

2024年 1月 3 日

Appendix I

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

The document is received on 30 JAN 2024
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

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

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

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

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A17-KTS/991 |
| | Date Received 收到日期 | 30 JAN 2024 |

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

青陽(大江埔)有限公司 Ching Yeung (Tai Kong Po) Limited

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

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

Allgain Land Planning Limited 全堅土地規劃有限公司

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) | 元朗錦田馬鞍崗第113約地段第1595號(部份) Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 1930 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 908 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 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 | 現時是空置的 (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
11/1/2024 (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 26/1/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展擬議臨時動物寄養所及填土工程
Proposed Temporary Animal Boarding Establishment and Land Filling

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

| | | | |
|---|------|-----------|---|
| Proposed uncovered land area 擬議露天土地面積 | 1142 |sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 788 |sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 8 | | |
| Proposed domestic floor area 擬議住用樓面面積 | 0 |sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 908 |sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 908 |sq.m | <input checked="" type="checkbox"/> About 約 |

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to list of Structures

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

| | |
|---|---|
| Private Car Parking Spaces 私家車車位 | 0 |
| Motorcycle Parking Spaces 電單車車位 | 0 |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 0 |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 0 |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 0 |
| Others (Please Specify) 其他 (請列明) | 0 |

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

| | |
|------------------------------------|---|
| Taxi Spaces 的士車位 | 0 |
| Coach Spaces 旅遊巴車位 | 0 |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 |
| Medium Goods Vehicle Spaces 中型貨車車位 | 0 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 0 |
| Others (Please Specify) 其他 (請列明) | 0 |

| | | | |
|--|---|---|--|
| Proposed operating hours 擬議營運時間 | | | |
| 星期一至星期日上午九時至下午六時，包括公眾假期。 | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從錦河路經地區道路前往 | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 950 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 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"/> | | |

| | |
|--|---|
| | 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) |
|--|---|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

| | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |

7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

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

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

Ms Hermose Chong

Manager

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

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

Allgain Land Planning Limited

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

Date 日期

26/01/2024

(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。

| | |
|--|--|
| 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 | 元朗錦田馬鞍崗第113約地段第1595號(部份) Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long |
| Site area 地盤面積 | 1930 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 |
| Zoning 地帶 | Agriculture 「農業」 |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | 擬議臨時動物寄養所及填土工程 Proposed Temporary Animal Boarding Establishment 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 | 0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 908 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | 0 | |
| | Non-domestic 非住用 | 8 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | 0 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 40.8 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 0 |
| | 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/> <hr/> | | 0 0 0 0 0 0 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 1 |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/> | | 0 0 1 0 0 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|-------------------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Site Plan , Location Plan , Paved Ratio Plan | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 預計輕型貨車進出流量報告 | | |
| 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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗錦田馬鞍崗第 113 約地段第 1595 號(部份)

擬議臨時動物寄養所 (為期 3 年) 及填土工程

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議動物寄養所的運作-----P.3
4. 擬議發展計劃的各方面影響-----P.4-6

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗錦田馬鞍崗第 113 約地段第 1595 號(部份)的規劃申請，擬在上述地段申請為期三年的臨時動物寄養所及填土工程。
2. 申請地點位於元朗錦田錦河路附近，在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「農業」用途。
3. 申請地盤面積為約 1,930 平方米，上蓋總面積為 788 平方米，露天地方面積為 1,142 平方米，上蓋覆蓋率為 40.8%。
4. 申請地點將設有八個構築物，用途及面積請參考附件的 List of Structures。
5. 擬議發展涉及部份填土範圍，填土面積約 950 平方米，填土物料為混凝土，厚度不超過 0.2 米，填土工程主要用作固定構築物和上落貨車輛停泊及掉頭用途。
6. 申請地點涉及 1 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
7. 擬議動物寄養所接受的動物種類：貓及狗，只涉及寄養服務，讓寵物有足夠的空間進食、運動、排便、自由地走動和睡覺。
8. 擬議動物寄養所預計每天最多可以寄養 20 隻貓和狗。
9. 擬議動物寄養所不涉及任何動物的繁殖和寄賣轉售等服務。
10. 申請地點可從錦田錦河路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。
11. 在營運時間內，寵物主人需要經電話預約，才能前來視察環境或帶寵物入住。
12. 在營運時間內，申請人或職員會給予寄養動物適當的護理和照顧。
13. 在非營運時間內，動物寄養所不會對外開放，申請人也會聘請職員輪班照顧寵物。

申請原因

1. 申請地點是「農業」地帶，而擬議用途為動物寄養所，申請用途屬「農業」的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 擬議發展只是臨時三年的性質，城市規劃委員會曾批准元朗錦田南「農業」用途土地地段作相同用途（參考規劃申請編號：A/YL-KTS/868、A/YL-KTS/869、A/YL-KTS/882 及 A/YL-KTS/978 等），因此申請人懇請城市規劃委員會對本申請作出相同的對待。
3. 申請用途不會破壞土地上的花草樹木，香港愈來愈多人養寵物，有時主人需要出國旅行或公幹或家中裝修，寄養到朋友或親戚家有時不太方便，他們就會選擇帶寵物到寵物酒店寄養，所以需求十分大。
4. 申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 擬議發展涉及部份填土範圍，用作固定構築物及車輛掉頭用途，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。
6. 如獲城規會批准，申請人將會正規向漁農自然護理署(漁護署)申請動物寄養所牌照，合法經營動物寄養服務。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田馬鞍崗第 113 約地段第 1595 號(部份)作為期不超過三年的擬議臨時動物寄養所及填土工程。

擬議動物寄養所的運作

1. 擬議動物寄養所是涉及商業營運的，涉及收費。
2. 擬議動物寄養所預計會有一個臨時流動式洗手間。
3. 擬議動物寄養所有三個上蓋，將會由臨時物料搭建，而且是四邊都密封的（會預留門口出入），到時會安裝合適數量的窗戶和抽氣扇，確保室內抽風正常，空氣流通。
4. 擬議動物寄養所內寄養的動物是會通宵留宿的。
5. 擬議動物寄養所的對外開放時間為早上 9 時至晚上 6 時，此時間以外不對外開放，而職員會輪更上班（職員實際上班時間為早上 7 時至晚上 8 時），職員在下班前，會安置好所有寄養的動物，然後就會離開，**不會有職員通宵留宿**。
6. 動物是會在構築物 4、構築物 5 及構築物 6 通宵留宿的，申請人會把每隻動物安置在獨立的籠子內，確保每隻動物的安全和有獨立的休息地方。
7. 訪客需要提先致電預約，每天預計不會多於 10 名訪客，同一時段不會多於 2 名訪客。由於擬議申請地點沒有停車位，只得 1 個臨時上落貨位，如親友駕車前來，需在申請地點臨時上落貨位放下訪客和貓狗，之後離開。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 8 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從錦田錦河路經鄉村地區道路前往，入口設有約 8 米闊的大閘讓車輛駛進動物寄養所。

3. 擬議發展的交通安排

- 申請用途只提供一個輕型貨車的上落車位，不設任何停泊車位。
- 擬議動物寄養所將會採用預約模式運作，主人需要提前在網上或電話預約才能前往申請地點，訪客可請親友駕車前來，但需在申請地點臨時上落貨位放下訪客和貓狗，之後離開。
- 擬議動物寄養所每天預計不會多於 10 名訪客，而同一時段不會多於 2 名訪客（辦理同 1 隻動物的主人），申請人認為一個臨時上落貨位置是足夠的，申請人預計不會每天都 Full Booking，申請人也會選擇在沒有訪客到訪期間為動物寄養所進行貨物補及，例如貓糧狗糧尿墊或寵物用品等等。
- 申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛或送貨車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出

入口或周邊地方。

- 申請人會在營業時間內，安排職員 負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。 每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

4. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時動物寄養所，不會對空氣造成污染。

6. 噪音方面

申請人不會在申請地點使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。

申請地點是臨時動物寄養所，入夜後動物大多都已休息，而 24 小時有職員輪班照顧狗隻的需要，盡量減少狗隻吠的情況。附近主要都是露天存放及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

動物大部份時間會留在構築物 4、構築物 5 及構築物 6 內，職員每天下午會帶動物到外面的空地散步(每次最多會有三隻動物同時在空地散步)，職員會看管動物，確保動物不會逃跑出去。如狗隻於戶外進行活動時，職員將會為狗隻戴上狗面罩，以確保安全。

申請人會在構築物 4、構築物 5 及構築物 6 加上隔音棉，盡量減少噪音。

7. 排污方面

申請用途涉及一個流動洗手間，申請地點不會興建任何化糞池，申請人

會租用流動洗手間供訪客和職員使用，並安排清潔公司每星期前來清潔 1-2 次，以確保衛生。至於動物因排泄產生的廢物廢水，也會交由環保吸糞公司一併處理清洗。



8. 渠務方面

申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。

懇請城市規劃委員會寬大批准新界元朗錦田馬鞍崗第 113 約地段第 1595 號(部份)作為期不超過三年的臨時動物寄養所及填土工程。

根據城市規劃條例第 16 條作出規劃許可申請
擬在元朗錦田馬鞍崗第 113 約地段第 1595 號(部份)
作為期三年的臨時動物寄養所及填土工程

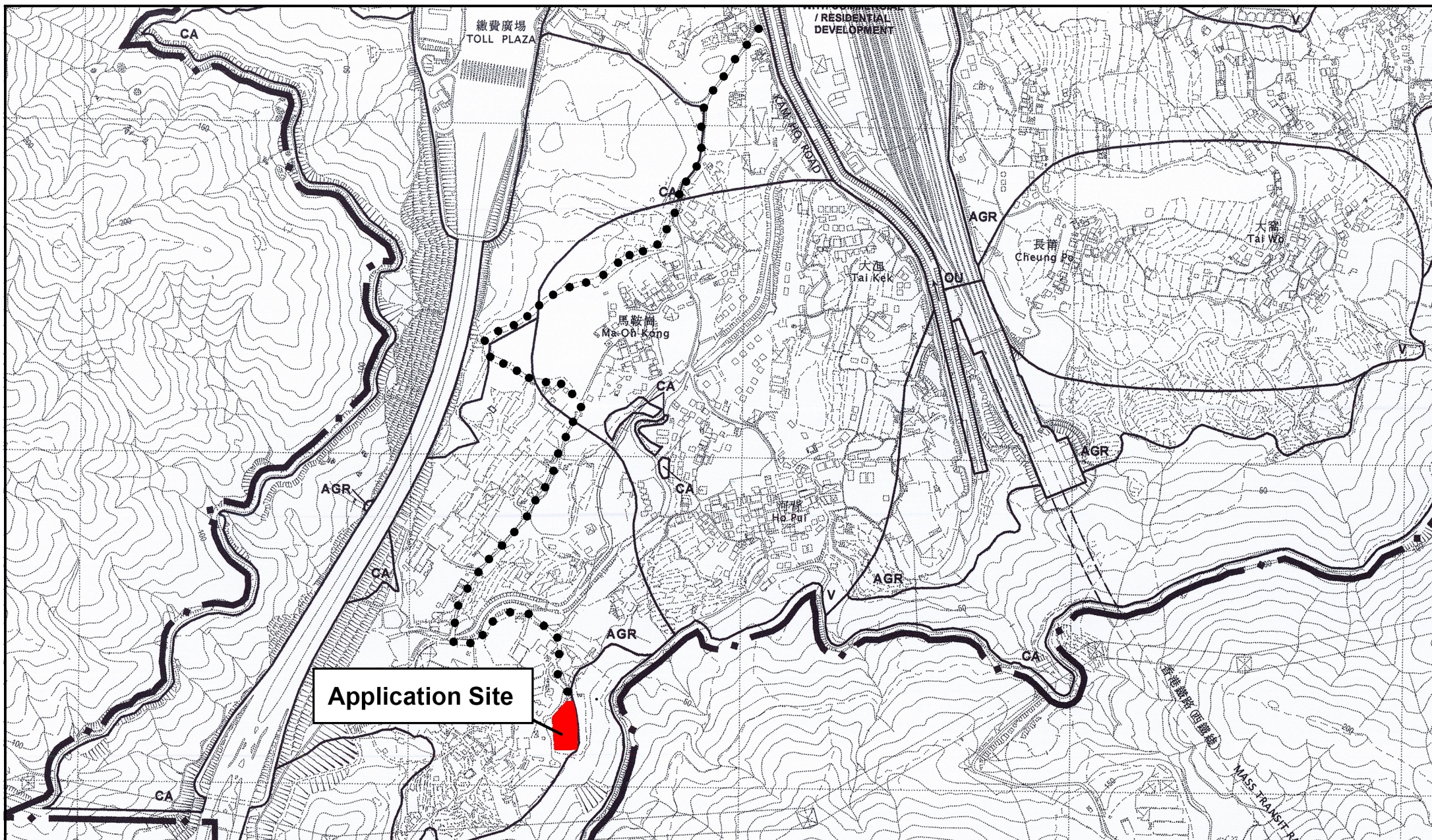
預計輕型貨車進出流量報告
(星期一至星期日及公眾假期)


| 時間 | 進入 (輛) | 離開 (輛) |
|-------------------|----------|----------|
| 9 : 00 – 10 : 00 | 0 | 0 |
| 10 : 00 – 11 : 00 | 0 | 0 |
| 11 : 00 – 12 : 00 | 0 | 0 |
| 12 : 00 – 13 : 00 | 0 | 0 |
| 13 : 00 – 14 : 00 | 1 | 0 |
| 14 : 00 – 15 : 00 | 0 | 0 |
| 15 : 00 – 16 : 00 | 0 | 1 |
| 16 : 00 – 17 : 00 | 0 | 0 |
| 17 : 00 – 18 : 00 | 0 | 0 |
| 合計(輛) | 1 | 1 |

