

2024年 2月 1日
此文件已收到。城市規劃委員會
與申請人簽名及文件後才正式確認收到
申請文件。

1 FEB 2024

Form No. S16-I
表格第 S16-I 號

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

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及
- (iii) 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.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 請在適當的方格內上加上「✓」號

2400255 24/1 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/14c-KTS/1992
	Date Received 收到日期	1 FEB 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)

Longwick Landscape Greening Company Limited 國麗園藝綠化有限公司

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

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

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 1892 RP in D.D. 106, Pat Heung, 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 1,757 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 506 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)	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Occupied by temporary structures (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. 如上述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」#遞交要求同意書&

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
14/12/2023 - 28/12/2023 (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 29/01/2024 (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

- ☐ 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	<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	1,064 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
	<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
(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))			
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land		

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	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		
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(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 Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	506 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.29	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	21 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 to 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 mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	2.5 to 8 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
政府、機構或社區設施

(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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B3	STORAGE OF PET GOODS	69 m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B5	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		362 m ² (ABOUT)	506 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] STRUCTURE	[Floor(s)] USE	COVERED AREA	[Proposed use(s)] GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B3	STORAGE OF PET GOODS	69 m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B5	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		362 m ² (ABOUT)	506 m ² (ABOUT)	

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

Outdoor Activities Area for Dog, parking, loading/unloading space and circulation area

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.....

.....

.....

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)

Jun 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))</p> <p>Accessible from Pat Heung 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>4</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><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u> </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>1</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><input type="checkbox"/></p>

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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 No 否	<input type="checkbox"/> Please provide details 請提供詳情																													
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。)	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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> 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)	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

10. Justifications 理由

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

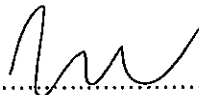
Please refer to the supplementary statement.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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 盈卓物業顧問有限公司



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

Date 日期

22/01/2024

(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。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1892 RP in D.D.106, Pat Heung, Yuen Long, New Territories		
Site area 地盤面積	1,757 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 checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. : S/YL-KTS/15		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	506 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)
		/ mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.5 to 8 (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 to 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	21 % <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	4
	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)	4 (PC) / / / / /
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / 1 (LGV) / /

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

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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Supplementary Statement

1) Background

- 1.1 The applicant seeks to use Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories (the Site) for **'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land** (the proposed development) (Plan 1). The applicant intends to operate the animal boarding establishment (dog kennel) to serve local pet owners living in Kam Tin and Pat Heung.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" zone ("AGR") on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (Plan 2). According to the Notes of the OZP, 'dog kennel' is subsumed under 'animal boarding establishment', which is a column 2 uses within the "AGR" zone, which requires permission from the Board.
- 2.2 Although the applied use is not entirely in line with the planning intention of the "AGR" zone, the Site has already been occupied by temporary structures for 'shop and services' use with no active agriculture is involved at the Site, it will not jeopardize the long term planning intention of the "AGR" zone. The Site is surrounded by vacant land and cluster of trees separating the Site with Pat Heung Road. The scale of the proposed development is insignificant, hence, it is considered not incompatible with the surrounding environment.
- 2.3 The Site is the subject of two previous S.16 planning applications for the 'shop and services (landscaping and gardening showroom' use submitted by the same applicant, within which, the latest application (No. A/YL-KTS/932) was approved by the Board on a temporary basis of 3 years in 2022. In addition, several S.16 planning applications for 'animal boarding establishment' use were approved by the Board on a temporary basis, within which the latest application (No. A/YL-KTS/953) was approved by the Board in 2023, hence, approval of the current application would not set an undesirable precedent within the same "AGR" zone.
- 2.4 When compared with the previous application (No. A/YL-KTS/932), the major development parameters, i.e. site coverage, plot ratio, number of structures, building height and parking spaces are slightly changed to meet the operational needs. The applicant has made effort in complying with approval conditions of the previous application (No. A/YL-KTS/932), details are

shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-KTS/932		Date of Compliance
(c)	The submission of a record of the existing drainage facilities on the site	14/11/2023
(d)	The implementation of the accepted fire service installations (FSIs) proposal	Not yet complied with

- 2.5 Regarding the planning approval condition (d), the applicant made submission with a certificate of FSIs and equipment (FS251) for compliance with this approval condition on 11/8/2023. However, as of 17/1/2024, the applicant could not fully comply with this approval condition prior to the site inspection of Director of Fire Services (D of FS), hence, the applicant did not have sufficient time to address comments of D of FS by the designated time period.
- 2.6 In support of the application, the applicant submitted the accepted record of the existing drainage facilities on the site and a fire service installations (FSIs) proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,757 m² (about) (**Plan 3**). A total of 5 structures are proposed at the Site for animal boarding establishments, storage of pet goods, offices, washrooms, water tank and meter room with a total GFA of 506 m² (about) (**Plan 4**). The operation hours of the proposed development are 09:00 to 19:00 daily (including public holidays), except for the overnight animal boarding activities. The estimated number of staff working at the Site are 5 and it is estimated that the Site would attract not more than 8 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,757 m ² (about)
Covered Area	362 m ² (about)
Uncovered Area	1,395 m ² (about)
Plot Ratio	0.29 (about)
Site Coverage	21% (about)

Number of Structure	5
Total GFA	506 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	506 m ² (about)
Building Height	2.5m – 8m (about)
No. of Storey	1 to 2

- 3.2 When compared with the previous approved application (No. A/YL-KTS/932), the current application involves of converting the existing structures to the proposed scheme to meet the operational needs. Portion of the Site (i.e. 1,064m²) has already been filled with concrete (of not more than 0.2m in depth) for site formation of structures and circulation area while the remaining area is reserved for outdoor activities area for dogs (**Plan 5**). The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site during the planning approval period. The Site will be reinstated to an amenity area after the planning approval period.
- 3.3 A total of not more than 50 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. 19:00 to 09:00 the next day). An area of 693 m² (about) of the Site is designated as outdoor animal activities area for dog-walking purpose. Dog masks will be worn by dogs outdoor to minimize noise nuisance to the surrounding area. 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.
- 3.4 The Site is accessible from Pat Heung Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site for staff and visitors., details are shown at **Table 2** below:

Table 2 - Provision of Parking and L/UL Space

Type of Space	No. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	1
L/UL Space for LGV for Staff	1

- 3.5 m (W) x 7 m (L)

- 3.5 Visitor is required to make appointment in advance to access the Site and the use of parking space, this could help to regulate the number of visitor and vehicle at the Site. 5.5 tonnes lorry would be deployed for transportation of animals and goods to support the daily operation, hence, 1 L/UL space for LGV is provided to support the operation. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (Plan 6). As trips generated and attracted by the proposed development is minimal (as shown below **Table 3**), adverse traffic impacts on the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	1	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	3	0	1	5
Traffic trip per hour (average)	1	1	0.5	0.5	3

- 3.6 Medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site at any time during the planning approval period.
- 3.7 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 1/23)* when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted existing record of the drainage facilities at the Site and FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

January 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Existing Record of the Drainage Facilities at the Site of the Previous Application No. A/YL-KTS/932
Appendix II	Fire Service Installations Proposal

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/YL-KTS/932
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax

R-riches Property Consultants Ltd.

New Territories
(Attn.: Orpheus LEE)

14 November 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition
(c) - The Submission of a Record of the Existing Drainage Facilities**

**Proposed Temporary Shop and Services (Landscaping and
Gardening Showroom) for a Period of 3 Years and Land Filling
in "Agriculture" Zone, Lot 1892 RP in D.D.106, Pat Heung, Yuen Long**
(Application No. A/YL-KTS/932)

I refer to your submission for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal
CTP/TPB

AL/CP/ym

Appendix

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

Please be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.



R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD106 Lot 1892 RP
Your ref.: TPB/A/YL-KTS/932

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

By Email

31 March 2023

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Shop and Services (Landscaping and Gardening Showroom)
for a period of 3 Years and Land Filling in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long**

(Application No. A/YL-KTS/932)

We are writing to submit photographic records of the existing drainage facilities (Appendix I) for compliance with approval condition (c) of the subject application, i.e. the submission of a record of the existing drainage facilities. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our
or the undersigned at your convenience.

Yours faithfully,

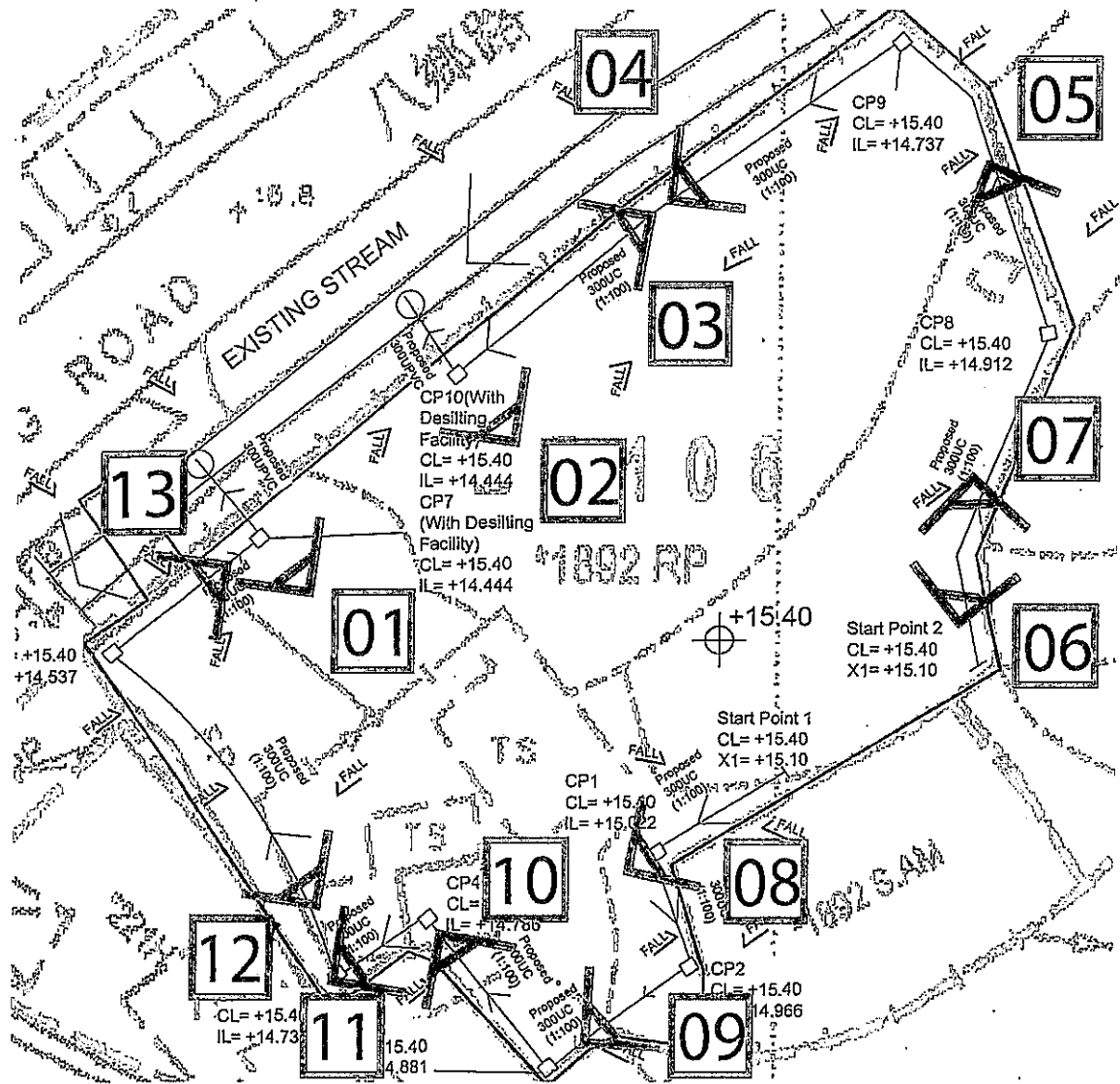
For and on behalf of
R-riches Property Consultants Limited

