site (the Site) at the same time during operation hours (i.e. 09:00 to 18:00) by staff. Dog masks would be worn by dogs while being walked. All dogs will be kept indoor outside operation hours (i.e. 18:00 to 09:00) and 2.5m high solid fence wall would be erected along the boundary of the Site to minimise noise nuisance.</p> <p>Please be confirmed that no "quarantine station or quarantine lairage for animals" will be provided at the Site at any time during the planning approval period, hence, the proposed development is <u>not</u> a designated project.</p>
<p>(ii) Besides, please provide an updated site plan indicating the nearest residential use for our reference. Many thanks.</p>	<p>A plan indicating the nearest residential use is provided for your reference (Plan 1).</p>



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,608 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL
ACCESS

APPROXIMATELY
30m FROM THE
APPLICATION SITE

100m FROM THE
APPLICATION SITE

100m (ABOUT)

APPLICATION SITE

PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PRODUCT
PROPOSED
ANIMAL
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, HO
PUI, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1500 @ A4
DRAWN BY
MN
DATE
28.11.2022
REVISED BY
DATE
APPROVED BY
DATE

ENGINE TITLE
LOCATION PLAN
PLAN 1
VER. 001

LEGEND
APPLICATION SITE

Our Ref. : DD113 Lot 1023 S.A & VL
Your Ref. : TPB/A/YL-KTS/940

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

By Email

3 January 2023

Dear Sir,

3rd Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/940)

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG
(Attn.: Mr. Peter NGAN

email: cyfpang@pland.gov.hk)
email: pplngan@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/940)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Executive Secretary (A&M), Antiquities and Monuments Office (Contact Person: Mr. Jeffer MAK; Tel: 2655 0822)		
(i)	After reviewing the location and scope of the proposed works, you are requested to provide details of excavation works (e.g. location, depth, width and length) required for the proposed development such as site formation works, building structures, drainage works, landscaping works, etc. to the Antiquities and Monuments Office for further comment.	Please be confirmed that excavation work is not required to facilitate the proposed development at the application site (the Site). Details of construction method of the proposed structures are provided for your consideration (Annex I). As the proposed development is only on a temporary basis and involves no excavation work, adverse impact to Ho Pui Site of Archaeological Interest should not be anticipated.

Annex I – Construction Method of Proposed Structures

- (i) The proposed structures are container-converted structures and steel-frame structures with no foundation (i.e. excavation work is not required), details are as follows:

Structure	Proposed Use	Construction Method	Dimensions
B1	Animal Boarding Establishment, Washroom and Site Office	Steel-frame structure with no foundation, will be assembled at the Site	9m (W) x 12m (L) x 7.5m (H)
B2	Animal Boarding Establishment	Steel-frame structure with no foundation, will be assembled at the Site	9m (W) x 12m (L) x 7.5m (H)
B3	Animal Boarding Establishment	Container-converted structure with no foundation	3 m (W) x 24 m (L) x 3.5 m (H)
B4	Animal Boarding Establishment	Container-converted structure with no foundation	3 m (W) x 24 m (L) x 3.5 m (H)

Our Ref. : DD113 Lot 1023 S.A & VL
Your Ref. : TPB/A/YL-KTS/940

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

By Email

23 February 2023

Dear Sir,

4th Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/940)

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG
(Attn.: Mr. Peter NGAN

email: cyfpang@pland.gov.hk)
email: pplngan@pland.gov.hk)

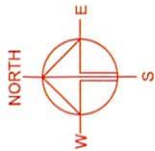
Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/940)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Executive Secretary (A&M), Antiquities and Monuments Office (Contact Person: Mr. Jeffer MAK; Tel: 2655 0822)	
<p>(i) It is noted that the R-to-C table and Annex I does not include responses on drainage works or landscaping works. You are requested to provide details of excavation works (e.g. location, depth, width and length) required for the proposed development such as site formation works, building structures, drainage works, landscaping works, etc. for our further comments. With reference to the submission of planning application, the proposed development involved a drainage proposal and landscaping works.</p> <p>In this regard, please clarify if (1) the drainage proposal and landscaping works require any excavation works and provide details of excavation works (e.g. location, depth, width and length) and (2) any other excavation works is required at the application site and to provide details if affirmative.</p>	<p>Please be confirmed that excavation of land is <u>not</u> required to facilitate the proposed structures at the application site (the Site).</p> <p>(i) Regarding the proposed drainage facilities at the Site, peripheral drainage u-channels (i.e. 217m (L) x 300mm (W) x 300mm (D)) are proposed by the applicant to collect surface run-off, in order to minimise adverse drainage impact to the surrounding area (Plan 1). Not more than 71 m² (about), i.e. 4% (about) of the Site area will be excavated of not more than 0.3m in depth for drainage facilities (Plan 1).</p> <p>(ii) Regarding the landscape works at the Site, the applicant proposed to preserve existing trees within the Site, hence, no excavation of land is required.</p> <p>As the excavation work is intended to facilitate the required drainage facilities and the excavation scale is insignificant, adverse impact to Ho Pui Site of Archaeological Interest should <u>not</u> be anticipated.</p>