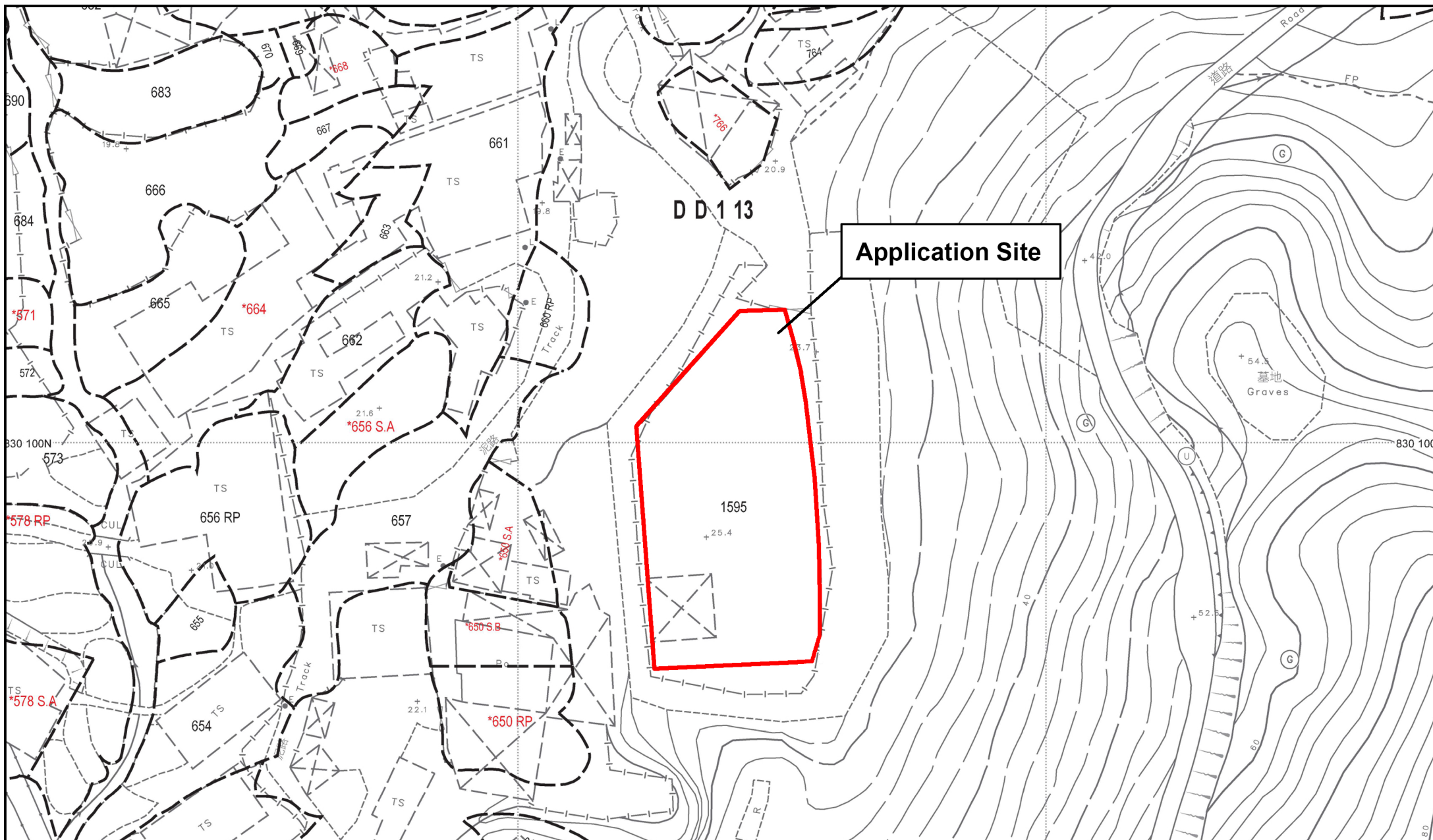
申請地點尚未發展，以上數字為預算車輛進出場地記錄。


List of Structures

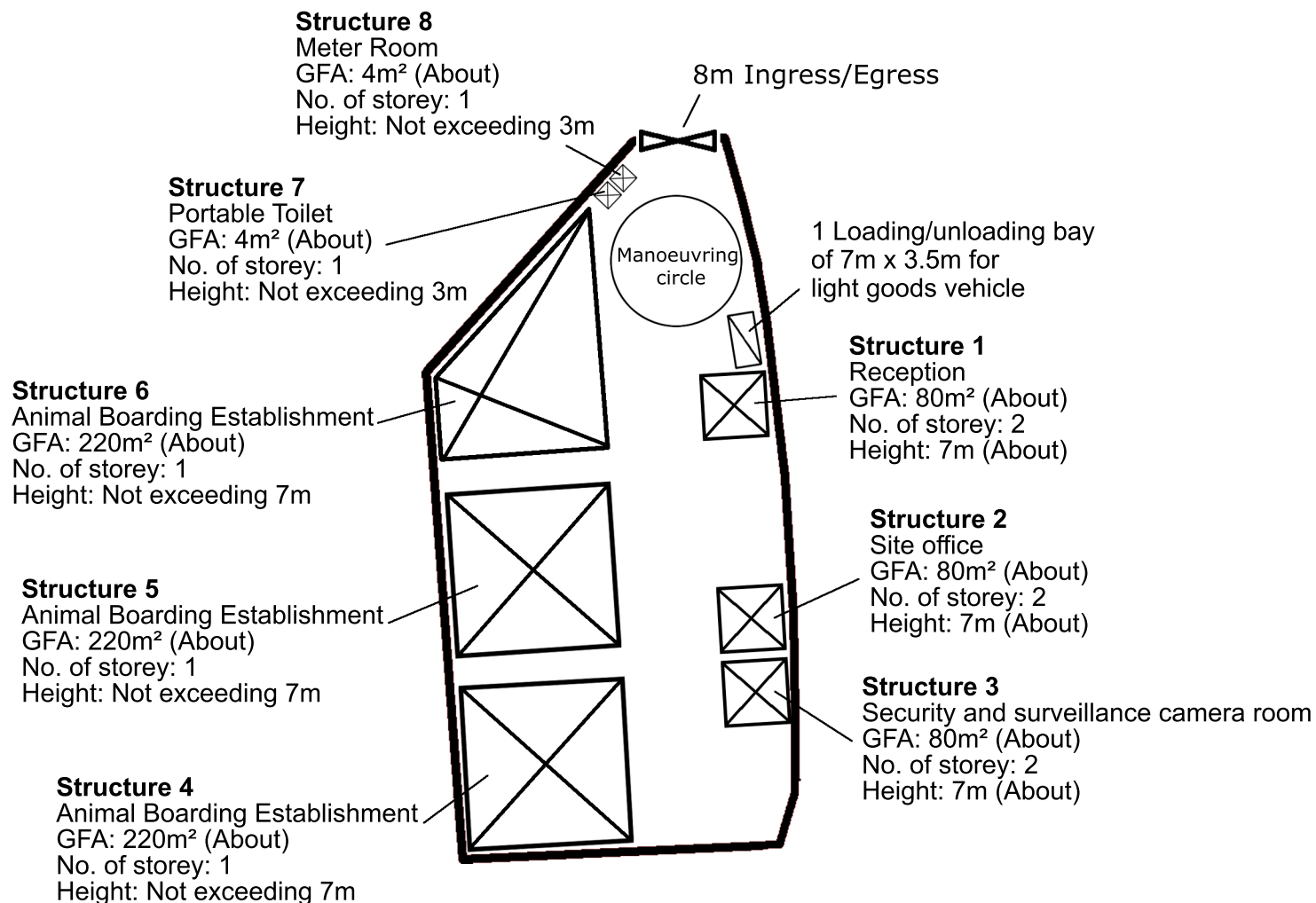
| Structure No. | Usage | Covered Area (m ²) | GFA (m ²) | Proposed Height |
|---------------|---------------------------------------|---------------------------------|------------------------|------------------------------|
| 1 | Reception | 40 | 80 | Not Exceeding 7 m ; 2 Storey |
| 2 | Site Office | 40 | 80 | Not Exceeding 7 m ; 2 Storey |
| 3 | Security and surveillance camera room | 40 | 80 | Not Exceeding 7 m ; 2 Storey |
| 4 | Animal Boarding Establishment | 220 | 220 | Not Exceeding 7 m ; 1 Storey |
| 5 | Animal Boarding Establishment | 220 | 220 | Not Exceeding 7 m ; 1 Storey |
| 6 | Animal Boarding Establishment | 220 | 220 | Not Exceeding 7 m ; 1 Storey |
| 7 | Portable Toilet | 4 | 4 | Not Exceeding 3 m ; 1 Storey |
| 8 | Meter Room | 4 | 4 | Not Exceeding 3 m ; 1 Storey |
| Total | | 788 | 908 | |



| | | | |
|--|---|---|---|
|  <p>全堅土地規劃</p> | <p>Project 項目名稱:</p> <p>Proposed Temporary Animal Boarding Establishment and Land Filling for a Period of 3 Years at Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long</p> | <p>Drawing Title 圖紙標題:</p> <p>Location Plan</p> | <p>Remarks 備註:</p> <p>●●● Vehicular access leading from Kam Ho Road</p> |
| | | <p>Drawing No. 圖號:</p> <p>20240123</p> | |



| | | | |
|--|---|---|-------------|
|  | Project 項目名稱: Proposed Temporary Animal Boarding Establishment and Land Filling for a Period of 3 Years at Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long | Drawing Title 圖紙標題: Site Plan Drawing No. 圖號: 20240130 | Remarks 備註: |
| | | | |



8m Ingress/Egress

Land Filling Area

For site formation of structures and circulation path

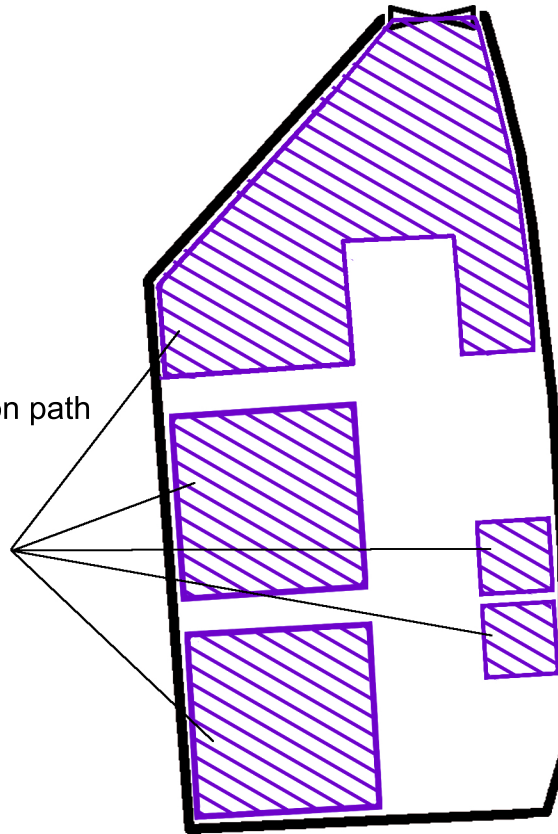
Area: 950m² (ABOUT)

Existing site level: +25.4mPD (ABOUT)

Proposed site level: +25.6mPD (ABOUT)

Depth of land filling : No more than 0.2m

Land Filling Materials : Concrete



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Chong Hermose
Sent: 2024-03-04 星期一 12:00:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: A/YL-KTS/991：回應部門的意見
Attachment: A_YL-KTS_991-回應部門意見.pdf

Dear TPB/planning department,

Attached please find our reply to the Departmental Comments of A/YL-KTS/991/

Thanks so much!

Ms Chong

Planning Application No. A/YL-KTS/991

Table A: Responses to Departmental Comments

| | Departmental Comments | Responses |
|-----|--|--|
| | Lands Department | |
| (a) | LandsD has reservation on the planning application since there are unauthorized structures and uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. | 申請人在 2024 年 1 月份已拆除該地段上的構築物，糾正有關違規事項，請看下圖。 如果申請獲城規會批准，申請人會正式就申請內的上蓋向地政處申請短期豁免書。 |



| | Departmental Comments | Responses |
|-----|--|--|
| | Environmental Protection Department | |
| (a) | Would the applicant please confirm whether all dogs will be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air conditioning system after operation hours (6:00pm to 9:00am). | 申請人確認在營業時間以外（下午六時至上午九時），所有動物都會被安置在設有隔音材料、機械通風及空調系統的封閉構築物內。 |

| | Departmental Comments | Responses |
|-----|---|--|
| | Fire Services Department | |
| (a) | <p>The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <ul style="list-style-type: none"> i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii. The location of proposed FSIs to be installed should be clearly marked on the layout plans. | <p>如申請獲城規會批准，申請人會正式向消防處遞交消防裝置建議，有關建議將會按照消防處指引做的。</p> |

| | Departmental Comments | Responses |
|-----|---|---|
| | Drainage Services Department | |
| (a) | The applicant should submit a drainage proposal to the satisfaction of the Director of Drainage Services. | 如申請獲城規會批准，申請人會正式向渠務處遞交排水建議書，有關建議書將會按照渠務處指引做的。 |

| | Departmental Comments | Responses |
|-----|--|---|
| | Agriculture, Fisheries and Conservation Department | |
| (a) | <p>The subject address does not associate with any licence granted by this department, nor have we received any application regarding this address. 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 Public Health(Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times.</p> | <p>由於申請仍未獲批，現時申請人仍未向有關部門申請動物寄養所的牌照。</p> <p>如申請獲城規會批准，申請人會正式向漁農自然護理署申請動物寄養所牌照，繳付相關牌照費用，並會按照動物寄養所牌照的指引營業。</p> |
| (b) | <p>The current activities on the application site may have encroached on the abutting CA zone adjacent to the application site boundary. In view of the condition observed at present, we are concerned of the possible encroachment and disturbance on the nearby CA zone from the use. As such, I have reservation on the application from nature conservation point of view.</p> | <p>申請地點為「農業地帶」，鄰近為「保育地區 CA Zone」。</p> <p>申請地點周邊都是一些臨時鐵皮倉、露天存放等，早已缺乏復耕能力。</p> <p>申請人會用坑板圍起申請地點，確保擬議申請不會影響周邊的保育地區，減少影響周邊環境。</p> |
| (c) | <p>We noted that there is a natural streamcourse to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.</p> | <p>申請人會用坑板圍起申請地點，並做好排水設施，不會在工程或營運期間影響西邊的河道，減少影響周邊環境。</p> |

附圖 1



附圖 2



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Chong Hermose
Sent: 2024-03-25 星期一 08:49:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: A/YL-KTS/991 : 回應部門的意見
Attachment: A_YL-KTS_991_回應部門意見_3.25.pdf; 附件 1_路徑圖.pdf; 附件 2 : Layout_Plan_Buffer_Zone.pdf

Dear TPB/planning department,

Attached please find our reply to the Departmental Comments of A/YL-KTS/991.