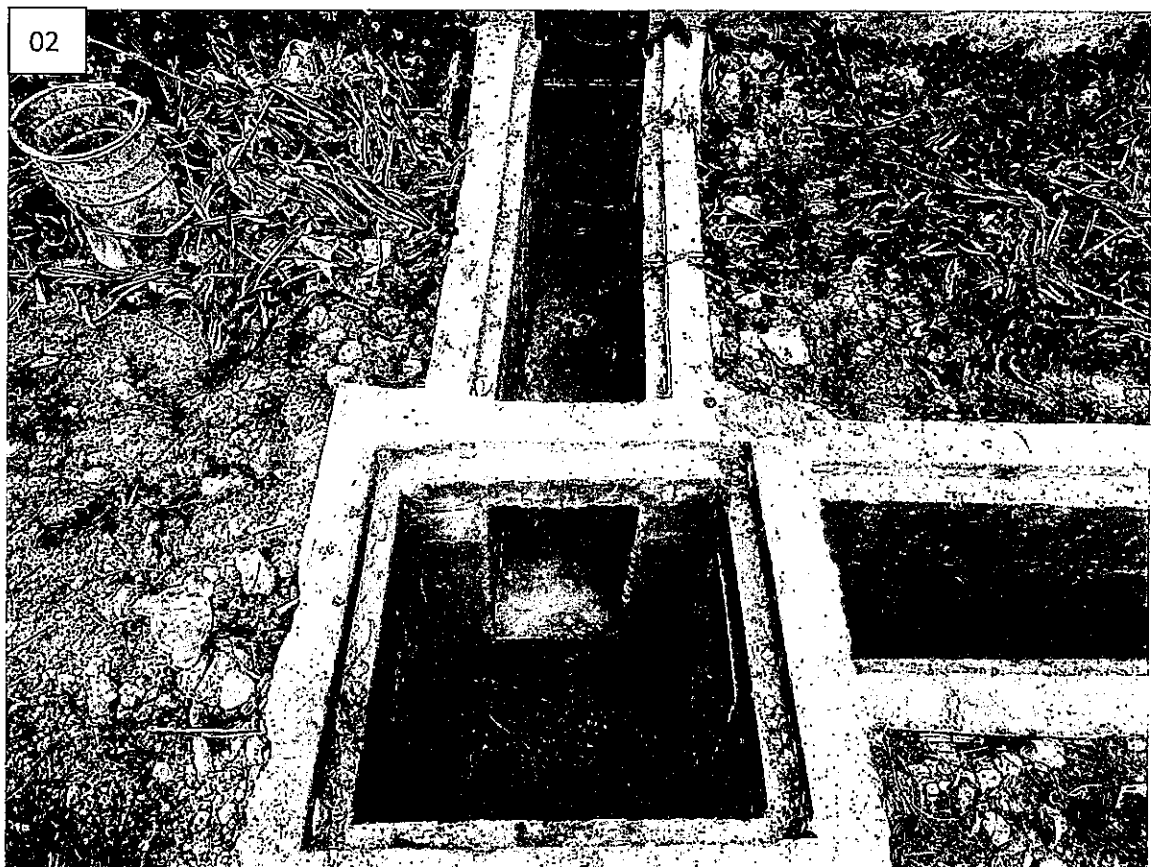
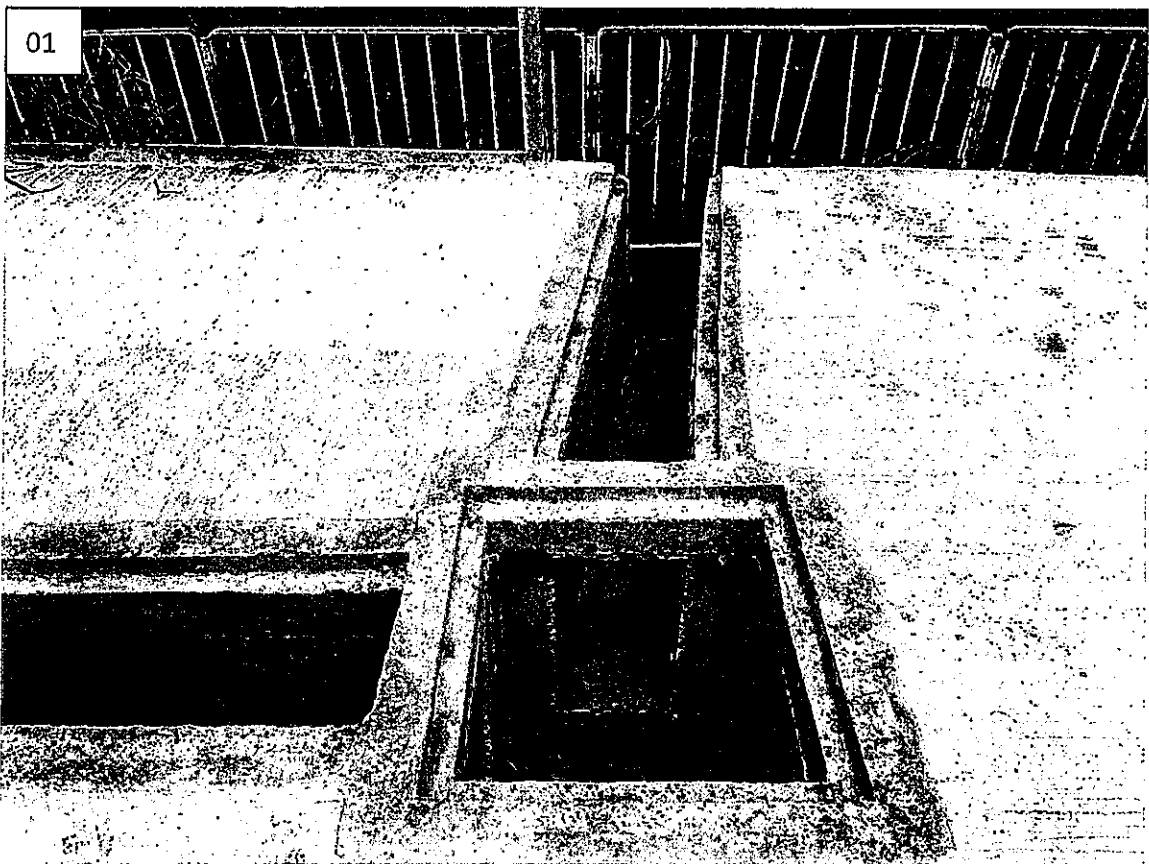
Orpheus LEE
Planning and Development Consultant

Compliance with Approval Condition (c)

Proposed Temporary Shop and Services (Landscaping and Gardening Showroom)
for a period of 3 Years and Land Filling in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long

(Application No. A/YL-KTS/932)





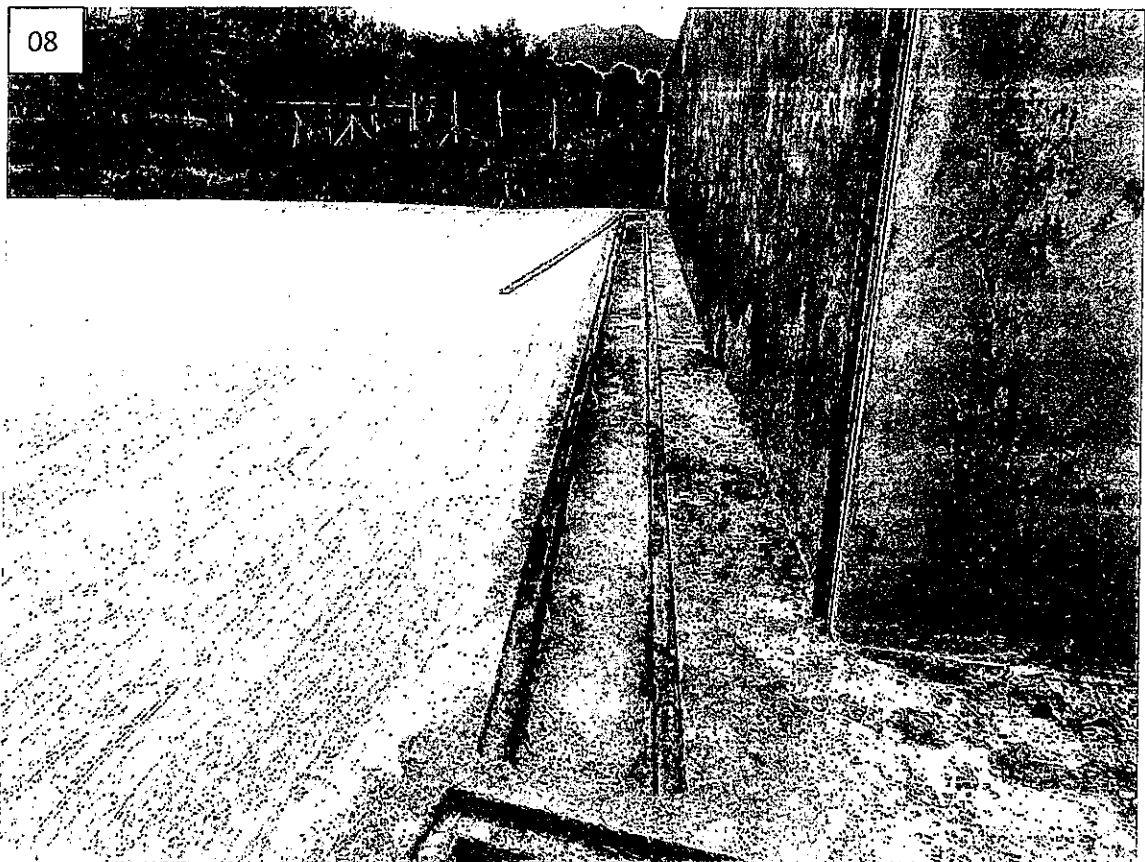
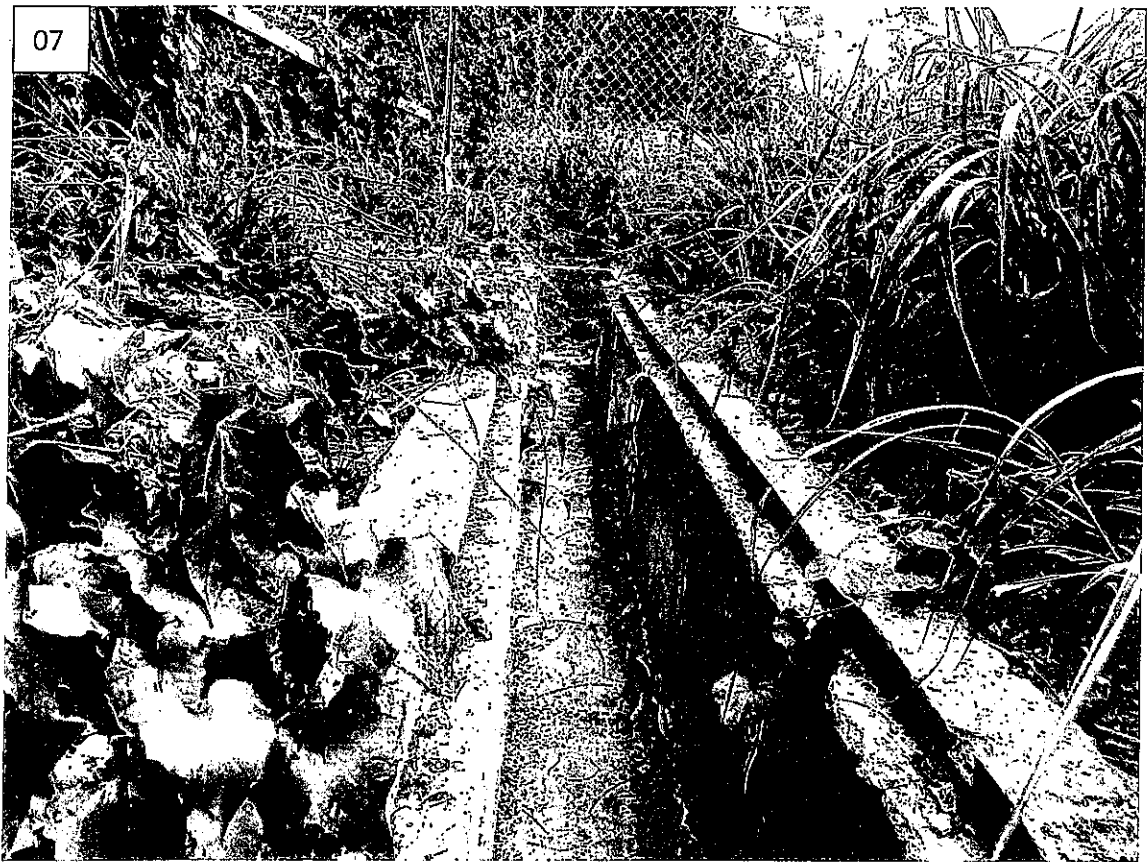