PLANNING CONSULTANT
**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT
PROPOSED
ANIMAL
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, HO
PUI, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1: 700 @ A4

DRAWN BY
MN

DATE
22.2.2023

REVIEWED BY

DATE

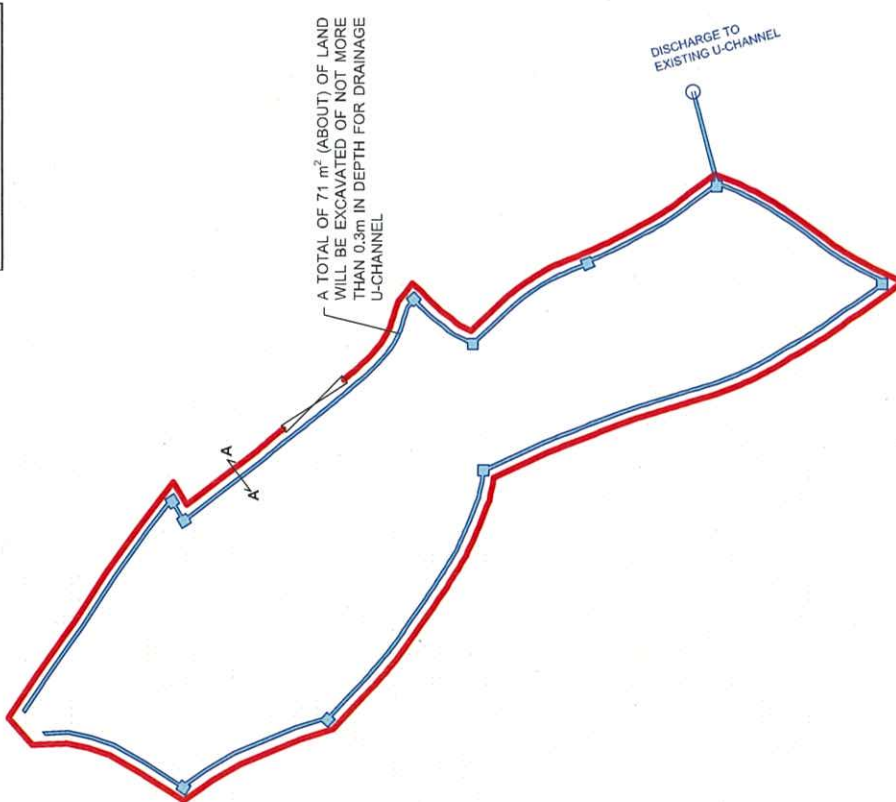
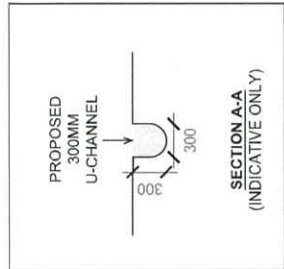
APPROVED BY