Thanks so much!

Ms Chong

Planning Application No. A/YL-KTS/991

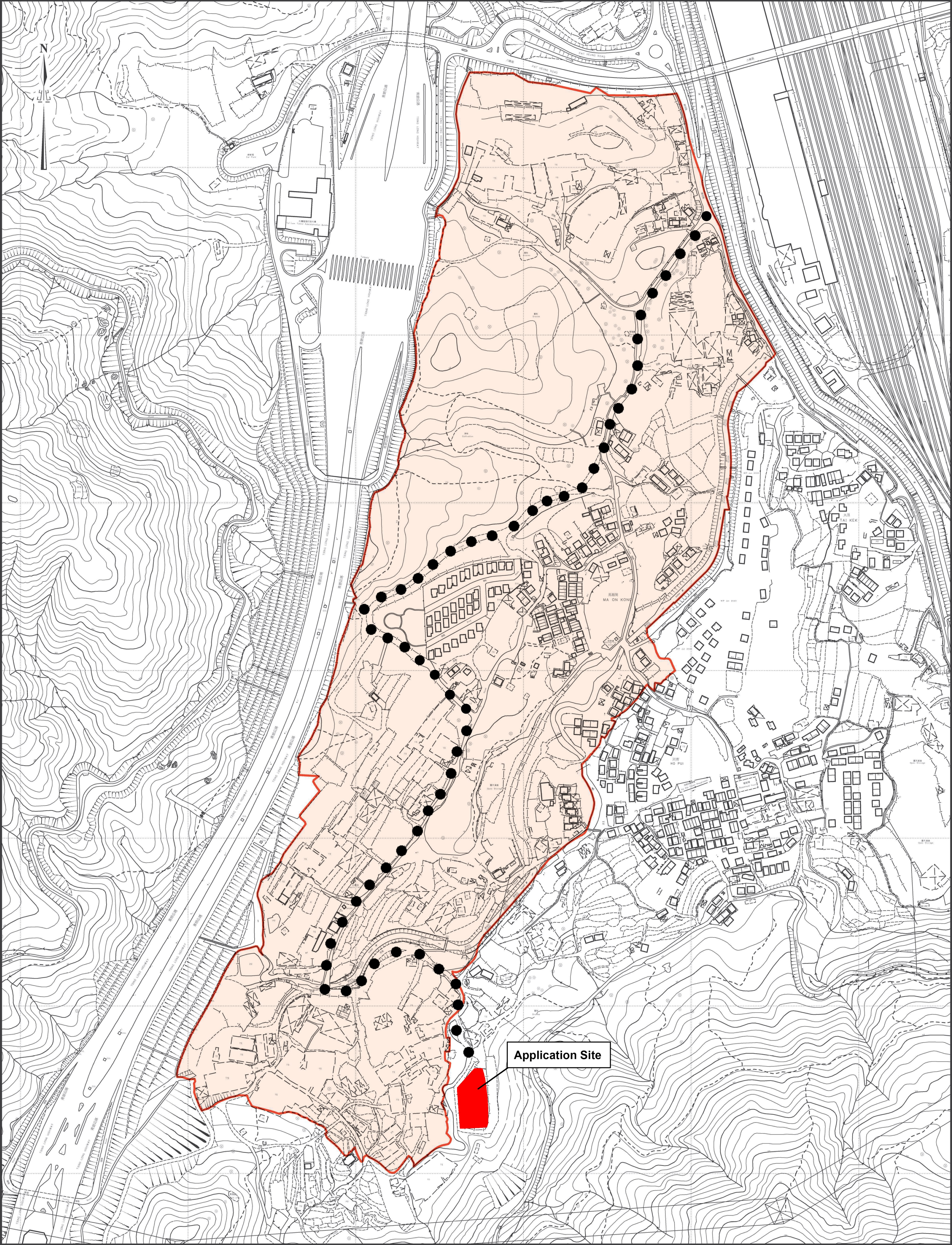
Table A: Responses to Departmental Comments

| | Departmental Comments | Responses |
|-----|--|--|
| | Transport Department | |
| (a) | The applicant shall propose alternative route to the site if the original access is not agreed by the lot owner. | <p>申請人估計部門是看了其中一個公眾意見（河背村村長）而提出這個 comment。</p> <p>請部門看看附件 1 的圖則，附件 1 內清楚列明從村口進入申請地點的路線圖，當中 95%都是屬馬鞍崗村的村界範圍，而且該道路都被村民廣泛使用，至於那 5%的部份則是政府土地，相信每個市民都能進出該政府土地。</p> <p>申請人和政府部門（包括規劃處不同的職員）每次進入申請地點也沒有遇到任何阻礙。</p> <p>因此申請人認為 original access 是沒有問題的。</p> |

| | Departmental Comments | Responses |
|-----|--|--|
| | Agriculture, Fisheries and Conservation Department | |
| (a) | <p>The subject site is zoned “AGR” and is generally vacant. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The subject 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.</p> | <p>申請地點雖為「農業地帶」，但申請地點周邊都是一些臨時鐵皮倉、露天存放、維修工場等，已缺乏復耕能力。</p> <p>擬議申請是動物寄養所，屬農業地帶的第2欄申請用途，擬議用途希望能為寵物提供一個寄養地點，讓主人能在工餘或旅行或家中裝修時將寵物臨時寄養在這裡，營運性質相對沒有露天存放及維修工場那些用途厭惡，較為靜態，不會嚴重違反農業地帶的規劃意向，希望能從寬考慮。</p> |
| (b) | <p>The subject address does not associate with any licence granted by this department, nor have we received any application regarding this address.</p> <p>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 Public Health (Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times.</p> | <p>由於申請仍未獲批，現時申請人仍未向有關部門申請動物寄養所的牌照。</p> <p>如申請獲城規會批准，申請人會正式向漁農自然護理署申請動物寄養所牌照，繳付相關牌照費用，並會按照動物寄養所牌照的指引營業。</p> |

| | Departmental Comments | Responses |
|-----|--|--|
| | Agriculture, Fisheries and Conservation Department | |
| (c) | The current activities on the application site may have encroached on the abutting CA zone adjacent to the application site boundary. In view of the condition observed at present, we are concerned of the possible encroachment and disturbance on the nearby CA zone from the use. As such, I have reservation on the application from nature conservation point of view. | 申請地點靠近「CA Zone 保育地帶」，為了擬議申請「動物寄養所」日後的工程及營運不要影響周邊的保育地區，申請人修正了構築物的位置（向左移了少許），並在申請範圍內沿著保育地帶的邊緣設了 5 米的緩衝地區 Buffer Zone，請看附件 2，在 Buffer Zone 內不會有任何構築物/車輛停泊，不會影響旁邊的保育地區和環境。 |
| (d) | We noted that there is a natural streamcourse to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation. | 申請人已用坑板圍起申請地點，並會做好現場的排水設施，申請人確保不會在工程或營運期間影響西邊的天然河道，會好好保護它，不會影響周邊環境和河道。請看下圖。 |

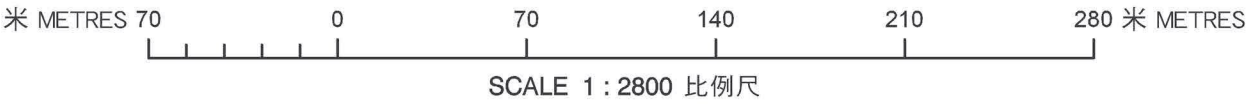




現有鄉村範圍的劃定界線
Delineation of Area of Existing Village

本地圖顯示的現有鄉村範圍劃定界線，只為關乎在2023至2026年舉行的現有鄉村居民代表的一般選舉或補選的目的，並不作任何其他用途。
The delineation of area of Existing Village shown on this map is solely for the purpose of holding an ordinary election or a by-election of Resident Representative for the Existing Village from 2023 to 2026 and is not for any other purposes.

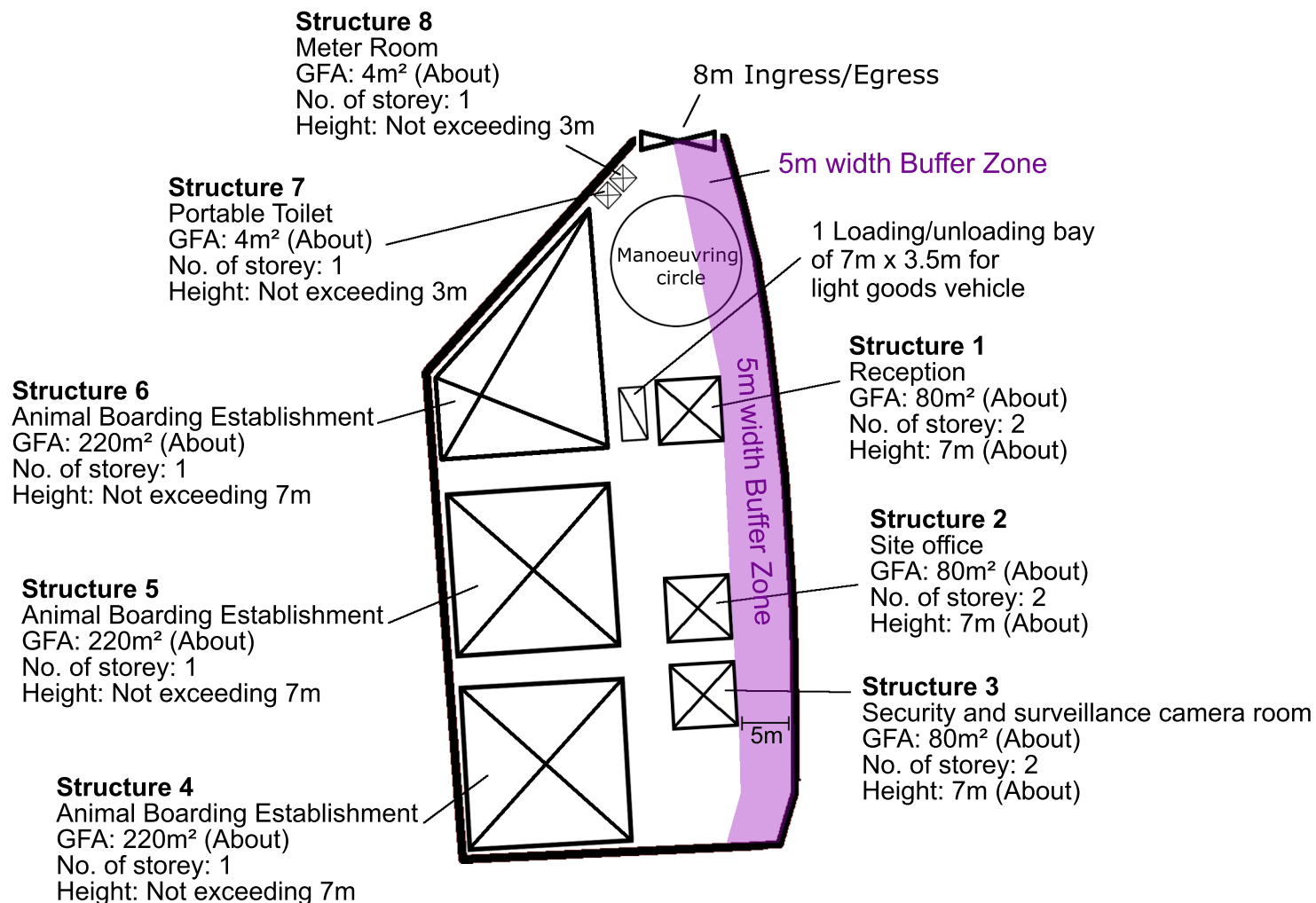
居民代表選舉馬鞍崗村（八鄉）現有鄉村範圍的劃定界線
DELINEATION OF AREA OF EXISTING VILLAGE OF
MA ON KONG TSUEN (PAT HEUNG)
FOR ELECTION OF RESIDENT REPRESENTATIVE



圖則編號
PLAN No. VEB/2002/M/PH-03

二零二二年四月版 April 2022 Edition

民政事務總署刊印
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地政總署測繪處繪製
Cartography by Survey & Mapping Office, Lands Department