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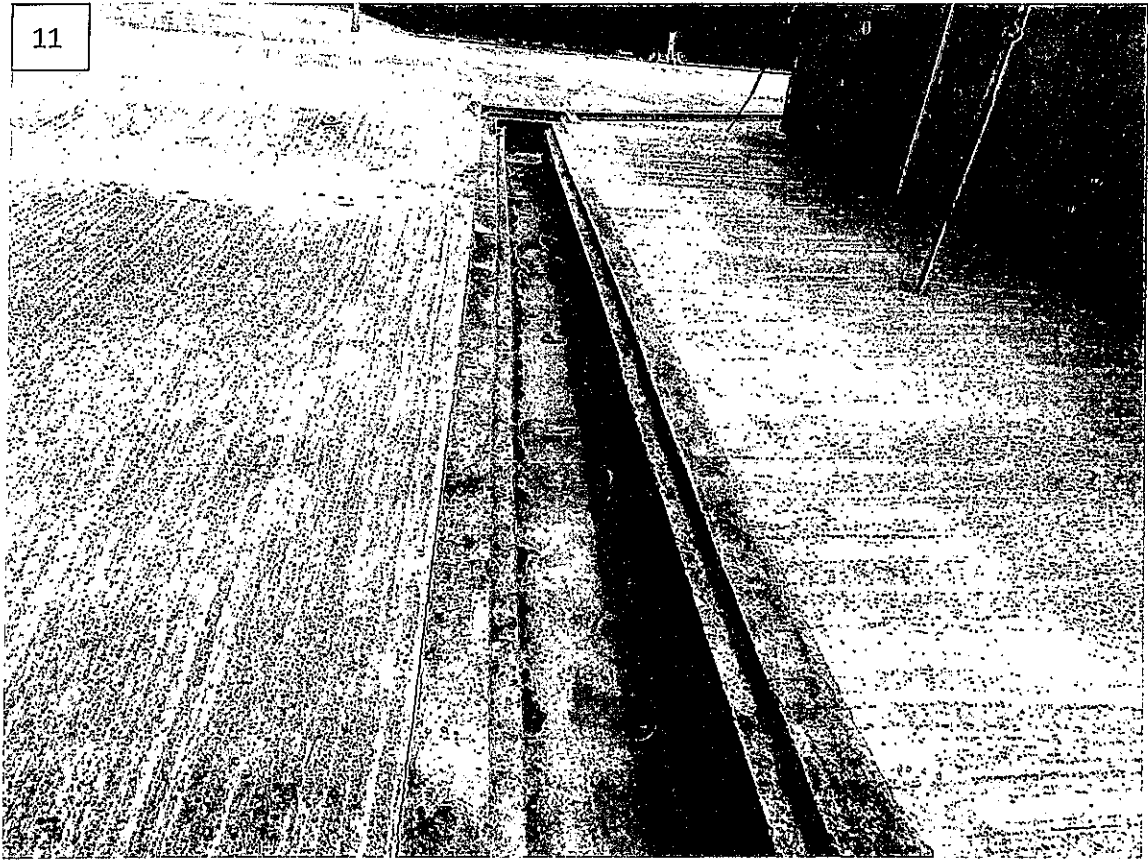
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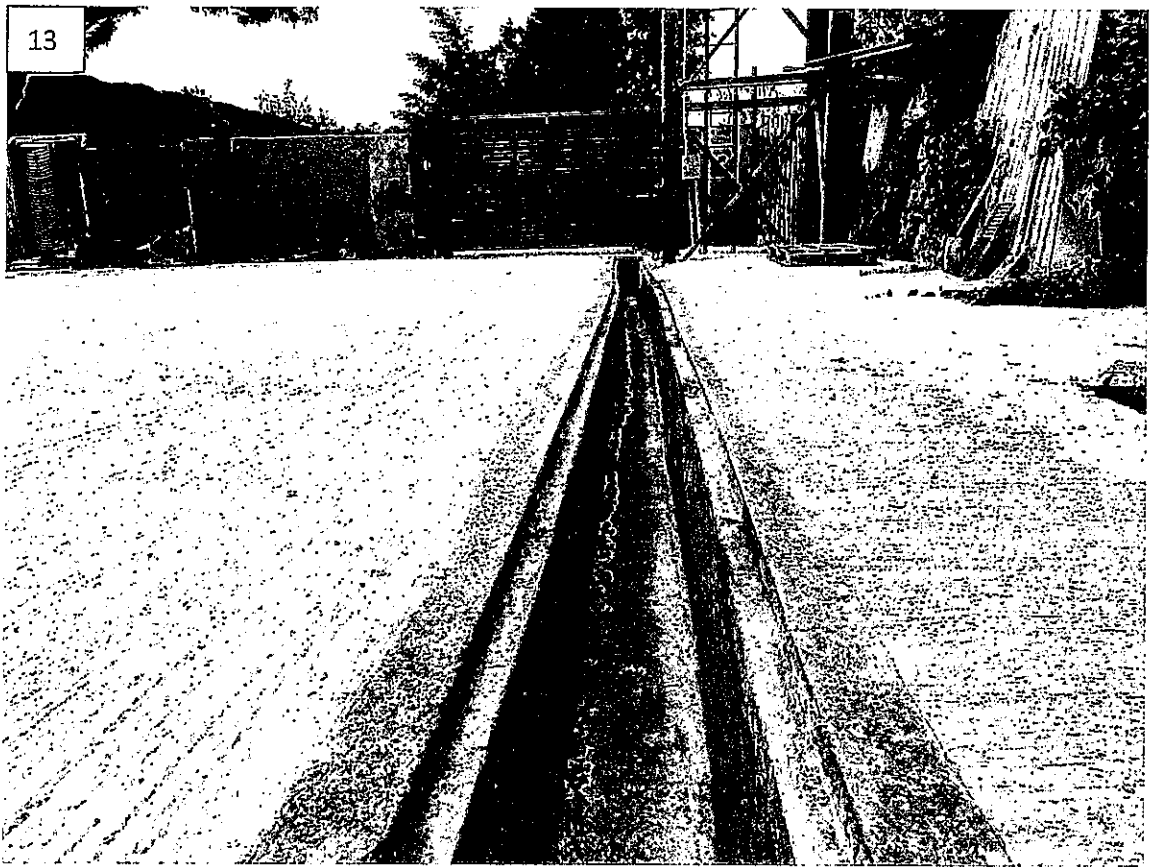


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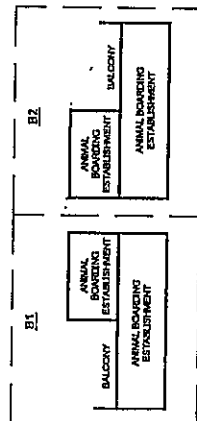
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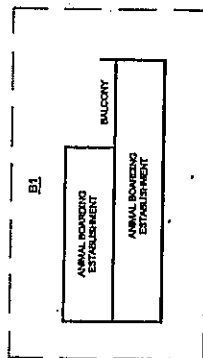


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m ² (ABOUT)
COVERED AREA	: 362 m ² (ABOUT)
UNCOVERED AREA	: 1,395 m ² (ABOUT)
PLOT RATIO	: 0.29 (ABOUT)
SITE COVERAGE	: 21% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 506 m ² (ABOUT)
TOTAL GFA	: 506 m ² (ABOUT)
BUILDING HEIGHT	: 2.5 - 8 m (ABOUT)
NO. OF STOREY	: 1 - 2



SECTION A-A

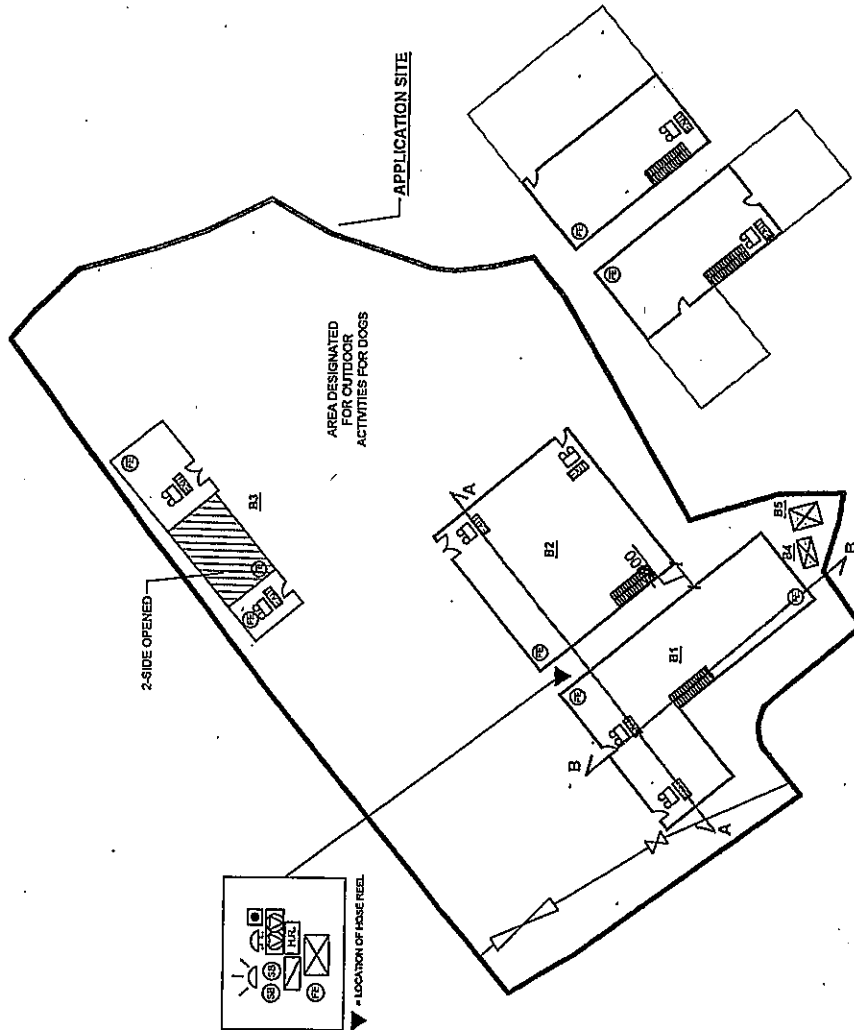


SECTION B-B

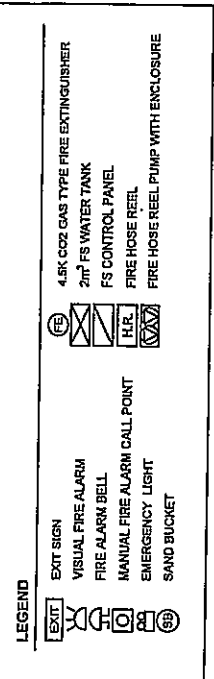
FS NOTE:

- 1) SUFFICIENT EMERGENCY LIGHTINGS SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART 1 AND BS EN1838.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 3) FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5839-1:2002A 2:2008 AND FSD CIRCULAR LETTER 1/2009. ONE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO VISUAL WARNING DEVICE INITIATION.
- 4) A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- 5) PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 6) VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUAL : BARRIER FREE ACCESS 2008 (FSD CIRCULAR LETTER NO. 2/2012).
- 7) WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT) (2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT) (2-STOREY)
B3	STORAGE OF PET GOODS	69 m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B4	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT) (1-STOREY)
B5	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT) (1-STOREY)
TOTAL		362 m ² (ABOUT)	506 m ² (ABOUT)	



1/1 OF STRUCTURES B1 AND B2

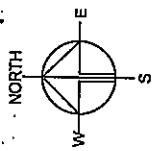


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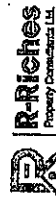
□ APPLICATION SITE

▣ STRUCTURE

▤ INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT
PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1892 RP IN D.D. 105, PAT HEUNG YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DATE

15.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

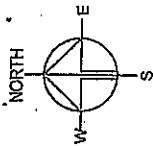
FS16 PROPOSAL

STATUS

APPENDIX II

PAGE

001



PLANNED CONSULTANT
R Riches
Property Consultants Ltd.

PROJECT
PROPOSED
ANIMAL
ESTABLISHMENT
WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOT 1892 RP IN D.D. 108, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
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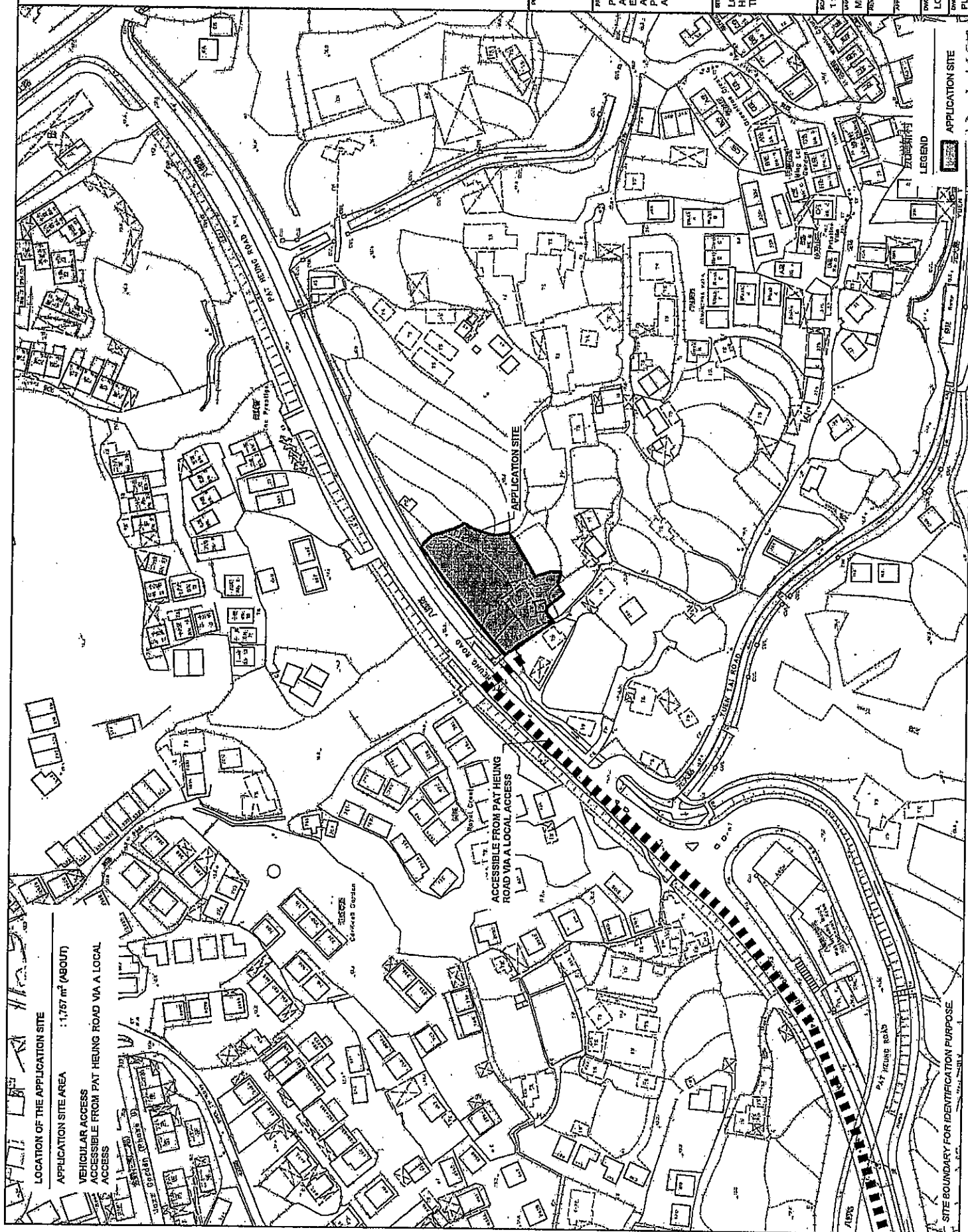
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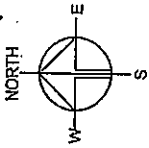
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LOCATION PLAN

PLAN 1
VER. 001



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,757 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM PAT HEUNG ROAD VIA A LOCAL
ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE



PLANNING CONSULTANT



PROPOSED
ANIMAL
ESTABLISHMENT
WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS AND
ASSOCIATED FILLING OF LAND

TEMPORARY
BOARDING

SITE LOCATION
LOT 1892 RP IN DD, 106, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
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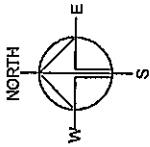
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PLANNING CONSULTANT



PROJECT
PROPOSED
ANIMAL
ESTABLISHMENT
BOARDING
WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS AND
ASSOCIATED FILLING OF LAND

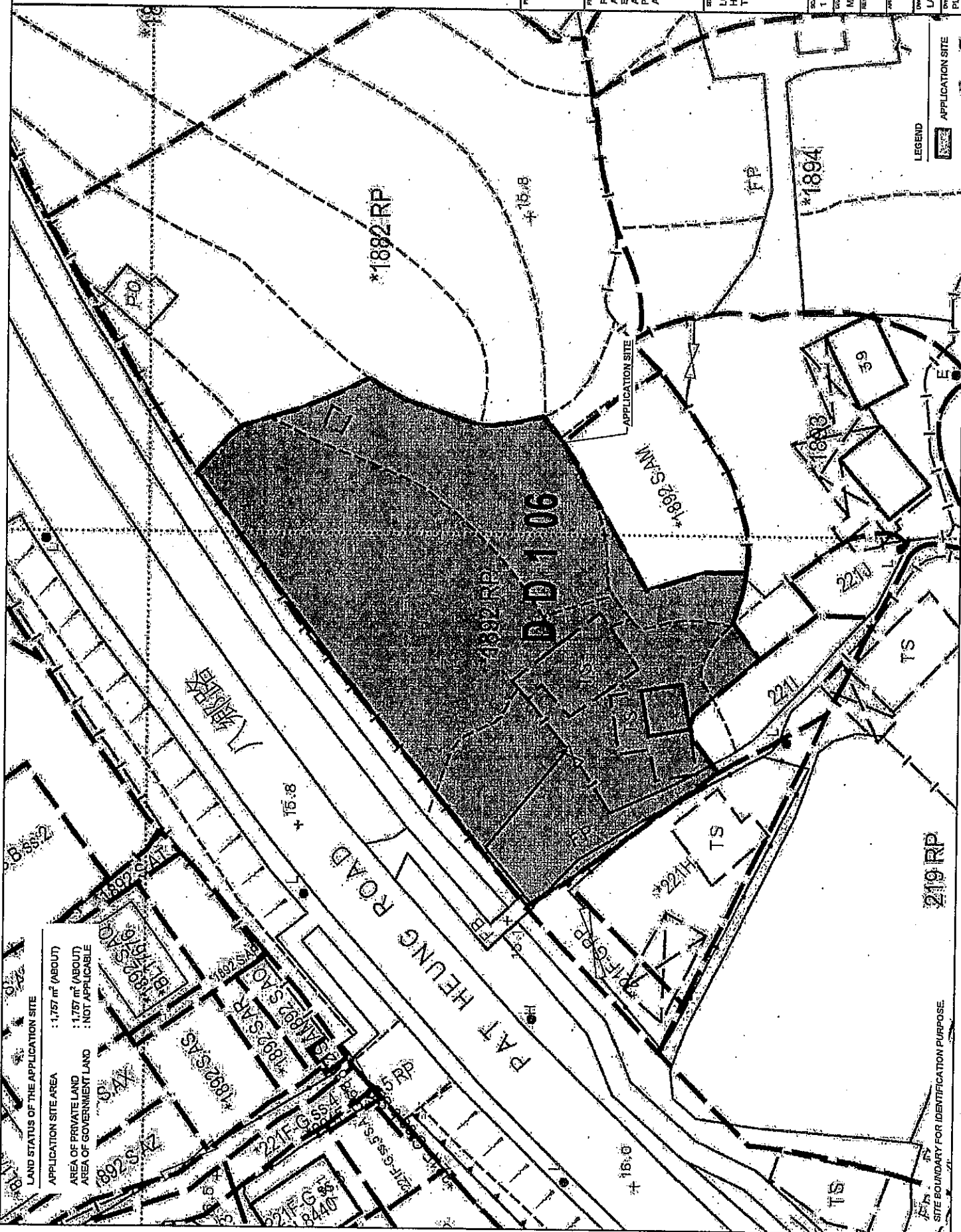
SITE LOCATION
LOT 1882 RP IN D.D. 106, PAT
HEUNG YUEN LONG, NEW
TERRITORIES

SCALE
1:500 @ A4

DATE	DATE
01.2024	01.2024
DATE	DATE
DATE	DATE

DATE	DATE
01.2024	01.2024
DATE	DATE
DATE	DATE

LEGEND
APPLICATION SITE



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m² (ABOUT)
AREA OF PRIVATE LAND : 1,757 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m ² (ABOUT)
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NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 506 m ² (ABOUT)
TOTAL GFA	: 506 m ² (ABOUT)
BUILDING HEIGHT	: 2.5-8 m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE

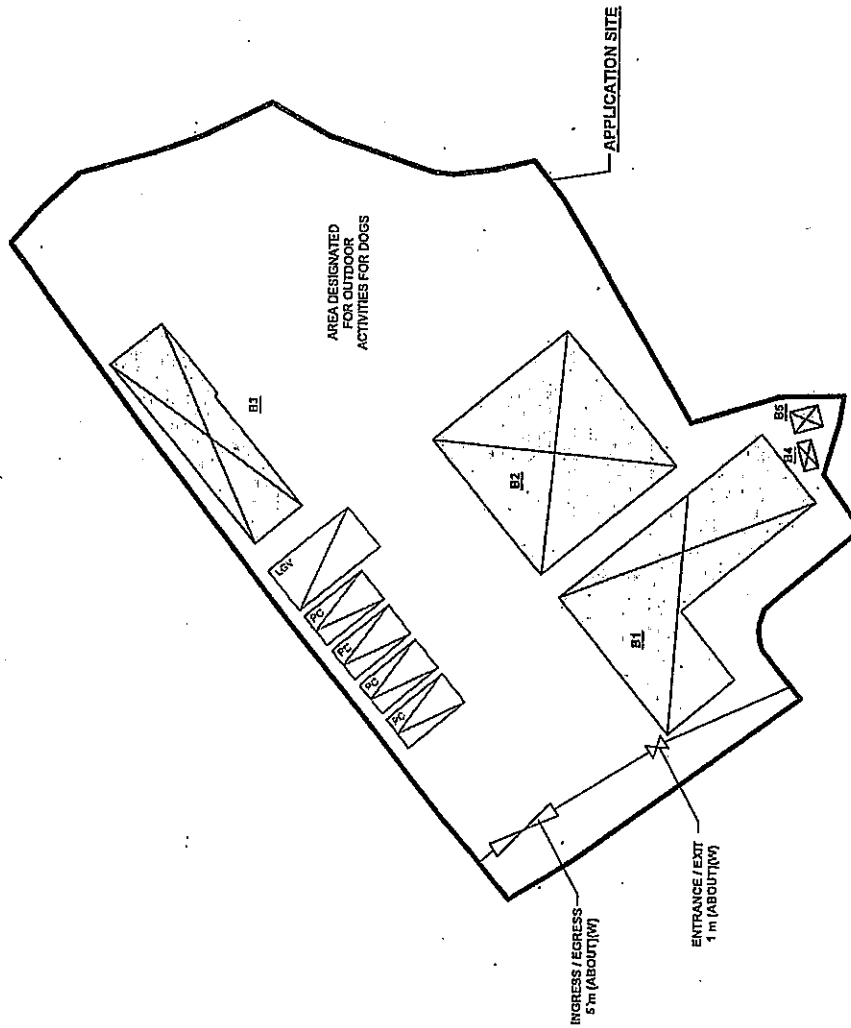
USE

COVERED AREA

GROSS FLOOR AREA

BUILDING HEIGHT

B1	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT) (2-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT) (2-STORY)
B3	STORAGE OF PET GOODS	69 m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT) (1-STORY)
B4	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT) (1-STORY)
B5	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT) (1-STORY)
TOTAL		362 m ² (ABOUT)	506 m ² (ABOUT)	

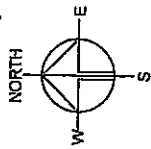


PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	LUL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1892 RP IN D.D. 105, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MN

CHECKED BY

DATE

15.1.2024

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

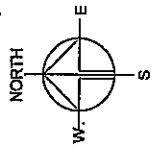
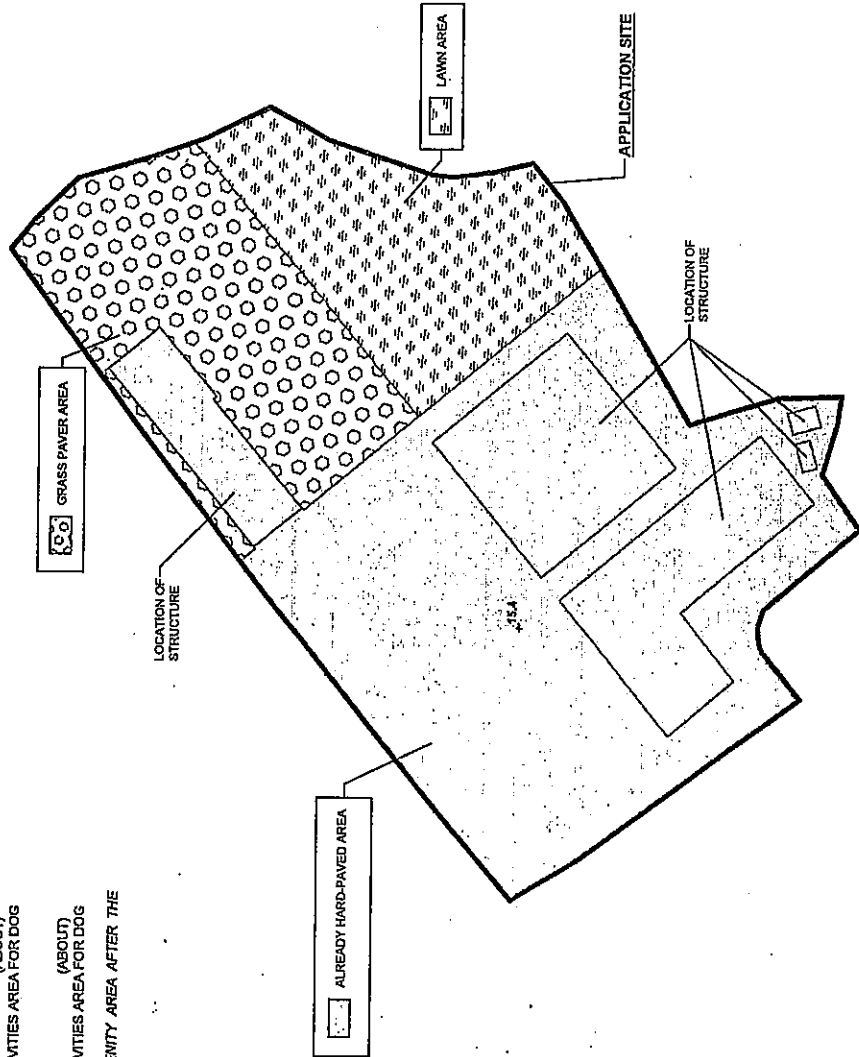
PLAN 4

VER.

001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,757 m ²	(ABOUT)
HARD-PAVED AREA		
AREA	: 1,064 m ²	(ABOUT)
EXISTING SITE LEVEL	: +15.4 mPD	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	(ABOUT)
PAVED MATERIAL	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	
PORTION OF THE SITE HAS ALREADY BEEN PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.		
LAWN AREA		
AREA	: 359 m ²	(ABOUT)
USE	: OUTDOOR ACTIVITIES AREA FOR DOG	
GRASS PAVER AREA		
AREA	: 334 m ²	(ABOUT)
USE	: OUTDOOR ACTIVITIES AREA FOR DOG	
THE SITE WILL BE REINSTATED TO AN AMENITY AREA AFTER THE PLANNING APPROVAL PERIOD.		



PLANNING CONSULTANT R-Riches Property Consultants Ltd.	
PROJECT PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	TEMPORARY BOARDING FACILITIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND
SITE LOCATION LOT 1892 92 IN D.D. 106, PAT HEUNG, XUBEN LONG, NEW TERRITORIES	
SCALE 1 : 500 @ A4	DATE 01.2024
DRAWN BY MN	DATE 01.2024
CHECKED BY DATE	APPROVED BY DATE
DWG. TITLE FILLING OF LAND AREA	
DRAWING PLAN 5	
SCALE 1 : 500 @ A4	

LEGEND

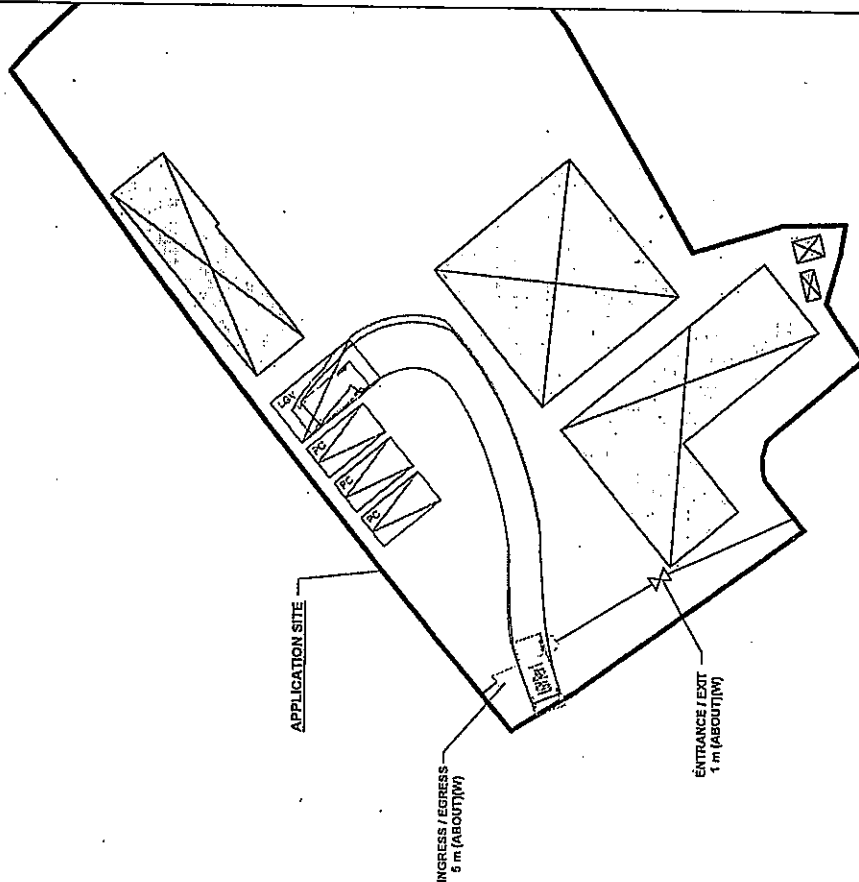
[Hatched Box]	APPLICATION SITE
[Dotted Box]	EXISTING SITE LEVELS
[Solid Box]	EXISTING HARD-PAVED AREA

+14.7
 FILLING OF LAND AREA
 PLAN 5
 SCALE
 1 : 500 @ A4

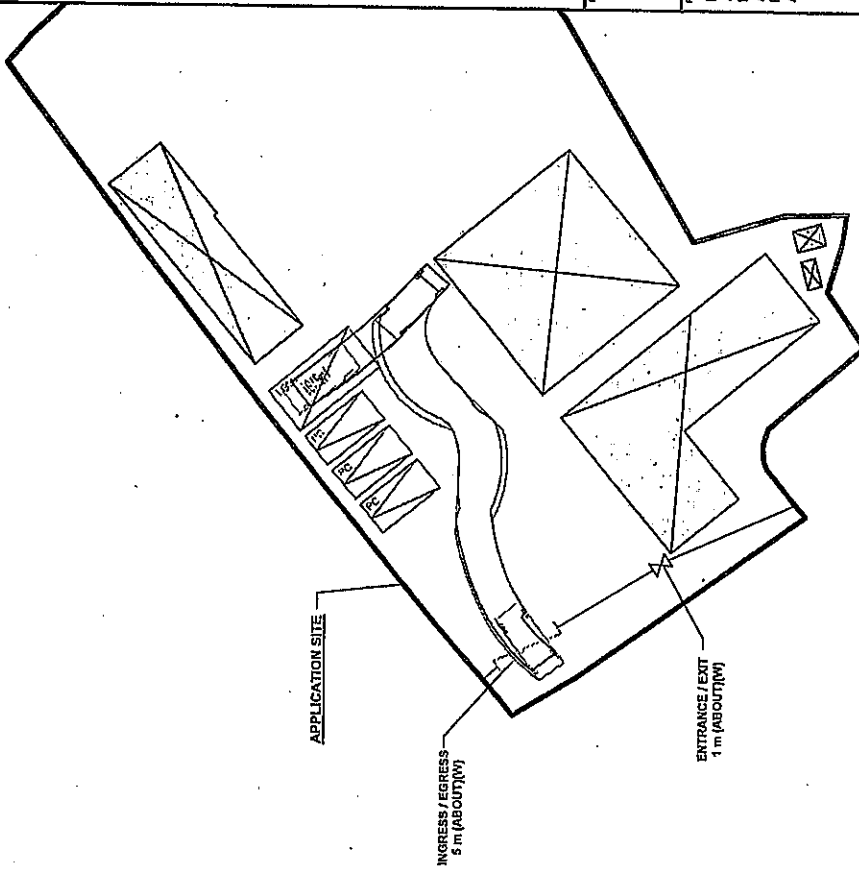
SWEEP PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

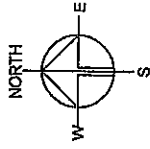
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS



PLANNING CONSULTANT

R-Riches
 Property Consultants Ltd.