DATE

DWG TITLE
DRAINAGE & EXCAVATION PLAN

DWG NO.
PLAN 1

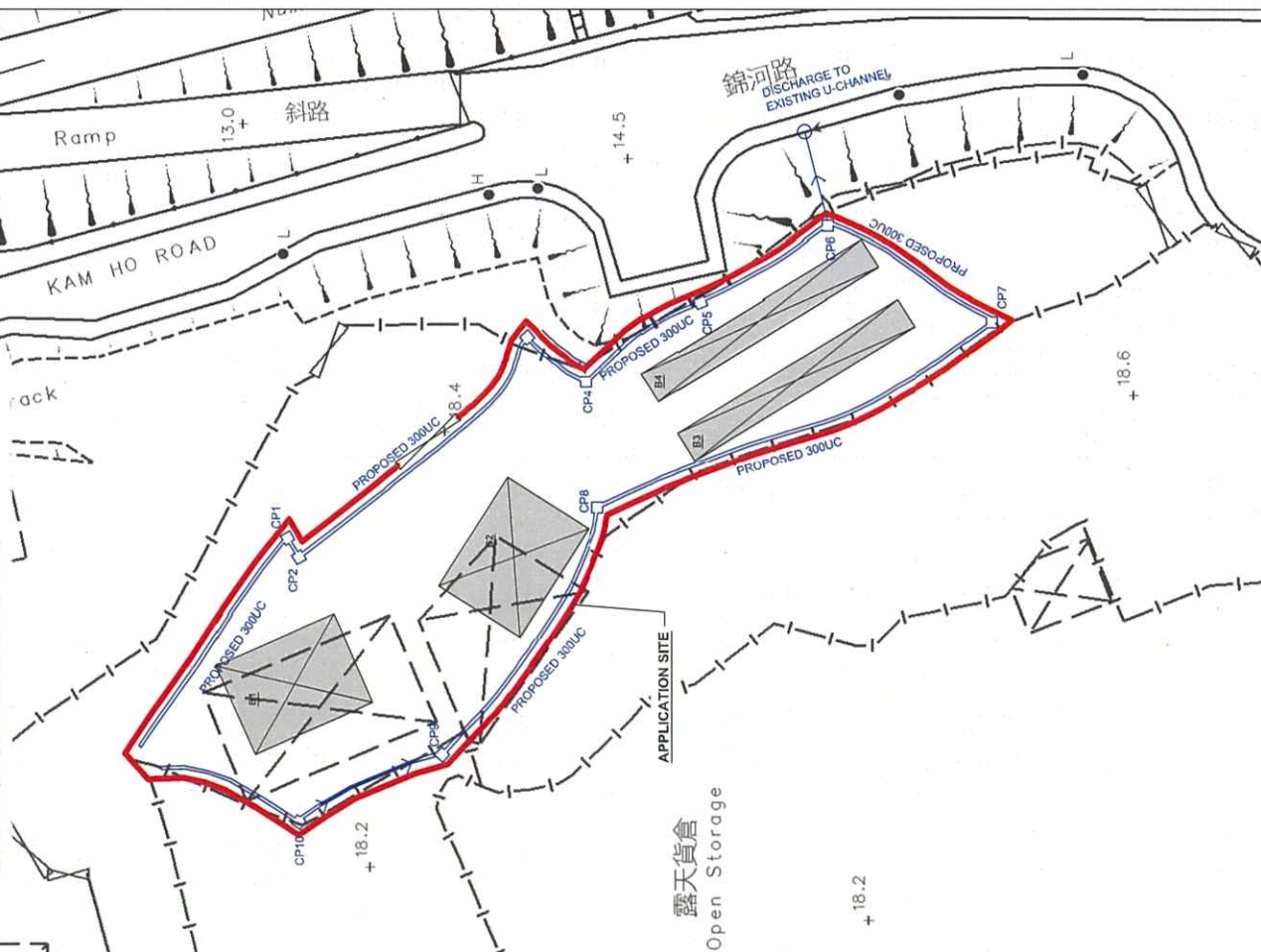
YEAR
001



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

- NOTES
- CATCHPIT (CP6) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
 - CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.
 - ALL UCs ARE COVERED BY CONCRETE COVER.
 - THE INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/414	Proposed temporary open storage of private vehicles for a period of 3 years	11.7.2008 (on review)
A/YL-KTS/494	Renewal of planning approval for temporary open storage of private vehicles use for a period of 3 years	25.6.2010 [revoked on 14.12.2012]
A/YL-KTS/597	Proposed temporary open storage of construction materials and water tower with ancillary site office for a period of 3 years	19.4.2013

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTS/385	Proposed temporary open storage of construction materials and machinery for a period of 3 years	12.1.2007 (on review)	(1), (2), (3), (5) & (6)
A/YL-KTS/698	Proposed temporary open storage of construction materials with ancillary site office for a period of 3 years	29.7.2016	(1), (2), (4), (5) & (6)

Rejection Reasons:

- (1) The development was not in line with the planning intention.
- (2) The development was not compatible with the surrounding land uses.
- (3) The application did not comply with the then Town Planning Board Guidelines No. 13D in that there was no previous approval granted at the site and there were adverse comments from Government departments.
- (4) The application does not comply with the then Town Planning Board Guidelines No. 13E in that the development is not compatible with the surrounding land uses which are predominantly rural in character, there is no previous approval granted at the major part of the site and there are adverse departmental comments on the application.
- (5) There was insufficient information to demonstrate that the proposed development would not generate adverse drainage, landscaping and environmental impacts on the surrounding areas.
- (6) The approval of the application would set an undesirable precedent for similar applications.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

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

- no further comment on the application from traffic engineering perspective having reviewed the further information (FI) submitted by the applicant (**Appendix Ia**).

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):

- no objection to the application; and
- there was no environmental complaint concerning the application site (the Site) received in the past three years.

4. Drainage

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

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

5. 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.

6. **Agriculture and Nature Conservation**

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

- no comment on the application from agricultural development and nature conservation perspectives; and
- the Site is zoned “Agriculture” and is occupied by some structures. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as 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.

7. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

8. **Heritage Conservation**

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- no objection in-principle to the application from archaeological and built heritage conservation perspectives after reviewing the FIs (**Appendices Ic and Id**) that the excavation work required for the proposed peripheral drainage u-channels at the Site is in small scale.

9. **Landscape**

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

- no objection to the proposed use from landscape planning perspective;
- the Site is located in an area of rural landscape character comprising farmlands, vacant land, village houses, temporary structures, scattered tree group and dense woodland within the “Conservation Area” zone in the south. The proposed use is not incompatible with the surrounding landscape setting; and
- the Site is fenced off and mostly hard paved. Some trees of common species are observed within the Site. According to the layout plan provided (**Drawing A-1**), the proposed works are not in conflict with the existing trees and no tree felling is proposed. Significant adverse impact within the Site arising from the proposed use is not anticipated.

10. **Building Matters**

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

- no objection to the application.

11. 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 particular comment on the application.

12. Other Departments

- Chief Engineer/Construction), Water Supplies Department (CE/C, WSD); Project Manager (West), Civil Engineering and Development Department (PM(W)); Commissioner of Police (C for P); and Director of Electrical and Mechanical Services (DEMS) have no comment on / no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development / uses and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should planning approval be given to the application, the lot owner(s) will need to apply to this office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (e) 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 LandsD. 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Kam Ho 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 Environmental Protection (DEP) that:
 - the applicant is advised: (i) that the proposed structures 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 Authorised Person; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised 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; and
- the applicant shall be 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;

(i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the Site does not associate with any Boarding Establishment Licence granted by DAFC, nor has DAFC received any application regarding 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 should also be 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;

(j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- proper licence / permit issued by his department is required if there is any food business/ catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
- if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should

handle on their own / at their expenses;

- (k) 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;
- (l) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:
 - the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

- detailed checking under the BO will be carried out at building plan submission stage.

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



KFBG's comments on five planning applications

08/11/2022 17:20

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

History: This message has been forwarded.

4 attachments



221108 s12a TM 25 & 26.pdf 221108 s16 TT 575.pdf 221108 s16 KTS 940.pdf 221108 s16 KTN 862.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are FOUR pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

8th November, 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/940)

1. We refer to the captioned.
2. According to the information from the Statutory Planning Portal 2 website, there is a rejected application for 'Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years' (A/YL-KTS/698) partially covering the current application site. The reasons for rejection are reproduced below:

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

(b) the application does not comply with the Town Planning Board PG-No. 13E in that the development is not compatible with the surrounding land uses which are predominantly rural in character; there is no previous approval granted at the major part of the site and there are adverse departmental comments on the application;

(c) the applicant fails to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas; and

(d) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

3. We urge the Board to seriously consider whether the proposed use is in line with the planning intention of the AGR zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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



A/YL-KTS/940 DD 113 Ho Pui

08/11/2022 03:06

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTS/940

Lots 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin

Site area: About 1,608sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong objections, the area of land filling is about 1,155m², 70% of the site and totally unacceptable.

The lots are beside a large tract of excavated land but these lots appear to be vegetated with trees, but no mention of tree felling.

The intention appears to be to extend the scope of the excavation.

Mary Mulvihill