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Chong Hermose
Sent: 2024-05-13 星期一 17:02:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: A/YL-KTS/991：回應部門意見
Attachment: 附件 2：路徑圖.pdf; 附件 3：FS_Plan.pdf; 附件 4：Temporary Drainage Proposal.pdf; KTS_991_回應部門意見_20240513.pdf; 附件 1：Layout Plan with Buffer Zone.pdf

城規會/規劃處：

有關規劃申請：A/YL-KTS/991，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong

Planning Application No. A/YL-KTS/991

Table A: Responses to Departmental Comments

| | Departmental Comments | Responses |
|-----|---|--|
| | Agriculture, Fisheries and Conservation Department | |
| (a) | As the manoeuvring circle and the ingress/ egress will overlap with the buffer zone according to attachment 1, our earlier comments from nature conservation perspective are still valid. Our earlier comments are recapped as follows: | 申請人已更改 Layout Plan，會在 Buffer Zone 的界線設定 1.8m 高的圍網（看下圖），確保 Buffer Zone 上面不會有任何車輛/出入口/動物/職員進入，是緩衝區。 附件 1：Layout Plan |
| (b) | The subject address does not associate with any licence granted by this department, nor have we received any application regarding this address. 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 License from this department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times. | 由於申請仍未獲批，現時申請人仍未向有關部門申請動物寄養所的牌照。 如申請獲城規會批准，申請人會正式向漁農自然護理署申請動物寄養所牌照，繳付相關牌照費用，並會按照動物寄養所牌照的指引營業。 |
| | The current activities on the application site may have encroached on the abutting CA zone adjacent to the application site boundary. In view of the condition observed at present, we are concerned of the possible encroachment and disturbance on the nearby CA zone from the use. As such, I have reservation on the application from nature conservation point of view. | 申請地點靠近「CA Zone 保育地帶」，為了擬議申請「動物寄養所」日後的工程及營運不要影響周邊的保育地區，申請人修正了構築物的位置（向左移了少許），並在申請範圍內沿著保育地帶的邊緣設了 5 米的緩衝地區 Buffer Zone，請看附件 1，在 Buffer Zone 內不會有任何構築物/車輛停泊，不會影 |

| | | |
|--|--|--|
| | | 響旁邊的保育地區和環境。 |
| | We noted that there is a natural streamcourse to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation. | 申請人已用坑板圍起申請地點，並會做好現場的排水設施，申請人確保不會在工程或營運期間影響西邊的天然河道，會好好保護它，不會影響周邊環境和河道。 |

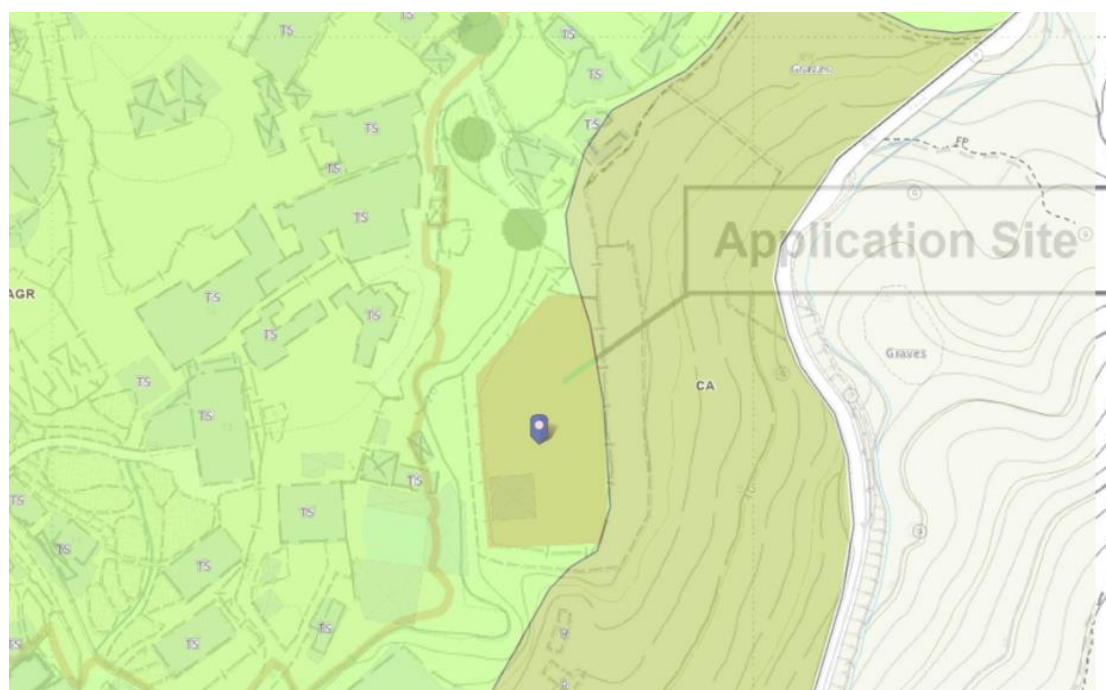


申請人不會圍起 CA 部份的，只會把 ARG 範圍的土地界線圍起，
會把觸碰到 CA Zone 的坑板拆卸。



申請人會設置 1.8 米高的圍網隔開 Buffer Zone，
確保人和動物都無法進入 Buffer Zone。

| | Departmental Comments | Responses |
|-----|--|--|
| | Lands Department | |
| (a) | Please advise if there is any right of way clause and access issue by referring to the land documents of the lots concerned. | <p>從錦河路進入申請地點，途中涉及部份馬鞍崗村的私家地段，包括</p> <p>DD 113 Lot 661,1501,1503RP,1510,1512 及 1516B RP，其餘的都是政府地，申請人會和以上 5 個私家地的地主協商，確保這條路是可以供申請人使用的，有些私家地都已讓出部份私家地給公眾使用，自動把他的圍牆移入。</p> <p>到目前為止，這條路都是暢通無阻，無任何阻礙，所有村民包括裡面貨倉的租客、運輸車輛、的士等都是用這條路進出的，一直都使用良好，沒有什麼阻檔，沒有路權糾紛。</p> <p>附件 2：從錦河路進入申請地點的路徑圖</p> |

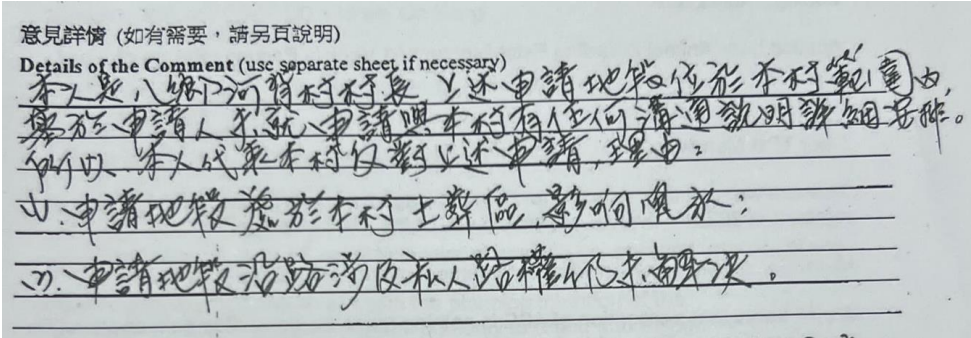


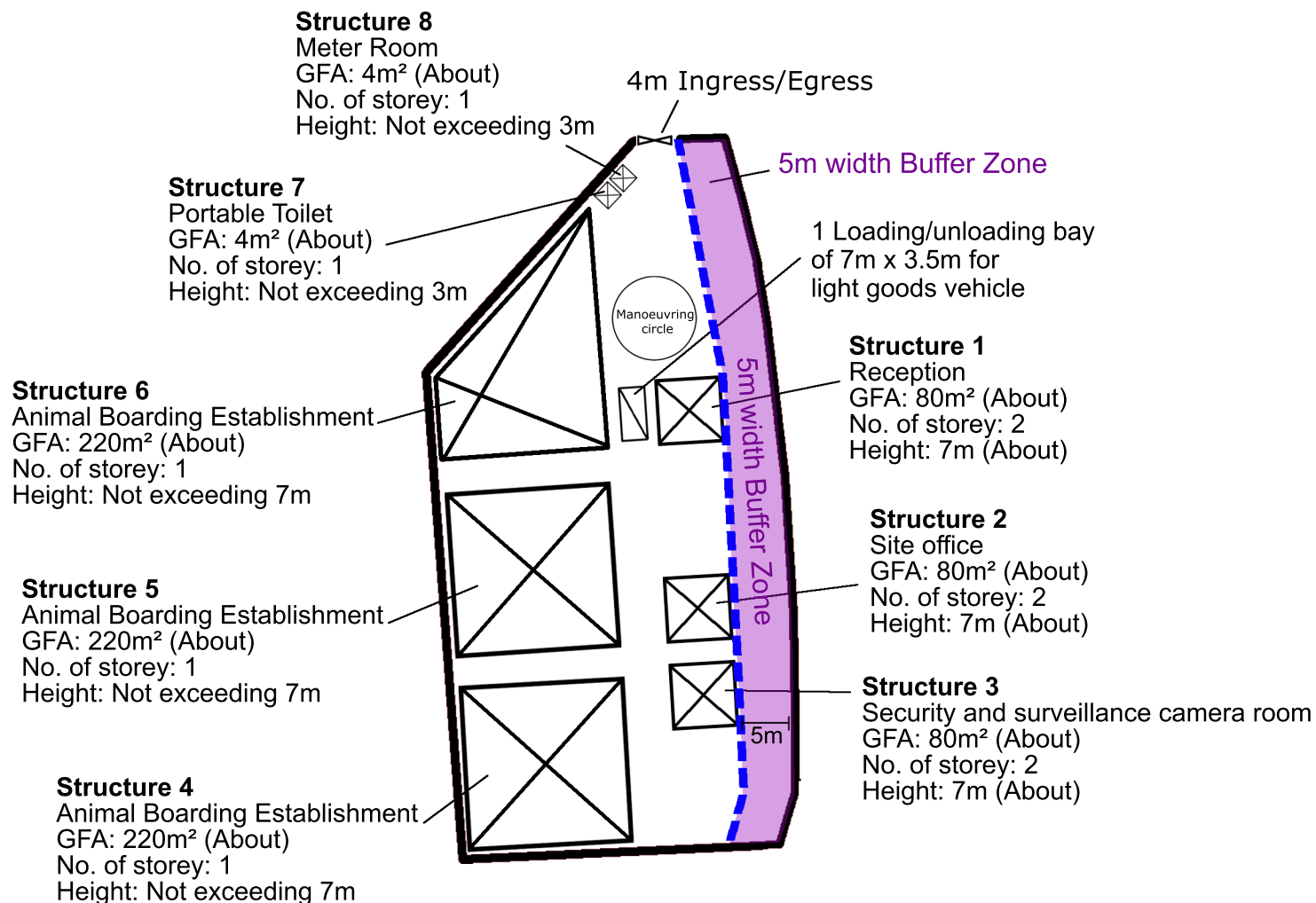
申請人提供的路徑圖，並不會經過保育地帶，申請人確保整個發展不會影響鄰近的 CA Zone。

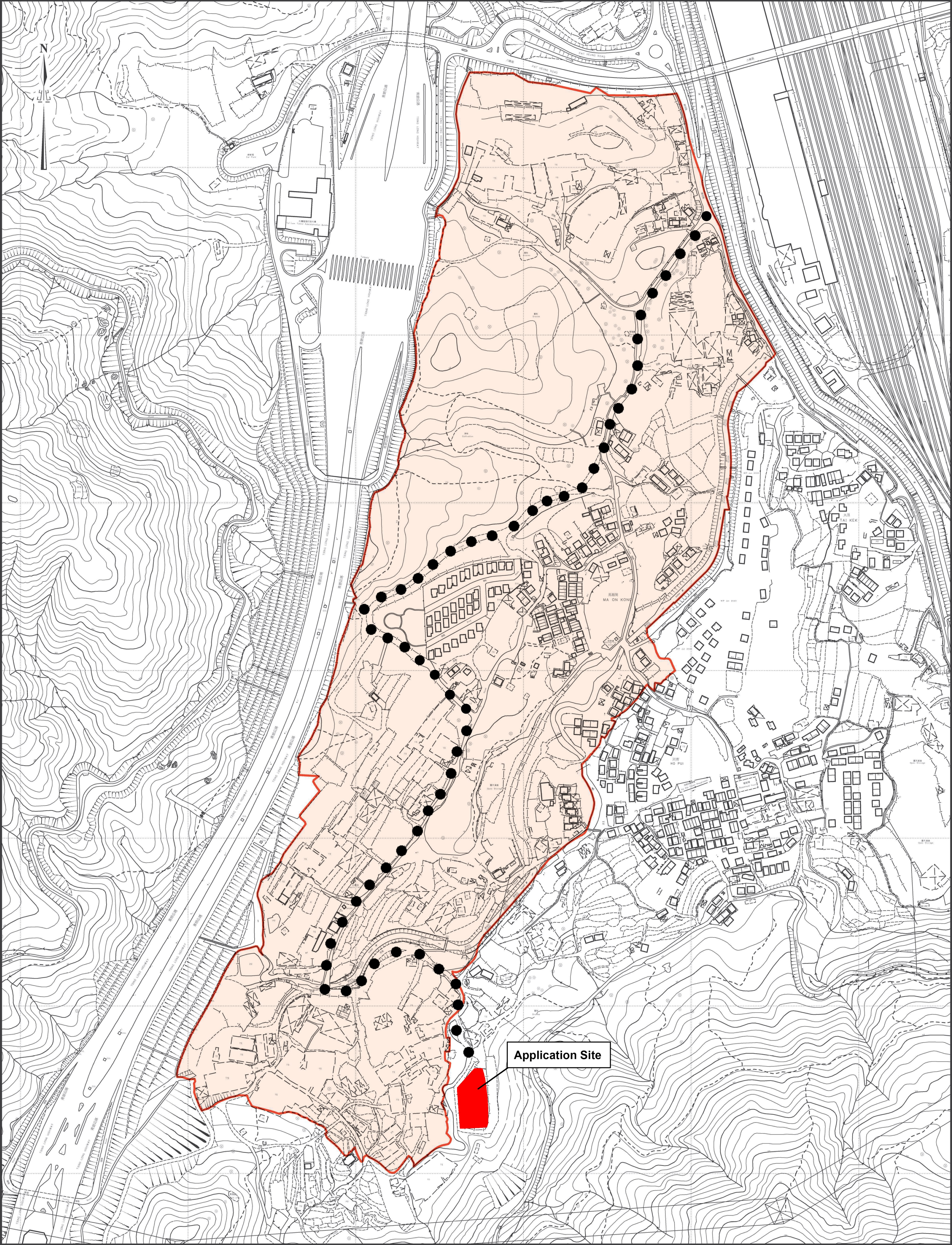
| | Departmental Comments | Responses |
|-----|--|---|
| | Transport Department | |
| (a) | <p>Please provide information on whether there is any clause in the land lease related to right of way, or is the lot owner entitles to close the access.</p> <p>Subject to LandsD's reply, the applicant may need to propose alternative route accordingly.</p> | <p>從錦河路進入申請地點，途中涉及部份馬鞍崗村的私家地段，包括 DD 113 Lot 661,1501,1503RP,1510,1512 及 1516B RP，其餘的都是政府地，申請人會和以上 5 個私家地的地主協商，確保這條路是可以供申請人使用的，有些私家地都已讓出部份私家地給公眾使用，自動把他的圍牆移入。</p> <p>到目前為止，這條路都是暢通無阻，無任何阻礙，所有村民包括裡面貨倉的租客、運輸車輛、的士等都是用這條路進出的，一直都使用良好，沒有什麼阻檔，沒有路權糾紛。</p> <p>附件 2：從錦河路進入申請地點的路徑圖</p> |