PROJECT

PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1852 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DATE

15.1.2024

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH ANALYSIS



顧問有限公司
盈卓物業

Our Ref.: DD106 Lot 1892 RP
Your Ref.: TPB/A/YL-KTS/992

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

By Email

5 March 2024

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for
a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/992)

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 [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

A handwritten signature in black ink is placed over a circular official stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業有限公司' in the center.

Louis TSE
Town Planner

Response-to-Comments

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for
a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/992)

- (i) The applicant would like to provide clarifications to address concerns of the general public, details are as follows:

The proposed development would not frustrate the long term planning intention of the "Agriculture" zone

- The application site (the Site) is subject to two previous S.16 planning applications (Nos. A/YL-KTS/833 and 932) for 'shop and services (landscaping and gardening showroom)' use submitted by the same applicant, which was approved by the Town Planning Board (the Board) on a temporary basis of 3 years between 2019 and 2022.
- In addition, similar S.16 planning applications (No. A/YL-KTS/877) for a similar 'animal boarding establishment) use within the same "AGR" zone, which was previously approved by the Board in 2021 respectively. When compared with the similar application, the nature, scale and operation mode are similar. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

To minimise potential environmental nuisance generated by the proposed development

- 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 follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 1/23)* when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.
- All dogs will be kept indoor at structure fitted with soundproofing materials and 24-hours mechanical ventilation and air-conditioning systems outside operation hours (i.e. 19:00 to 09:00 the next day). An area of 693m² of the Site is designated as outdoor animal activities area for dog-walking purpose. Dog masks will be worn by dogs outdoor to minimise noise nuisance to the surrounding area. 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.

- 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Furthermore, the applicant will strictly follow the proposed scheme and operation hours. No workshop activities will be carried out at the Site at any time during the planning approval period.

No adverse traffic impact generated by the proposed development

- A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site for staff and visitors. According to the applicant, light goods vehicle (LGV) will be deployed for transportation of animals and goods to support the daily operation, hence, one L/UL space for LGV is provided at the Site. As traffic generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

To minimise flood risk to the surrounding area

- The applicant will well maintain the same drainage facilities implemented under the previous approved application (No. A/YL-KTS/932) during the planning approval period.

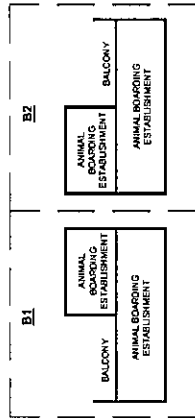
(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Agriculture, Fisheries and Conservation Department (DAFC)		
(a)	There is a watercourse located to the north 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.	Please be noted that portion of the Site (i.e. 1,064m ²) has already been filled after the approval of the previous S.16 planning application No. A/YL-KTS/932. During the land filling activities, a designated on-site construction professional was hired by the applicant to monitor the land filling process to ensure that the nearby watercourse would not be affected by the land filling process. The applicant will strictly follow the proposed scheme and no further filling of land is required for the current applicant.
(b)	The subject address does not associate with any license granted by his department, nor have they received any application regarding this address. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any	Noted. The applicant will apply for a Boarding Establishment Licence from Agricultural, Fisheries and Conservation Department after planning approval has been obtained from the Board. All dogs kept by the applicant will be properly licensed as in accordance with Cap.

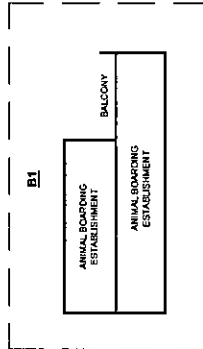
	<p>person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (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 the applicant is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times.</p>	<p>421 Rabies Ordinance and observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times during the planning approval period.</p>
2. Comments of Director of Fire Services Department (FSD)		
(a)	<p>The standards and specifications of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;</p>	<p>Noted. A revised fire service installation proposal is provided (Annex I).</p>
(b)	<p>The standards and specification of the proposed fire alarm system shall be revised to 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021'; and</p>	
(c)	<p>Portable fire extinguisher(s) shall be provided in Structure B5.</p>	

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m ² (ABOUT)
COVERED AREA	: 362 m ² (ABOUT)
UNCOVERED AREA	: 1,395 m ² (ABOUT)
PLOT RATIO	: 0.29 (ABOUT)
SITE COVERAGE	: 21% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 508 m ² (ABOUT)
TOTAL GFA	: 508 m ² (ABOUT)
BUILDING HEIGHT	: 2.5 - 8 m (ABOUT)
NO. OF STOREY	: 1 - 2



SECTION A-A



SECTION B-B

FS NOTE:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.
- 3) FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
- 4) A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- 5) PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 6) VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUAL : BARRIER FREE ACCESS 2008 (FSD CIRCULAR LETTER NO. 2/2012).
- 7) WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.

STRUCTURE

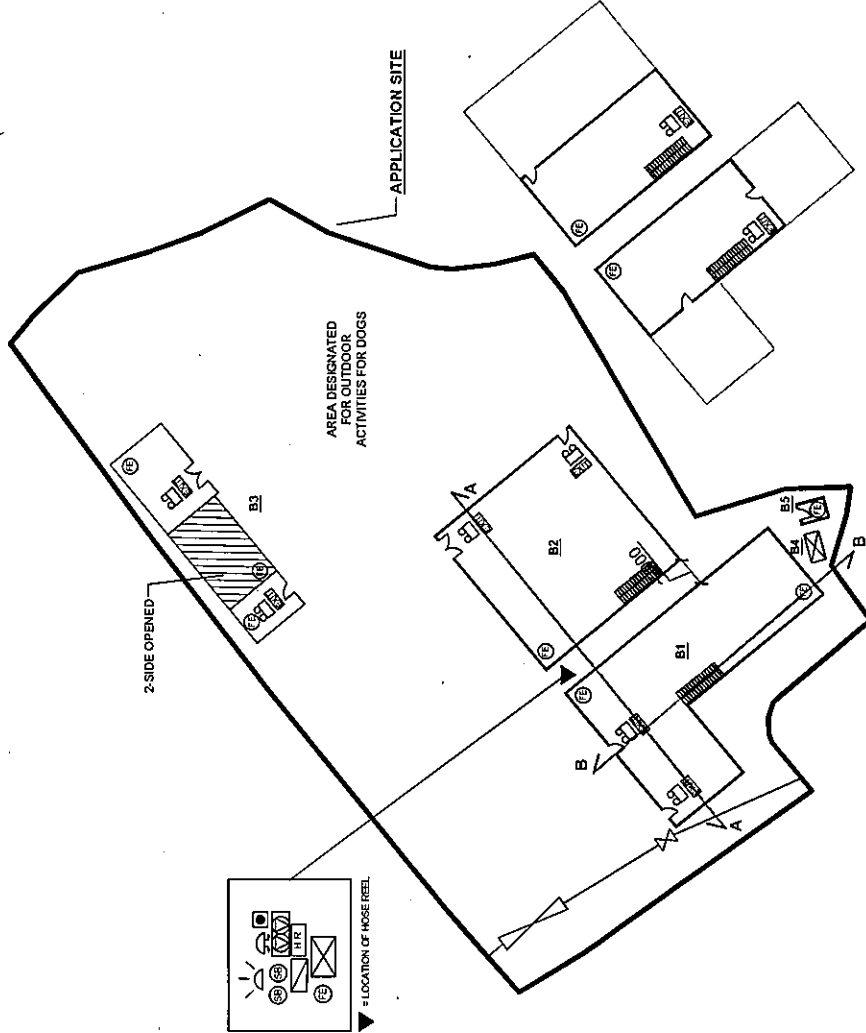
USE

GROSS FLOOR AREA

BUILDING HEIGHT

B1	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, OFFICE AND WASHROOM	144 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B3	STORAGE OF PET GOODS	69m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B5	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)

TOTAL 382 m² (ABOUT) 506 m² (ABOUT)



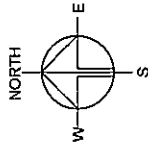
1/F OF STRUCTURES B1 AND B2

LEGEND

EXIT	EXIT SIGN	4.5K CO2 GAS TYPE FIRE EXTINGUISHER
FE	VISUAL FIRE ALARM	2m ³ FS WATER TANK
FA	FIRE ALARM BELL	FS CONTROL PANEL
FR	MANUAL FIRE ALARM CALL POINT	FIRE HOSE REEL
FL	EMERGENCY LIGHT	FIRE HOSE REEL PUMP WITH ENCLOSURE
SB	SAND BUCKET	

LEGEND

APPLICATION SITE
STRUCTURE
INGRESS / EGRESS



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1892 RP IN D.O. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DATE

5.3.2024

DATE

DATE

DATE

DATE

DATE

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DATE

DATE

ANNEX 1

002

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/833	Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling	13.12.2019 [Revoked on 13.5.2022]
A/YL-KTS/932	Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Filling of Land	12.8.2022

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/877	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	12.3.2021
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.11.2021

Government Departments' General Comments

1. Land Administration

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

- no adverse comment to the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot No. 1892 RP in D.D.106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government; and
- the private lot is covered by Short Term Waiver (STW) No. 5390 for the purpose of Temporary Shop and Services (Landscaping and Gardening Showroom).

2. Traffic

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

- no comment on the application from traffic engineering perspective; and
- should the application be approved, the applicant is required to submit and implement a run-in/out proposal at Pat Heung Road to the satisfaction of the Director of Highways and C for T or of the Town Planning Board.

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

- no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Agricultural Development and Nature Conservation

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

- no comment on the application from nature conservation perspective; and
- the Site is zoned "Agriculture" ("AGR") and occupied by 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.

5. Landscape

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

- no objection to the application from the landscape planning perspective; and
- the Site is fenced off and occupied by some temporary structures. An existing tree of common species is observed at the southwestern boundary of the Site. The Site was partly filled with concrete and no further filling of land will be carried out at the Site. The northern portion of the Site is proposed as lawn/grass paver area and no tree felling is involved. Significant adverse landscape impact within the Site arising from the proposed use is not anticipated.

6. Drainage

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

- subject to that the applicant would maintain the same drainage facilities as those implemented in the drainage proposal under the previous planning application No. A/YL-KTS/932, he has no objection in-principle to the application; and
- should the application be approved, the applicant is required to maintain the drainage facilities implemented under application No. A/YL-KTS/932 and to submit records of the existing drainage facilities on-site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

7. Fire Safety

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

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

8. Building Matters

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

- 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.

9. **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) of the Site;
- (d) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate to permit the structure(s) erected within the said lot. The applications for STW will be considered by LandsD acting in the 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;
- (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 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;
- (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; and (c) 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 subject address does not associate with any licence granted by his department, nor has he received any application regarding 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 his 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; and
 - there is a watercourse located to the north of the Site. The applicant shall avoid disturbance to the watercourse nearby during land filling and 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 Pat Heung Road;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) 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 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 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;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the 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
- (m) 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.

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



A/YL-KTS/992 DD 106 Pat Heung ABE

29/02/2024 03:57

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-KTS/992

Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung

Site area: About 1,757m²

Zoning: "Agriculture"

Applied Use: Animal Boarding Establishment / 5 Vehicle Parking **Land Filling / 5 Years**

Dear TPB Members,

And again conditions were not fulfilled, so back to the drawing board and the sure fir option, ABE.

Does anyone involved believe that the applicant has any intention of operating an ABE?

In addition, the application is for 5 years to allow two and a half years hassle free.

In view of the reduction of Extension of Time to half the approval period, the board going forward cannot approve applications for 5 years as this would effectively corrupt the intention of reducing the extension time.

Mary Mulvihill

From:

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

Date: Wednesday, 13 July 2022 2:54 AM HKT

Subject: A/YL-KTS/932 DD 106 Pat Heung Hobby Farm

Dear TPB Members,

Approval of 833 was revoked recently, in May. Members must take the failure to fulfill fire conditions more seriously. There are frequent fires in NT that cause a lot of damage to public health and the environment.

The auto roll over is not in line with the messages the administration constantly expounds about law and order.

Mary Mulvihill

From:

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

Date: Friday, 15 November 2019 2:34 AM CST

Subject: A/YL-KTS/833 DD 106 Pat Heung Hobby Farm

A/YL-KTS/833

Lot 1892.RP in D.D.106 and Adjoining Government Land, Pat Heung

Site area : About 1,769m² Includes Government Land of about 12m²

Zoning : "Agriculture"

Applied Use : Landscaping and Gardening Showroom/ **Land Filling** / 3 Vehicle Parking

Dear TPB Members,

This is part of Application 755 deferred on 10 Nov 2017.

The site is opposite Royal Crest, a development that certainly came about via manipulation of Ding Rights. The units I have been in have dodgy basements riddled with damp because the land was filled in.

Now it looks like another **Destroy to Build** is in progress across the road. The site has been stripped of vegetation. Land Filling indicates plans for a residential development.

This is a site that the government should look at for Compulsory Purchase for public housing; it is a 5 minute bicycle ride to Kam Sheung Station and within walking distance.

Members should raise questions as to what is actually going on here with relevant departments.

Mary Mulvihill

From:

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

Sent: Monday, October 9, 2017 2:00:02 AM

Subject: A/YL-KTS/755 DD 106 Pat Heung Hobby Farm

A/YL-KTS/755

Lots 1882 RP & 1892 RP (Part) in D.D. 106, Pat Heung

Site area : About 3,366m²

Zoning : "Agriculture"

Applied Use : Hobby Farm

Dear TPB Members,

This application appears to be more about legitimizing unapproved land use than a genuine facility.

Another Hobby Farm, has everyone in Hong Kong suddenly got green fingers? Have we become a nation of farmers overnight?

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable.

The facilities involve a lot of trashing of the land, cementing over, toilets, discharge, vehicle parking, etc.

The 2016 Policy Address stated that the Government would implement the New Agriculture Policy to facilitate the sustainable agricultural development in Hong Kong. Supportive measures would be implemented to enhance the competitiveness of local farms by facilitating enhancement in productivity and business viability.

Moreover how come with so many applications for 'Hobby Farms' at Pat Heung I never see fields full of happy greenfingers when I go there. I do see a lot of trashed sites however and gated communities on VTD zoned land.

Has TPB ever asked for a list of all the 'Hobby Farms' in the district and a map of their location? I would suggest that members hire a minibus for an afternoon and take a long overdue tour of inspection of this degraded and ugly area.

The intent of this application is dubious at best and it should be rejected.

Mary Mulvihill

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

240223-115553-83873

提交限期**Deadline for submission:**

01/03/2024

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

23/02/2024 11:55:53

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

A/YL-KTS/992

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

女士 Ms. man po king

意見詳情**Details of the Comment :**

此為八鄉路落橋交通黑点，以及附近有民居，會發出動物嘈吵聲叫聲及排洩物處理及動物氣味污染附近嘅環境，影響居民健康生活質素。

城市規劃委員會秘書
香港北角渣華道 333 號北角政府合署 15 樓

(傳真：28770245 及郵遞)

強烈反對元朗八鄉路丈量約份第 106 約地段第 1892 號餘段（以下稱之為“該地段”）申請由「農業」地帶
改劃為「臨時動物寄養所連附屬設施（為期 5 年）及填土工程」。

申請編號：A/YL-KTS/992

執事先生/女士：

本人對位於八鄉元崗新村的規劃申請 KTS 992 表示反對，特別是關於臨時動物寄養所及填土工程的附屬設施。以下是交通方面的反對理由，詳述如下：

首先，該地段位於當區兩大主要行車通道之交匯處附近，交通非常繁忙，如在該地段引入一個動物寄養所及其相關設施，必定帶來大量的動物運輸活動和頻繁的動物轉移。這將對附近原本因當區發展而日漸飽和的主要道路，如錦上路和八鄉路的交通擠塞情況帶來額外的負擔而更百上加斤，增加交通擁堵的風險。尤其是在上下班期間，可能會引起交通阻塞和不必要的延遲，影響居民的日常通勤和行動。另外，更為值得關注的為該地段處於八鄉路俗稱“暗彎位”的交通盲點地帶，交通意外亦常因車輛超速及駕駛者視野不足而常有發生。加上該地段附近一帶的安全行人佩套嚴重缺乏，更甚是某些位置更懷疑未合乎安全行車及人標準。如當地突然增加行人及行車量必定會大幅度增加傷亡意外的發生率。

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此外，我們擔心這一規劃申請所引起的交通問題將對居民的生活品質和社區環境造成負面影響。交通擁堵和噪音污染可能會增加居民的壓力和不便，並對他們的健康和幸福感產生不利影響。

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謝謝您對我們意見的關注與考慮。本人懇請城規會及政府相關部門重視及聆聽當區居民的意見，否決有關上述申請。

八鄉元崗新村原居民代表：楊禮榮

楊禮榮

2024 年 2 月 26 日

通訊地址：

聯絡電話：

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- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書

(傳真：28770245 及郵

遞)

香港北角渣華道 333 號北角政府合署 15 樓

強烈反對元朗八鄉路丈量約份第 106 約地段第 1892 號餘段（以下稱之為“該地段”）申請由「農業」地帶改劃為「臨時動物寄養所連附屬設施（為期 5 年）及填土工程」

申請編號：A/YL-KTS/992

執事先生/女士：

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八鄉元崗新村村民簽署：

姓名：

2024 年 2 月 29 日

通訊地址：

聯絡電話：

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- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書

(憑)

香港北角渣華道333號北角政府合署15樓

(傳真：28770245 及郵)

強烈反對元朗八鄉路丈量約份第106約地段第1892號餘段（以下稱之為“該地段”）申請由「農業」地帶
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申請編號：A/YL-KTS/992

執事先生/女士：

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八鄉元崗新村村民簽署：

姓名：

2024 年 2 月 28 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書

(傳真：28770245 及郵

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香港北角渣華道 333 號北角政府合署 15 樓

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八鄉元崗新村村民簽署：

姓名：

2024 年 3 月 1 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書
(職)

香港北角渣華道 333 號北角政府合署 15 樓

(傳真：28770245 及郭

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其次，填土工程將需要大量的運輸活動和運輸車輛。這將對當地道路系統造成額外的負擔，導致交通擁堵和道路使用效率下降。這也可能對道路安全產生負面影響，因為這些運輸活動可能增加事故風險，特別是在填土工程期間。

此外，我們擔心這一規劃申請所引起的交通問題將對居民的生活品質和社區環境造成負面影響。交通擁堵和噪音污染可能會增加居民的壓力和不便，並對他們的健康和幸福感產生不利影響。

基於上述交通理由，我們強烈反對該規劃申請。我們建議城市規劃委員會重新評估該項目，尋找更適合的地點，以減少對交通和居民的不利影響。

謝謝您對我們意見的關注與考慮。本人懇請城規會及政府相關部門重視及聆聽當區居民的意見，否決有關上述申請。

八鄉元崗新村村民簽署：

姓名：

2024 年 3 月 1 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書
(燕)

香港北角清華道333號北角政府合署15樓

(傳真：28770245 及郵)

強烈反對元朗八鄉路丈量約份第106約地段第1892號餘段(以下稱之為“該地段”)申請由「農業」地盤
改劃為「臨時動物寄養所附屬設施(為期5年)及填土工程」

申請編號：A/YL-KTS/992

執事先生/女士：

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八鄉元崗新村村民簽署：

姓名：

2024 年 3 月 1 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書
(燕)

香港北角清華道 333 號北角政府合署 15 樓

(傳真：28770245 及郵)

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八鄉元崗新村村民簽署： LTY

姓名： 林東英

2024 年 2 月 29 日

通訊地址：

聯絡電話：



城市規劃委員會秘書

處)

香港北角渣華道 333 號北角政府合署 15 樓

(傳真：28770245 及郵

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八鄉元崗新村村民簽署：

姓名：

2024 年 3 月 1 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書
(遞)

(傳真：28770245 及郵)

香港北角渣華道 333 號北角政府合署 15 樓

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改劃為「臨時動物寄養所連附屬設施（為期 5 年）及填土工程」

申請編號：A/YL-KTS/992

敬啟先生/女士：

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八鄉元崗新村村民簽署：

姓名：

張志微

2024 年 2 月 29 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning
Board

城市規劃委員會秘書
(遞)

(傳真：28770245 及郵

香港北角渣華道 333 號北角政府合署 15 樓

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八鄉元崗新村村民簽署：

姓名：

2024 年 2 月 29 日

通訊地址：

聯絡電話：

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Town Planning
Board

城市規劃委員會秘書

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執事先生/女士：

本人對位於八鄉元崗新村的規劃申請 KTS 992 表示反對，特別是關於臨時動物寄養所及填土工程的附屬設施，以下是交通方面的反對理由，詳述如下：

首先，該地段位於當區兩大主要行車通道之交匯處附近，交通非常繁忙，如在該地段引入一個動物寄養所及其相關設施，必定帶來大量的動物運輸活動和頻繁的動物轉移。這將對附近原本因當區發展而日漸飽和的主要道路，如錦上路和八鄉路的交通擠塞情況帶來額外的負擔而更百上加斤，增加交通擁堵的風險。尤其是在上下班期間，可能會引起交通阻塞和不必要的延遲，影響居民的日常通勤和行動。另外，更為值得關注的為該地段處於八鄉路俗稱“暗彎位”的交通盲點地帶，交通意外亦常因車輛超速及駕駛者視野不足而常有發生。加上該地段附近一帶的安全行人佩套嚴重缺乏，更甚是某些位置更懷疑未合乎安全行車及人標準。如當地突然增加行人及行車量必定會大幅度增加傷亡意外的發生率。

其次，填土工程將需要大量的運輸活動和運輸車輛。這將對當地道路系統造成額外的負擔，導致交通擁堵和道路使用效率下降。這也可能對道路安全產生負面影響，因為這些運輸活動可能增加事故風險，特別是在填土工程期間。

此外，我們擔心這一規劃申請所引起的交通問題將對居民的生活品質和社區環境造成負面影響。交通擁堵和噪音污染可能會增加居民的壓力和不便，並對他們的健康和幸福感產生不利影響。