| | Departmental Comments | Responses |
|-----|--|---|
| | Fire Services Department | |
| (a) | <p>The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <p>i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and</p> <p>ii. The location of proposed FSIs to be installed should be clearly marked on the layout plans.</p> | <p>申請人已遞交消防裝置建議書，請看附件 3。</p> <p>附件 3：FS Plan</p> |

| | Departmental Comments | Responses |
|-----|---|---|
| | Drainage Services Department | |
| (a) | The applicant should submit a drainage proposal to the satisfaction of the Director of Drainage Services. | 申請人已做好排水建議書，請看附件 4。 附件 4：Temporary Drainage Proposal |

| | Departmental Comments | Responses |
|--|--|-----------|
| | Public Comments | |
| | <p>意見詳情 (如有需要，請另頁說明) Details of the Comment (use separate sheet if necessary)</p>  <p>本人是八鄉河背村村長，上述申請地段位於本村範圍內，屬於申請人家族申請與本村有任何清冊說明詳細安排。 所以本人代表本村反對上述申請，理由： 一、申請地段位於本村土葬區，影響風水； 二、申請地段沿路涉及私人路權仍未解決。</p> | |
| | <p>范村長您好。</p> <p>申請人在購買土地時，律師樓查閱地契和民政處資料時，沒有文件顯示該地段是貴村的殯葬區，如有需要，歡迎村長或相關人士和申請人購回土地，給貴村村民下葬用。如果該地段到時真的需要被政府徵收用作殯葬用途，申請人會全力配合。</p> <p>另外，申請地段沿路的私人路權都屬馬鞍崗村界範圍，申請人會自行和相關地主協商路權問題，暫時路權問題處理順利，多謝村長關心。</p> | |

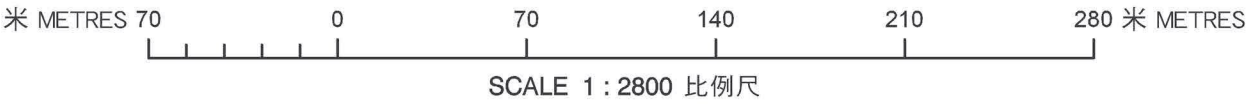




現有鄉村範圍的劃定界線
Delineation of Area of Existing Village

本地圖顯示的現有鄉村範圍劃定界線，只為關乎在2023至2026年舉行的現有鄉村居民代表的一般選舉或補選的目的，並不作任何其他用途。
The delineation of area of Existing Village shown on this map is solely for the purpose of holding an ordinary election or a by-election of Resident Representative for the Existing Village from 2023 to 2026 and is not for any other purposes.

居民代表選舉馬鞍崗村（八鄉）現有鄉村範圍的劃定界線
DELINEATION OF AREA OF EXISTING VILLAGE OF
MA ON KONG TSUEN (PAT HEUNG)
FOR ELECTION OF RESIDENT REPRESENTATIVE



圖則編號
PLAN No. VEB/2002/M/PH-03

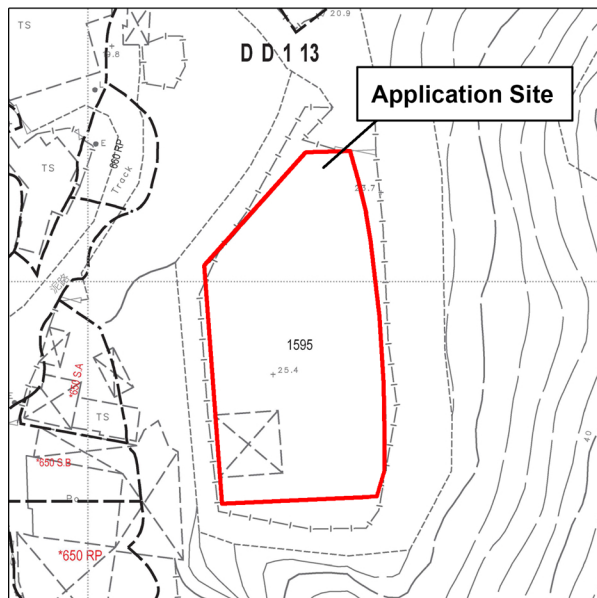
二零二二年四月版 April 2022 Edition

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Cartography by Survey & Mapping Office, Lands Department

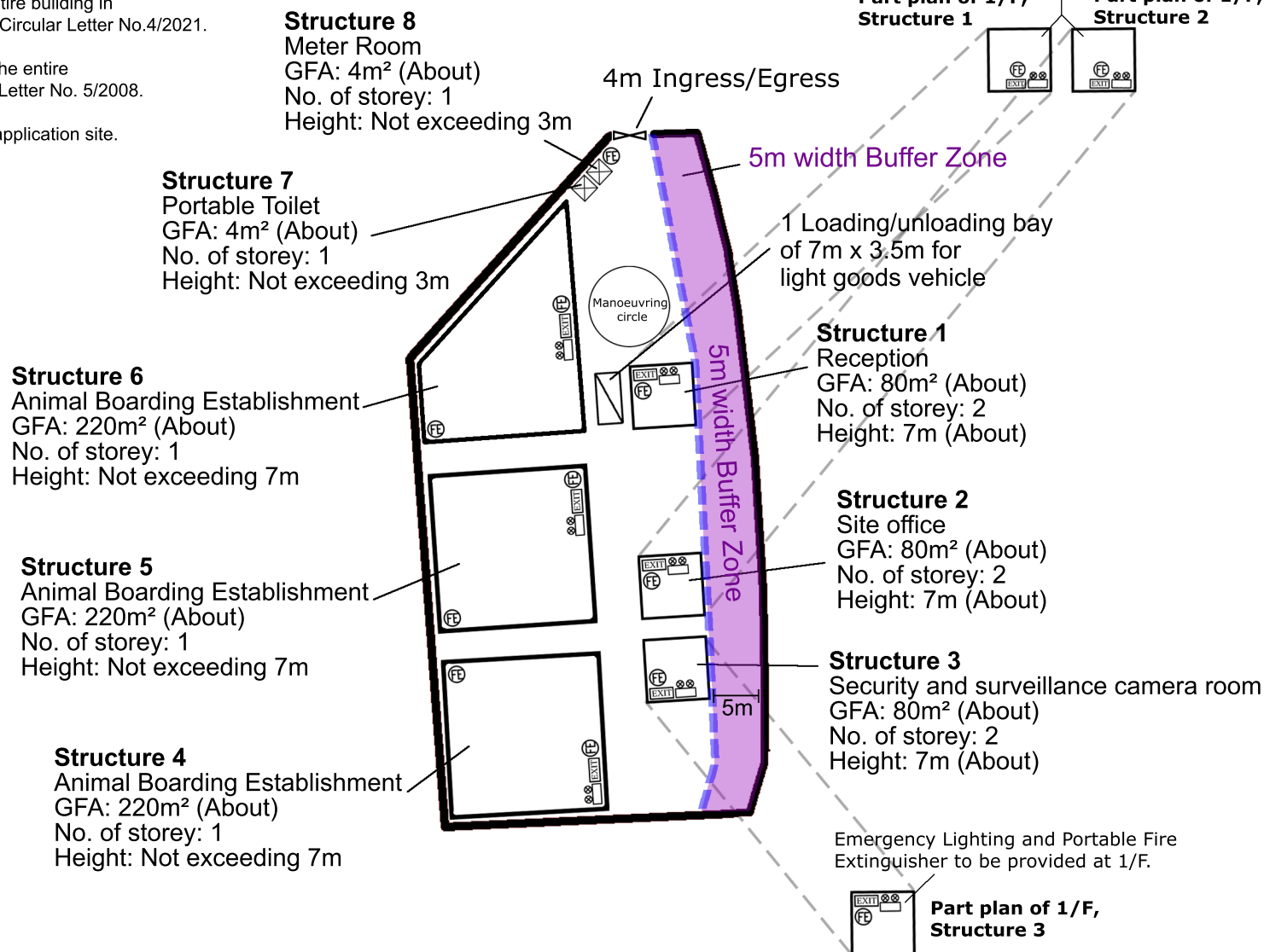
F.S. NOTES :

Proposed Fire Services Installation

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No.4/2021.
2. Sufficient directional and exit sign shall be provided throughout the entire building in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008.
3. Portable fire extinguisher shall be provided for structures in the application site.



DD 113 Lot 1595 (Part), Ma On Kong, Kam Tin, Yuen Long



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment and Land Filling for a Period of 3 Years at Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long

Drawing Title 圖紙標題:

FS Plan

Drawing No. 圖號:

20240510

Remarks 備註:



Proposed New Emergency Lighting complete with 2 hours battery backup



Proposed New Exit Sign complete with 2 hours battery backup



Proposed New 5KG CO₂ Fire Extinguisher

ISSUE 1

TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF THE PROPOSED
TEMPORARY ANIMAL BOARDING
ESTABLISHMENT FOR A PERIOD OF 3 YEARS AT
LOT 1595 (PART) IN D.D.113, MA ON KONG,
KAM TIN, YUEN LONG.

PROJECT NO. AGLA/TDM/026

PREPARED FOR

APPLICATION NO. A/YL-KTS/991

5 APRIL 2024

Table of Contents

| | | |
|----------|---|----------|
| 1 | Introduction | 1 |
| 1.1 | Background..... | 1 |
| 1.2 | Objectives of the Report..... | 1 |
| 1.3 | Report Structure | 1 |
| 2 | Development Proposal | 1 |
| 2.1 | Location of the Application Site..... | 1 |
| 3 | Assessment Criteria..... | 2 |
| 3.1 | Design Return Periods | 2 |
| 3.2 | Calculation Methodology for Runoff..... | 2 |
| 3.3 | Calculation Methodology for Pipe Capacity Checking..... | 3 |
| 4 | Potential Drainage Impact | 3 |
| 4.1 | Existing Site Condition | 3 |
| 4.2 | Changes in Drainage Characteristics..... | 3 |
| 4.3 | Potential Drainage Impact..... | 4 |
| 5 | Construction Stage | 4 |
| 5.1 | Temporary Drainage Arrangements | 4 |
| 6 | Conclusions..... | 5 |
| 6.1 | Conclusion..... | 5 |

LIST OF APPENDICES

- A. Location Plan
- B. Layout Plan
- C. Proposed Drainage Plan
- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings of U-Channel and Catchpit
- F. Response to Comments

LIST OF TABLES

| | |
|---|---|
| Table 3-1 Recommended Design Return Periods based on Flood Levels | 2 |
| Table 4-1 Change in sub-catchment within the site | 3 |
| Table 4-2 Design calculation of the proposed drainage work..... | 4 |

1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long.
- 1.1.2 For the site location plan, please refer to the **Appendix A**.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Ma On Kong, Kam Tin, with an area of around 1,930m² and ground level varying between + 25.7mPD and + 23.7 mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

| DESCRIPTION | DESIGN RETURN PERIODS |
|---|-----------------------|
| Intensively Used Agricultural Land | 2 – 5 Years |
| Village Drainage including internal Drainage System under a polder Scheme | 10 Years |
| Main Rural Catchment Drainage Channels | 50 Years |
| Urban Drainage Trunk System | 200 Years |
| Urban Drainage Branch System | 50 Years |

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.
- 3.1.3 An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

| | | | |
|-------|-------|---|---------------------------------|
| where | Q_p | = | Peak Runoff, m ³ /s |
| | C | = | Runoff Coefficient |
| | i | = | Rainfall Intensity, mm/hr |
| | A | = | Catchment Area, km ² |

- 3.2.2 The paved area of the site will account for 1,930 m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.
- 3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

- 3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.
- 3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.
- 3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

- 4.1.1 The adjacent ground surface from southern direction are generally higher than the ground level of application site, external catchment m² shall be considered in the calculation, the application site with a projected area of 1,930 m² with external catchment of 320 m² are considered as part of the catchment.

4.2 Changes in Drainage Characteristics

- 4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.
- 4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

| | BEFORE | AFTER |
|---|--------|-------|
| Grassland (m ²) | 0 | 0 |
| Paved Area (m ²) | 1,930 | 1,930 |
| External Catchment Area (m ²) | 320 | 320 |
| Total Catchment Area (m ²) | 2,250 | 2,250 |

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catchpit with trap (TCP).
- 4.3.3 The runoff from the Application site is collected by U-channels along the boundary and discharged to the terminate catchpit with trap (TCP), which is connected to the further downstream leading to the discharge point of the steep channel at the western direction of the application site, and eventually lead to the existing village Nullah.
- 4.3.4 The 400mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the 400mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

| DRAINAGE SYSTEM | ESTIMATED FLOW (M ³ /S) | CAPACITY (M ³ /S) | RESERVE CAPACITY |
|-----------------|------------------------------------|------------------------------|------------------|
| 400mm UC | 0.142 | 0.169 | 16% |

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 400mm U-channel reach its full capacity for conservative.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 400mm UC with the runoff anticipated to be 0.142m³/s, which is within the drainage capacity of the proposed 400mm u-channel of 0.169m³/s with gradient 1:100.
- 4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

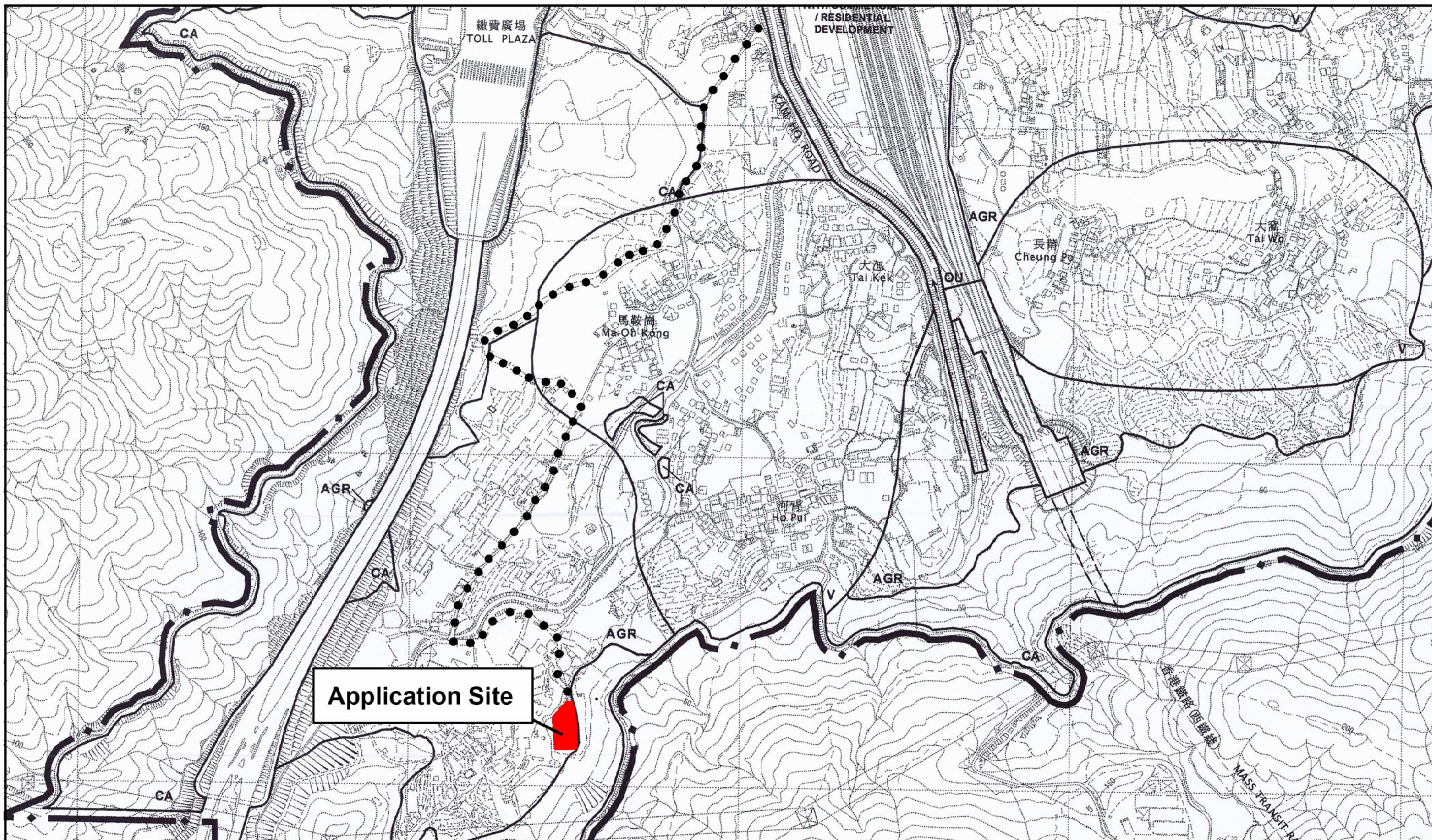
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 2,250 m² consists of the site area of the proposed Application Site and the adjacent catchment area.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment and Land Filling for a Period of 3 Years at Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Location Plan

Drawing No. 圖號:

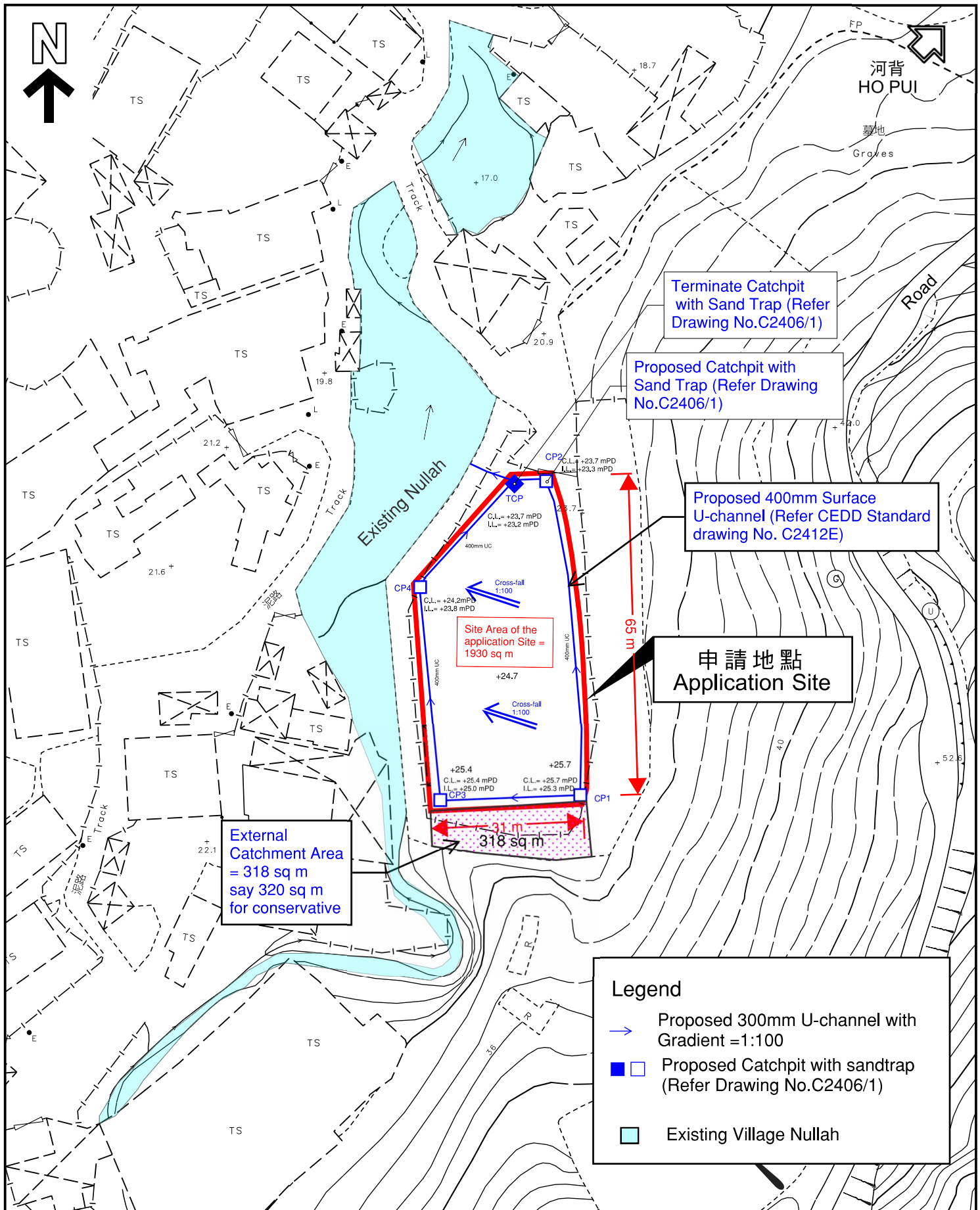
20240123

Remarks 備註:

●●● Vehicular access leading from Kam Ho Road

APPENDIX B
LAYOUT PLAN

APPENDIX C
PROPOSED DRAINAGE PLAN



本摘要圖於2024年1月31日擬備，
所根據的資料為測量圖編號
6-NE-22C及D 和 6-SE-2A及B
EXTRACT PLAN PREPARED ON 31.1.2024
BASED ON SURVEY SHEETS No.
6-NE-22C&D and 6-SE-2A&B

Appendix C - Drainage Plan

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-KTS/991

APPENDIX D

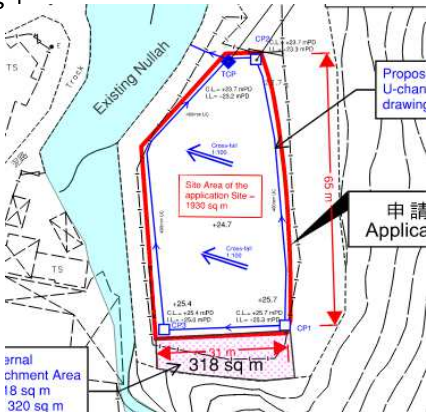
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

- 1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
- 2. For conservative, Runoff coefficient for paved / unpaved land is 1
- 3. Design return period is 50 years.
- 4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

| Catchment | K | Area (A) |
|-------------------------|------|-----------------------|
| Application Site Area | 1.00 | 1930.0 |
| External Catchment Area | 1.00 | 320.0 m ² |
| Total Catchment Area | 1.00 | 2250.0 m ² |

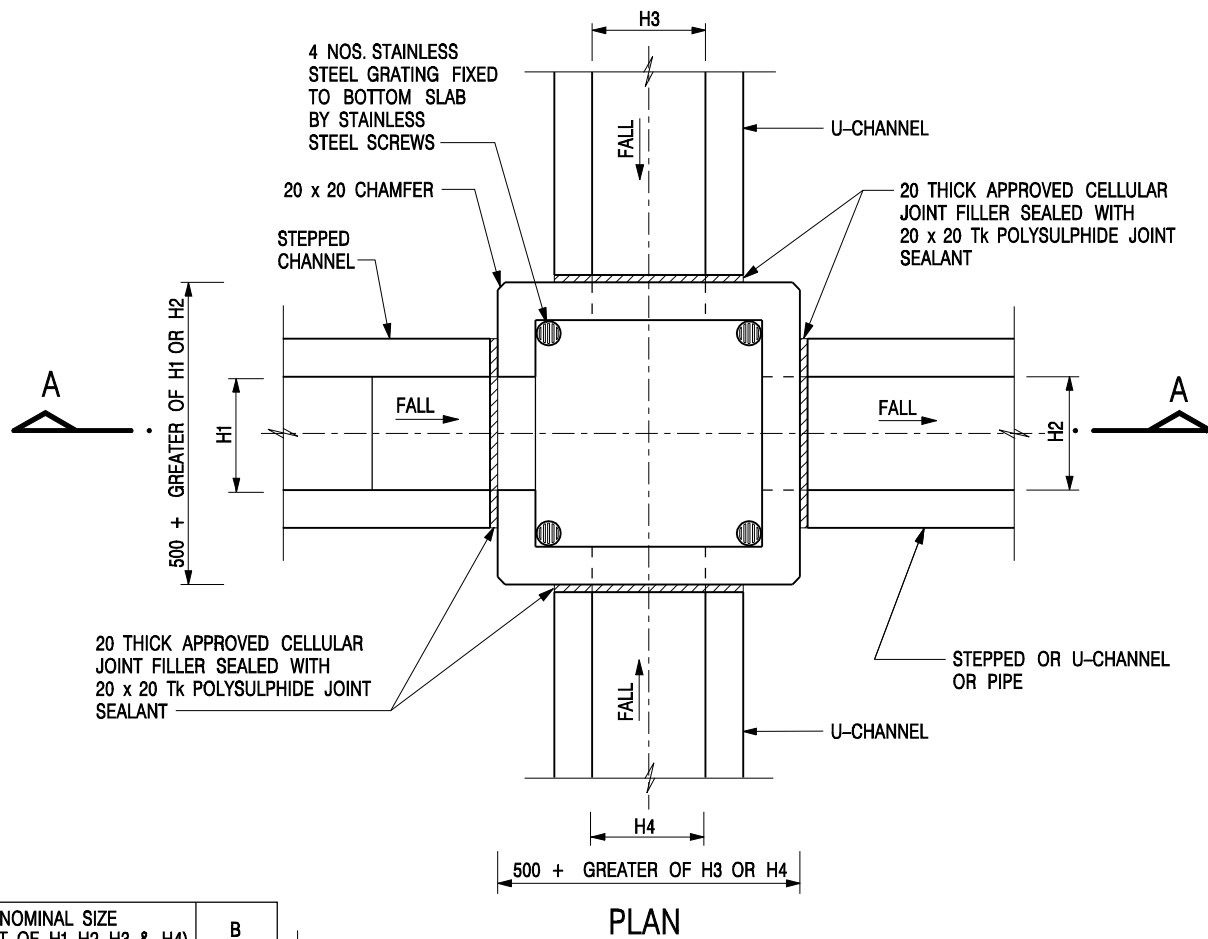


| | | |
|---------------|---|--|
| | <u>Runoff estimation</u> | |
| | Average slope, H | = 1 / 100m |
| | Catchment area, A | = 2250 m ² |
| | Distance between summit and point under consideration, L | = 11 m |
| SDM 7.5.2 | Time of concentration of natural catchment, t _o | = 0.14465 x L / (H ^{0.2} x A ^{0.1}) |
| | | = 0.74 min. |
| | Length of drain, L _j | = 22 m |
| | Velocity, V _j | = 1.185 m/s |
| SDM 7.5.2 | Flow time, t _f | = Σ (L _j / V _j) |
| | | = 0.30934384 min. |
| | Time of concentration, t _c | = t _o + t _f |
| | | = 1.04 min. |
| SDM Table 3 | Storm constants for 50-year return period: | a = 1167.6 |
| | | b = 16.76 |
| | | c = 0.561 |
| SDM 4.3.2 | Extreme mean intensity, i _{50_{yr}} | = a / (t _d + b) ^c |
| | | = 226.925869 mm/hr |
| GMS Fig 8.2 | | < 405.000 mm/hr |
| SDM 7.5.2 | Design flow, Q | = 0.278 i Σ K A |
| | | = 0.142 m ³ /s |
| | <u>400mm u-channel capacity</u> | |
| | Diameter | = 400 mm |
| | Cross-sectional area of 400mm U-channel = (PI x R ^2 / 2) + R x R/2 = | = 0.1428 m ² |
| | Gradient | = 0.01 |
| Manning's Eq. | flow velocity | = 1.185 m/s |
| | Design Capacity | = 0.169 m ³ /s |
| | | > 0.142 m ³ /s OK |
| | Reserve capacity | = 16% |

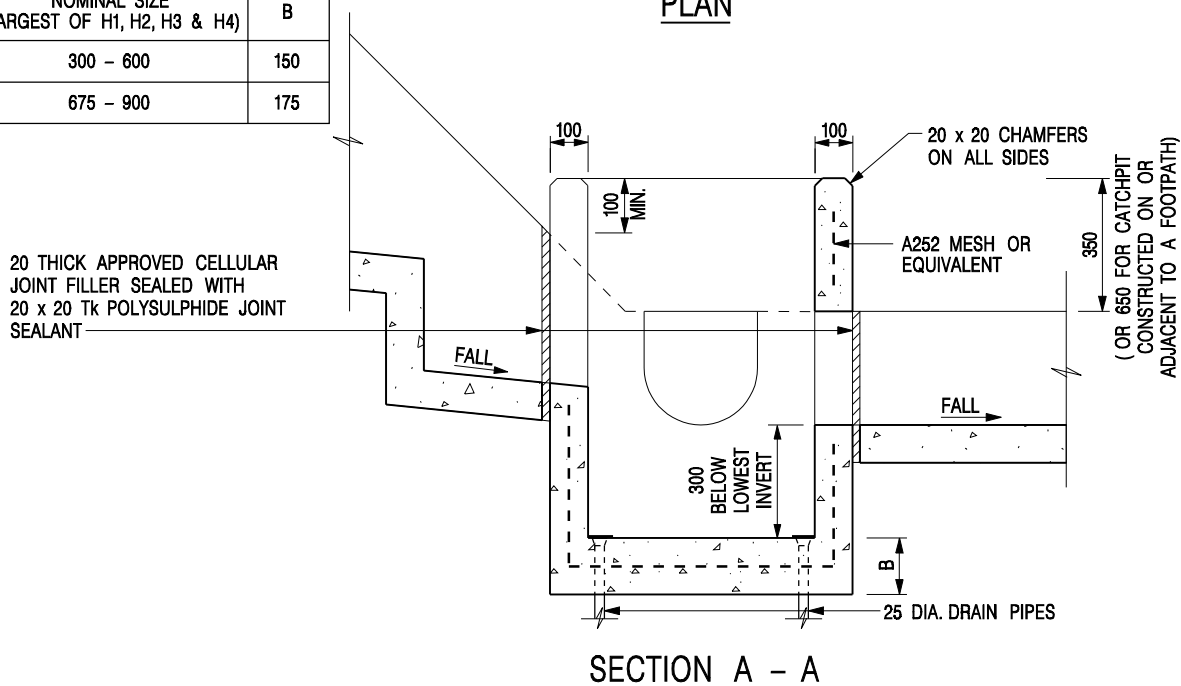
For conservative, all the U-channel along the site boundary shall be 150mm.

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**




| NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4) | B |
|--|-----|
| 300 - 600 | 150 |
| 675 - 900 | 175 |

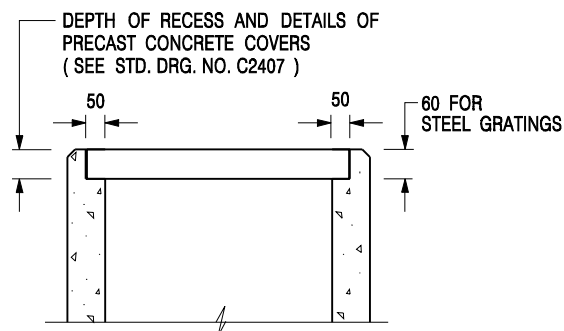


NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

| | | | |
|---|-------------------------|-------------------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |
| <div></div> <div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div> | | | |
| SCALE 1 : 20 | | DRAWING NO. C2406 /1 | |
| DATE JAN 1991 | | | |



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

| | | | |
|-------------|-------------------------|------------------|-------------|
| A | MINOR AMENDMENT. | Original Signed | 04.2016 |
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



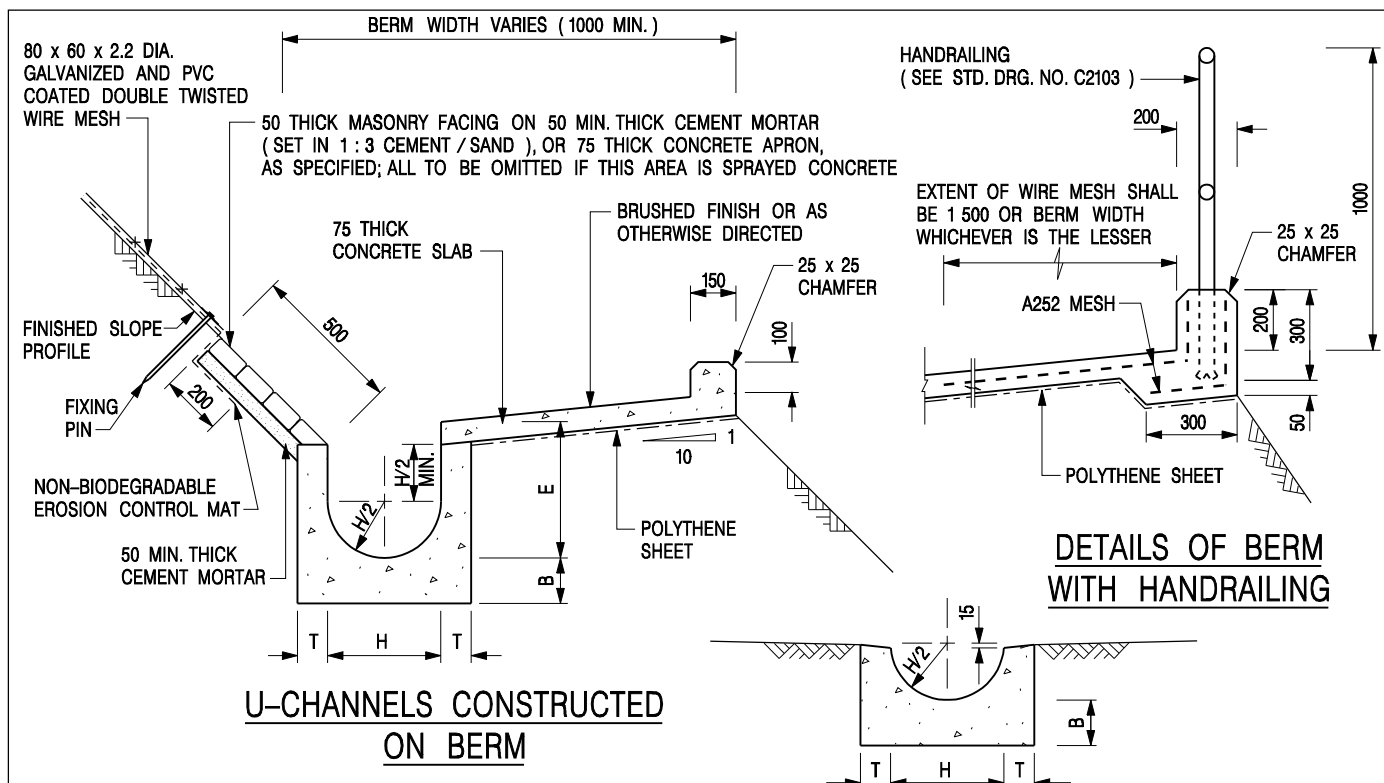
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

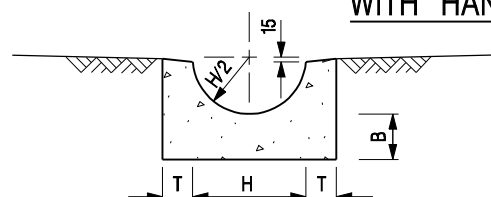
DATE JAN 1991

DRAWING NO.

C2406 /2A

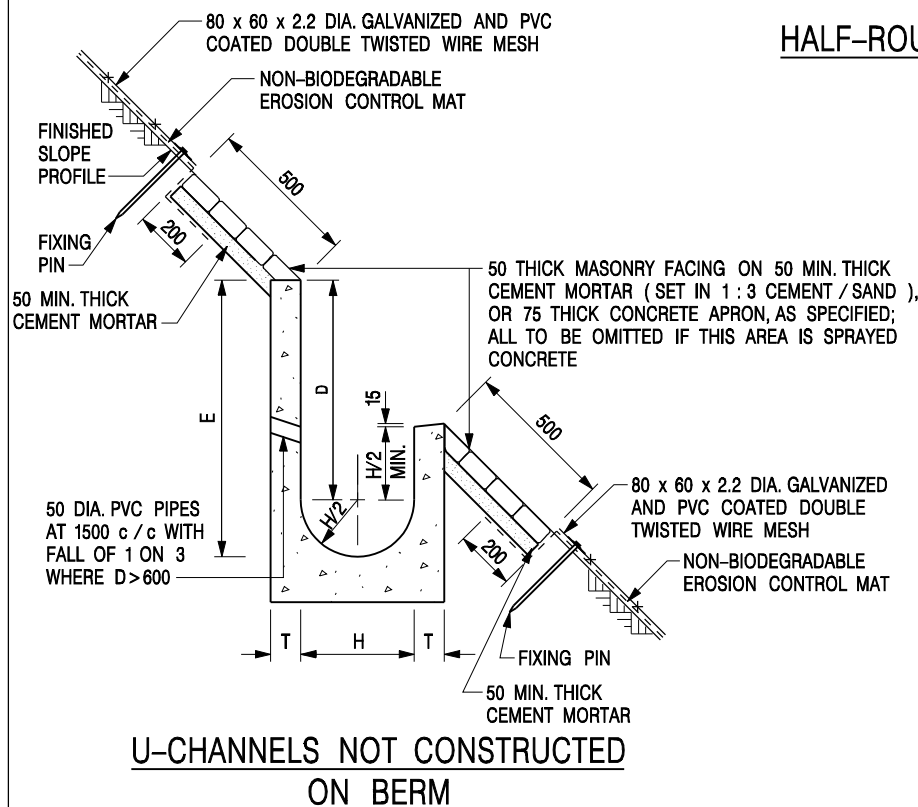


HALF-ROUND CHANNEL



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C251/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C251/1E)



| NOMINAL SIZE H | T | B | REINFORCEMENT |
|----------------|-----|-----|---|
| 300 | 80 | 100 | A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650 |
| 375 - 600 | 100 | 150 | |
| 675 - 900 | 125 | 175 | A252 MESH PLACED CENTRALLY |

| | | | |
|------|--------------------------------------|-----------------|---------|
| I | MINOR AMENDMENT. | Original Signed | 07.2018 |
| H | THICKNESS OF MASONRY FACING AMENDED. | Original Signed | 01.2005 |
| G | MINOR AMENDMENT. | Original Signed | 01.2004 |
| F | GENERAL REVISION. | Original Signed | 12.2002 |
| E | DRAWING TITLE AMENDED. | Original Signed | 11.2001 |
| D | MINOR AMENDMENT. | Original Signed | 08.2001 |
| C | 150 x 100 UPSTAND ADDED AT BERM. | Original Signed | 6.99 |
| B | MINOR AMENDMENTS. | Original Signed | 3.94 |
| REF. | REVISION | SIGNATURE | DATE |

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



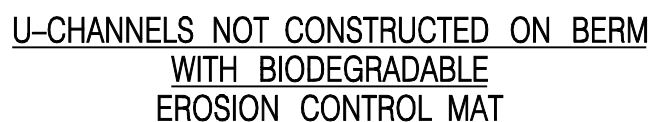
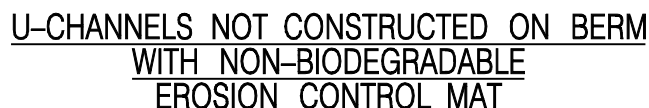
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DATE JAN 1991

DRAWING NO.

C2409I



1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C251/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.

9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.

10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511.

| | | | |
|-------------|--|------------------|-------------|
| I | MINOR AMENDMENT. | Original Signed | 07.2018 |
| H | FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED. | Original Signed | 12.2017 |
| G | DIMENSION TABLE AMENDED. | Original Signed | 01.2005 |
| F | MINOR AMENDMENT. | Original Signed | 01.2004 |
| E | GENERAL REVISION. | Original Signed | 12.2002 |
| D | MINOR AMENDMENT. | Original Signed | 08.2001 |
| C | 150 x 100 UPSTAND ADDED AT BERM. | Original Signed | 6.99 |
| B | MINOR AMENDMENT. | Original Signed | 3.94 |
| A | MINOR AMENDMENT. | Original Signed | 10.92 |
| REF. | REVISION | SIGNATURE | DATE |

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B – WITH EROSION CONTROL MAT APRON)

卓越工程 建設香港



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

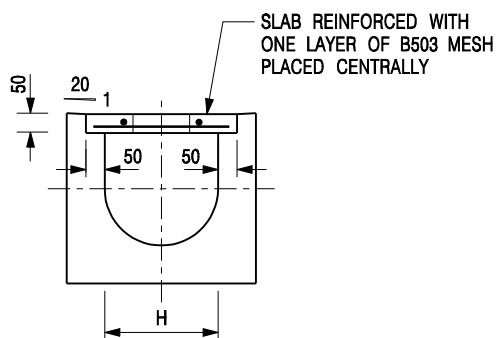
SCALE DIAGRAMMATIC

DATE JAN 1991

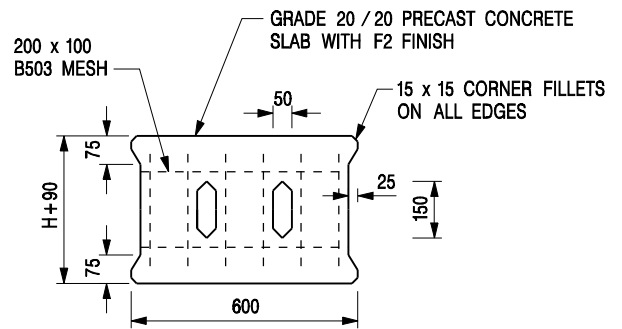
DRAWING NO.

C24101

We Engineer Hong Kong's Development



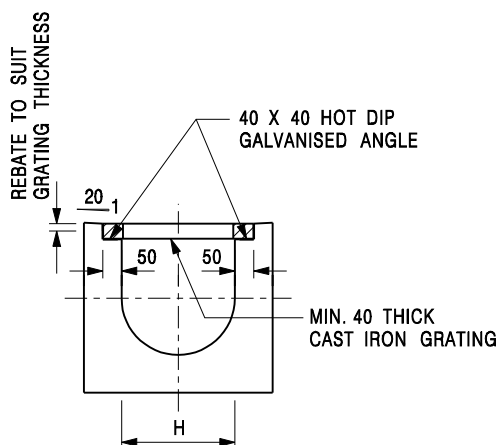
TYPICAL SECTION



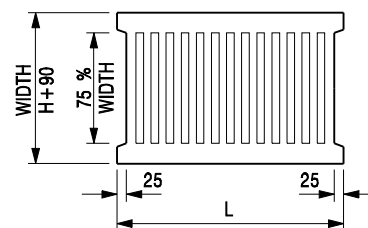
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

| E | NOTES 3 & 4 AMENDED. | Original Signed | 12.2014 |
|------|--------------------------------|-----------------|---------|
| D | NOTE 4 ADDED. | Original Signed | 06.2008 |
| C | MINOR AMENDMENT. NOTE 3 ADDED. | Original Signed | 12.2005 |
| B | NAME OF DEPARTMENT AMENDED. | Original Signed | 01.2005 |
| A | CAST IRON GRATING AMENDED. | Original Signed | 12.2002 |
| REF. | REVISION | SIGNATURE | DATE |

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Chong Hermose
Sent: 2024-05-14 星期二 22:34:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: 規劃申請 A/YL-KTS/991：補充說明
Attachment: 附件 1_Paved_Ratio.pdf; 補充說明.pdf

城規會/規劃處：

有關規劃申請： A/YL-KTS/991，現附上申請人的補充說明，請查收。

謝謝。

Ms Chong

有關規劃申請 A/YL-KTS/991

補充說明

1. 申請人已更改填土範圍 (避開 Buffer Zone)，填土面積不變，請看附件 1。
2. 擬議申請的動物寄養所，預計每天最多 4 名職員上班。
3. 有關申請地段之前被元朗地政處發出警告信，告知申請地段內有違規構築物；申請人在 2024 年 1 月份已拆掉全部構築物，糾正相關違規事宜，並已通知元朗地政處，申請 Cancellation Letter，希望地政處能解除相關警告信 (取消釘契)，現時土地是空置的，沒有任何構築物，請看下圖。



4m Ingress/Egress

Land Filling Area

For site formation of structures and circulation path

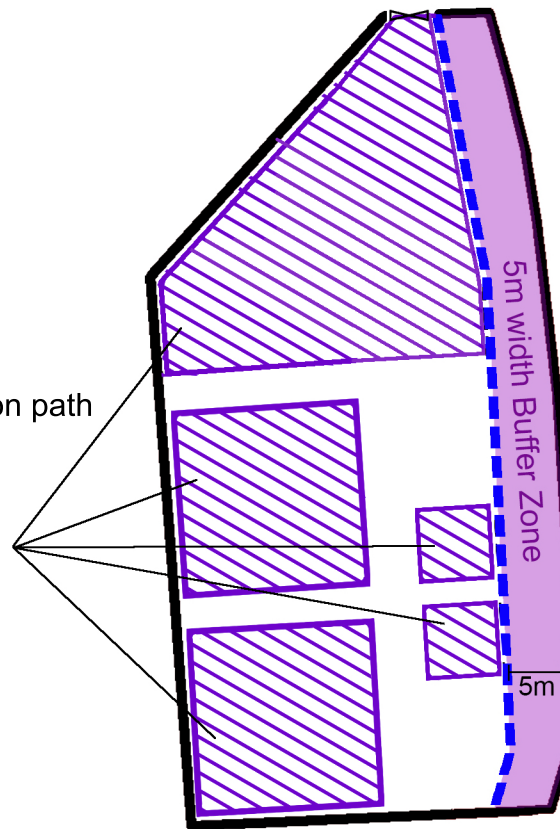
Area: 950m² (ABOUT)

Existing site level: +25.4mPD (ABOUT)

Proposed site level: +25.6mPD (ABOUT)

Depth of land filling : No more than 0.2m

Land Filling Materials : Concrete



Previous s.16 Applications covering the Application Site

Rejected Applications

| Application No. | Use/Development | Date of Consideration | Rejection Reason(s) |
|------------------------|--|-----------------------------------|----------------------------|
| A/YL-KTS/421 | Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years | 12.9.2008 [Rejected on review] | (a), (b), (c), (e) |
| A/YL-KTS/781 | Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years | 2.7.2020 [Appeal dismissed] | (a), (b), (d), (e) |

Rejection reasons:

- (a) the development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good quality agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the application did not comply with the Town Planning Board Guidelines No. 13D in that the development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous approval granted at the site and there were adverse comments from the Government departments;
- (c) there was insufficient information to demonstrate that the proposed development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas
- (d) the applicant fails to demonstrate that the development would not generate environmental nuisance and adverse landscape impacts on the surrounding area; and
- (e) 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.

Similar Applications within the same “AGR” zone of the Site in the vicinity in the Past Five Years

Approved Applications

| Application No. | Use/Development | Date of Consideration |
|------------------------|---|-------------------------------------|
| A/YL-KTS/868 | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years | 8.1.2021 |
| A/YL-KTS/869 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling | 22.1.2021 |
| A/YL-KTS/882 | Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years | 16.4.2021 [Revoked on 16.9.2023] |
| A/YL-KTS/978 | Renewal of Planning Approval for Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years | 22.12.2023 |

Government Departments' General Comments

1. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

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

3. Agricultural Development and Nature Conservation

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

- the Site is zoned "Agriculture" and is generally vacant. 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; and
- no comment on the application from nature conservation perspective.

4. Landscape

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

- no objection to the application from landscape planning perspective; and
- the Site is located in a miscellaneous rural fringe landscape character comprising temporary structures, open storages, scattered tree groups and dense woodland within the "Conservation Area" zone to the east. The proposed use is not incompatible with the surrounding landscape character. No existing tree is observed in the site. According to the Planning Statement, no tree felling is involved. Significant adverse landscape impact arising from the proposed use is not anticipated.

5. **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, conditions should be stipulated requiring the submission of a drainage proposal, and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. **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 D of FS.

7. **Building Matters**

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

- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- the Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (b) the permission is given to the proposed use under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s);
- (d) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to (i) waive the user restriction as stipulated in the lease conditions, if any, and/or (ii) permit the structure(s) erected within the private lot and/or (iii) regularise any irregularities on site, if any. The applications for STW will be considered by the Government acting in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - there have been unauthorised structures and uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD. Warning letter has been registered in the Land Registry against the lot concerned. If the unauthorised structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his Office for the issuance of a Cancellation Letter.
- (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 the 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. The applicant shall resolve the issue on right of way of private lot(s) with the lot owner(s) along the proposed routing;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised (a) 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 Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by EPD" including completion of percolation test and certification by Authorized Person; (b) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by EPD to minimize the potential environmental nuisances on the surrounding area; (c) to recruit licensed collectors to collect and dispose the sewage and waste from the portable toilets; and (d) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

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

- the Site does not associate with any licence granted by his department, nor has his department received any application regarding the subject address. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which are licensed under the Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times; and
- the applicant should adopt appropriate measures to avoid causing pollution or disturbance to the abutting "Conservation Area" zone and adjacent watercourse during operation;

(h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains; and
- his office should not be responsible for the maintenance of any access connecting the Site with Kam Ho Road;

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

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service Installations (FSIs) to this Department for approval. In addition, the applicant should also be advised on the following points.
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of

formal submission of general building plans;

- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape (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;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - for unauthorised 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 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; and
- (l) to note the comments of the Director of Electrical and Mechanical Services that:
 - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-KTS/991

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是八鄉河背村村長，上述申請地段位於本村範圍內，
屬於申請人承辦申請與本村有任何溝通或明瞭關係。
所以，本人代表本村反對上述申請，理由：
一、申請地段位於本村土葬區，影響風水；
二、申請地段涉及涉及私人路權仍未解決。

「提意見人」姓名/名稱 Name of person/company making this comment 村長范陳宏

簽署 Signature

日期 Date

28.02.2024

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



A/YL-KTS/991 DD 113 Ma On Kong near CA
26/02/2024 02:28

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/YL-KTS/911

Lot 1595 (Part) in D.D. 113, Ma On Kong, Kam Tin

Site area: About 1,930m²

Zoning: "Agriculture"

Applied Use: Animal Boarding Establishment / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This site was not only rejected for Open Storage use back in 2018 and Appeal rejected in 2020. However brownfield use of the site has prevailed.

Members should question what enforcement action has been taken.

We all know that application of ABE is nothing more than a front to gain approval for the filling of land. This subterfuge can no longer be tolerated.

There is absolutely no justification to deviate from the 2018 decision.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 20 September 2018 2:20 AM HKT
Subject: Re: A/YL-KTS/781 DD 113 Ma On Kong

Dear TPB Members,

It is obvious from PD statements in the minutes for 18 May rejection that this application has no merit.

"Also, the Site was adjoining a "Conservation Area" ("CA") zone, DAFC had reservation on the application from nature conservation point of view due to possible encroachment and disturbance on the nearby "CA" zone from the applied use. The development was not in line with the TPB PG-No. 13E in that there was no previous approval for open storage use granted at the Site. Adverse departmental comments on the application were received and the application did not warrant sympathetic consideration. The Site was subject to a previous application No. A/YL-KTS/421 for open storage use which was rejected by the Board. Three similar applications (Nos. A/YL-KTS/529, 710 and 732) within the same "AGR" zone were rejected by Committee or by the Board on review."

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, April 23, 2018 3:17:37 AM
Subject: A/YL-KTS/781 DD 113 Ma On Kong

A/YL-KTS/781
Lot 1595 (Part) in D.D. 113, Ma On Kong, Kam Tin
Site area : About 1,917m²
Zoning : "Agriculture"
Applied Use : Open Storage of Construction Materials

Dear TPB Members,

This appears to be an application to legitimize existing unapproved brownfield use.

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

The development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous planning approval had been granted to the application site

Approval of the application would set an undesirable precedent for other similar applications within this part of the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Mary Mulvihill