基於上述交通理由，我們強烈反對該規劃申請。我們建議城市規劃委員會重新評估該項目，尋找更適合的地點，以減少對交通和居民的不利影響。

謝謝您對我們意見的關注與考慮。本人懇請城規會及政府相關部門重視及聆聽當區居民的意見，書決有關上述申請。

八鄉元崗新村村民簽署：

姓名：

RECEIVED

- 1 MAR 2024

Town Planning
Board

2024 年 3 月 1 日

通訊地址：

聯絡電話：

城市規劃委員會秘書
(職)

香港北角渣甸道333號北角政府合署15樓

(傳真：28770245 及郵)

強烈反對元朗八鄉路丈量約份第106約地段第1892號餘段(以下稱之為“該地段”)申請由「農業」地帶
改劃為「臨時動物寄養所連附屬設施(為期5年)及填土工程」

申請編號：A/YL-KTS/992

執事先生/女士：

本人對位於八鄉元崗新村的規劃申請KTS 992表示反對，特別是關於臨時動物寄養所及填土工程的附屬設施。以下是交通方面的反對理由，詳述如下：

首先，該地段位於當區兩大主要行車通道之交匯處附近，交通非常繁忙，如在該地段引入一個動物寄養所及其相關設施，必定帶來大量的動物運輸活動和頻繁的動物轉移。這將對附近原本因當區發展而日漸飽和的主要道路，如錦上路和八鄉路的交通擠塞情況帶來額外的負擔而更百上加斤，增加交通擁堵的風險。尤其是在上下班期間，可能會引起交通阻塞和不必要的延遲，影響居民的日常通勤和行動。另外，更為值得關注的為該地段處於八鄉路俗稱“暗彎位”的交通盲點地帶，交通意外亦常因車輛超速及駕駛者視野不足而常有發生。加上該地段附近一帶的安全行人佩套嚴重缺乏，更甚是某些位置更懷疑未合乎安全行車及人標準。如當地突然增加行人及行車量必定會大幅度增加傷亡意外的發生率。

其次，填土工程將需要大量的運輸活動和運輸車輛。這將對當地道路系統造成額外的負擔，導致交通擁堵和道路使用效率下降。這也可能對道路安全產生負面影響，因為這些運輸活動可能增加事故風險，特別是在填土工程期間。

此外，我們擔心這一規劃申請所引起的交通問題將對居民的生活品質和社區環境造成負面影響。交通擁堵和噪音污染可能會增加居民的壓力和不便，並對他們的健康和幸福感產生不利影響。

基於上述交通理由，我們強烈反對該規劃申請。我們建議城市規劃委員會重新評估該項目，尋找更適合的地點，以減少對交通和居民的不利影響。

謝謝您對我們意見的關注與考慮。本人懇請城規會及政府相關部門重視及聆聽當區居民的意見，否決有關上述申請。

八鄉元崗新村村民簽署：

姓名：

楊炳權

2024年 3 月 1 日

通訊地址：

聯絡電話：



李瑞山：河南大平路大平路至106号地役权，1892年地役权，以土地之“凌驾”中，土地“凌驾”地役权。

IDENTIFICATION: A/YL-KIS/992

热力学第二定律

以下是在交通方面的反對理由，詳述如下：

首先，當地地位係屬臨城大主要行車通道之交通樞紐，交通非常繁忙，如在此地引入一條新的行車通道，其間問題甚多。如隨帶來大量的動力運輸活動和車隊的車輛行列，這將對目前該地已經飽受擁擠和擁擠的主要道路，如該上路和入城路，可能會引起交通阻塞和必要的延遲，影響到該地的日常運輸和行車的流暢。一旦發生上述問題，可能會引起交通混亂和必要的延遲，影響到該地的日常運輸和行車的流暢。此外，更為直接的問題是當地地位處於主要道路和城區之間，其交通流量非常龐大，如果在此地引入一條新的行車通道，其間問題甚多。如隨帶來大量的動力運輸活動和車隊的車輛行列，這將對目前該地已經飽受擁擠和擁擠的主要道路，如該上路和入城路，可能會引起交通阻塞和必要的延遲，影響到該地的日常運輸和行車的流暢。一旦發生上述問題，可能會引起交通混亂和必要的延遲，影響到該地的日常運輸和行車的流暢。

此外，我們擔心這一規劃所引起的交通問題將對居民的生活品質和社區環境造成負面影響。交通擁堵和噪音污染可能會增加居民的壓力和不便，並對他們的健康和幸福產生不利影響。

基於上述交通理由，我們強烈反對該規劃中計劃。我們建議城市規劃委員會的新評估該項目，尋找更適合的建設，以減少對交通和居民的不利影響。

諮詢您對我們意見的關注與考慮。本人懇請城規會及政府有關部門重視及聆聽當區居民的意見，希望有關申請，

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2024年 3 月 1 日

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For Sale



城市規劃委員會秘書

啟)

香港北角, 康翠道 333 號北角政府合署 15 樓

(傳真: 28770745 或 66)

強烈反對元朗八鄉路工程約段第 106 段建設 (以下稱「為」該地段) 申請由「發展」地段

改建為「臨時貨物貯存及貨運站」(為期 5 年) 及填土工程。

申請編號: A/YL-KTS/992

敬啟者先生/女士:

本人對位於八鄉元朗新村的規劃申請 KTS 992 表示反對, 特別關切該項貨物貯存及填土工程對周邊

環境、該地段位於當區樹木主要行車通道之交通處附近, 交通非常繁忙, 如在此地段引入一個貨物貯存及填土工程, 必定帶來大量的貨物運輸活動和頻繁的貨物轉移, 這將附近樹木因當區易受而目前道路的主要道路, 如路上樹木和八鄉路的交通擠塞情況帶來額外的負擔而更向上加斤, 增加交通擁堵的風險, 尤其是上下班期間, 可能會引起交通阻滯和不必要的延誤, 影響居民的日常生活和行車安全, 更為值得關注的是該地段位於八鄉路傍, 即「鴨位」的交通盲點地段, 交通意外亦常因車輛超速及駕駛者視野不足而常有發生, 加上該地段附近一帶的安全行人與單車道缺乏, 更甚於某些位置更難確保安全行車及行人, 如當地突然增加行人及行車量必定會大幅增加意外及行車意外的發生率, 特別是填土工程期間。

其次, 填土工程需要大量的運輸活動和運輸車輛, 這將對當地道路系統造成額外的負擔, 導致交通擁堵和道路使用效率下降, 這也可能對道路安全產生負面影響, 因為這些運輸活動可能增加事故風險, 特別是在填土工程期間。

此外, 我們擔心這一規劃申請所引起交通問題將對居民的生活品質和社區環境造成負面影響, 交通擁堵和貨物運輸可能會增加居民的壓力和不便, 並對他們的健康和幸福產生不利影響。

基於上述交通理由, 我們強烈反對該規劃申請。我們建議城市規劃委員會重新評估該項目, 尋找更適合的地點, 以減少對交通和居民的不利影響。

八鄉元朗新村村民簽署:

姓名: 李中輝

2024 年 3 月 1 日

通訊地址:

聯絡電話:

RECEIVED

- 1 MAR 2024

Town Planning Board

民市規劃委員會

(傳真) 28770245 14 樓

地址：香港灣仔 333 號北角政府合署 15 樓

地址：九龍彌敦道 106 號地庫 B2 號舖位（即士嘉堡中心「嘉堡中心」地下）
 地址：「嘉堡中心」地下 B2 號舖位（即士嘉堡中心「嘉堡中心」地下）

申請編號：NYL-KTS/992

請先生/女士：

本人現於九龍彌敦道 106 號地庫 B2 號舖位，特別於彌敦道 106 號地庫 B2 號舖位上工程的地盤設施，其下是交通方面的反對理由，詳述如下：

首先，該地盤位於彌敦道主要行車通道之交通繁忙地段，交通非常繁忙，如在此地引入一個動物寄養所及其相關設施，必定帶來大量的動物運輸活動和頻繁的動物轉移，這將對附近原本以居民多而只兼顧和的主要道路，如彌敦道和彌敦道的交通情況帶來額外的負擔而更向上加壓，增加交通擁擠的風險，尤其是從上下班時間，可能會引起交通阻塞和不必要的延遲，影響居民的日常通勤和行動等，更值得關注的是該地盤位於彌敦道「靜靜街」的交通繁忙地段，交通意外頻發且車輛速度較快，對行人安全造成威脅，加上該地盤附近一帶的左行人路狹窄，更甚於某些位置更難避免安全意外發生，如當地突然增加行人及行車量必定會大幅增加增加意外發生的機會。

其次，該工程將需要大量的運輸活動和運輸車輛，這將對當地道路系統造成額外的負擔，導致交通擁擠和道路使用效率下降，這也可能對道路安全產生負面影響，因為這些運輸活動可能增加事故風險，特別是對行人工程期間。

此外，我們擔心這一發展中心所引起的交通問題將對居民的生活品質和社區環境造成負面影響，交通擁擠和噪音等可能會增加居民的壓力和不便，並對他們的健康和幸福造成產生不利影響。

基於上述理由，我們強烈反對該發展申請。我們建議城市規劃委員會重新評估該項目，尋找更適合的地點，以減少對交通和居民的不利影響。

八鄉區議會村民代表：

姓名：李錦濤

2024 年 2 月 19 日

通訊地址：

聯絡電話：

RECEIVED

- 1 MAR 2024

Town Planning Board

城市規劃委員會秘書處 (附印 28770245 字號)
地址：香港灣仔皇后大道東 333 號牛車水政府合署 15 樓

強烈反對在鄰近大坑灣土庫約地段 106 號地段 (以下簡稱為「該地段」) 申請由「農業、地產
及園林」類別轉為物業發展用途的申請 (公函 S 年) 及地上工程。

申請編號: A/ML/KTS/992

敬事先生/女士:

本人對位於大坑灣土庫約地段的規劃申請 KTS 992 表示反對。特別是關於該物業的發展及地上工程所預
設。以下是交通方面的反對理由。詳述如下:

首先，該地段位於當區樹木主要行車通道之交通處附近，交通非常繁忙，如在該地段引入一個物業
發展及其相關設施，必定帶來大量的動物運輸活動和頻繁的動植物轉移，這將對附近原本以農業發展而
日漸變化的主要道路，如路上行人和車輛的交通帶來額外的負擔而更甚。增加交通擁
堵的風險，尤其是在上下班期間，可能會引起交通阻塞和必要的延遲，影響該地區的日常生活和動物
導外，更為值得關注的是該地段位於大坑灣路「順豐」的交通管理處，交通意外非常頻繁，車
道狹窄駕駛者視野不足而常有發生，加上該地段附近一帶的安全行人通道嚴重缺乏，更甚於其他位置
更難避免安全意外發生。如當地突然增加行人及行車量必定會大幅增加增加傷亡意外的發生率。

其次，填土工程將需要大量的運輸活動和運輸車輛，這將對當地道路系統造成額外的負擔，導致交通
擁堵和道路使用安全下降，這也可能對道路安全產生負面影響，因為這些運輸活動可能增加事故風險，
特別是填土工程期間。

此外，我們擔心這一規劃申請所引起的交通問題將對居民的生活品質和社區環境造成負面影響。交通
擁堵和噪音污染可能會增加居民的壓力和不便，並對他們的健康和幸福造成產生不利影響。

基於上述理由，我們強烈反對該規劃申請。我們建議城市規劃委員會重新評估該項目，尋找更適
合的地點，以減少對交通和居民的不利影響。

謝謝您對我們意見的關注與考慮。本人懇請委員會及政府相關部門認真及聆聽當區居民的意見，再次
有關上述申請。

大坑灣土庫約村民簽署:

姓名: 李自強

2024 年 2 月 28 日

通訊地址:

聯絡電話:

