

2022年 4月 2 0日

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

This document is received on 23 APR 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Appendix I of RNTPC  
Paper No. A/YL-SK/329

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/329
	Date Received 收到日期	23 APR 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

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

Lotus Kennel Limited 蓮花犬舍有限公司

## 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)

Goldrich Planners and Surveyors Limited  
金潤規劃測量師行有限公司

## 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)	Lots 670A (Part), 670F (Part), 670 R. P. (Part), 671 R. P. (Part) and 685 R. P. (Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, 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 2214 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 485.8 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	392.8 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 Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Animal Boarding Establishment (Kennel)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

5. Statement on Owner's Consent/Notification  
就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
31/12/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/12/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	"Temporary Animal Boarding Establishment (Dog Kennel)" for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1728.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	485.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9 .....
Proposed domestic floor area 擬議住用樓面面積	N. A. ....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	485.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	485.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Justifications at Appendix 1 for details. ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2 Nos. ....
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 24 hours every day including Sundays and public holidays.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Sheung Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Justifications at Appendix 1.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

Please refer to Justifications at Appendix 1.



**8. Declaration 聲明**

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

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

Signature  
簽署



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

Francis Lau

Director

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



Others 其他 MRTPL, FRICS, RPS

on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

31/12/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 670A (Part), 670F (Part), 670 R. P. (Part), 671 R. P. (Part) and 685 R. P. (Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	2214 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 392.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shék Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	"Temporary Animal Boarding Establishment (Dog Kennel)" for a Period of 3 Years

(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	485.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	21.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2 Nos.
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		2 Nos.
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2), Tree Preservation Proposal (Plan 4) and Drainage Proposal (Plan 5)</u>		
<b>Reports 報告書</b>		
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。

## Justifications

### The Applied Use

1. The applied use is "Temporary Animal Boarding Establishment (Dog Kennel)" for a Period of 3 Years.

### Location

2. The application site is on Lots 670A (Part), 670F (Part), 670 R. P. (Part), 671 R. P. (Part) and 685 R. P. (Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long, New Territories (the "Site").

### Application Background

3. The Site was subject to the last application no. A/YL-SK/245. Planning permission of which was revoked on 24.1.2021 due to the failure to comply with conditions (h) and (i) on fire service. The applicant will appoint a different registered fire service contractor for compliance with the fire service conditions if the current application is approved by the Town Planning Board ("TPB").
4. The difference of the current application from the last application is the additional structure 9 as shown in para. 5 below. The covered area and floor area is increased from 434.6 m<sup>2</sup> to 485.8 m<sup>2</sup> (+51.2 m<sup>2</sup> or +11.8%).

### Site Area

5. The site area is as follows:

Private Land	1821.2 m <sup>2</sup>	(82.3%)
Government Land	392.8 m <sup>2</sup>	(17.7%)
Total	<u>2,214.0 m<sup>2</sup></u>	(100.0%)

### Development Parameters

6. Please refer to Layout Plan (Plan 3) and the table below for the parameters of the development:

No.	Structure	Floor Area	Covered Area	Total	No. of Storeys	Height
1	Kennel	92.0 m <sup>2</sup>	92.0 m <sup>2</sup>		1	3m
2	Kennel	77.0 m <sup>2</sup>	77.0 m <sup>2</sup>		1	3m
3	Office	19.0 m <sup>2</sup>	19.0 m <sup>2</sup>		1	3m
4	Office	<u>22.6 m<sup>2</sup></u>	<u>22.6 m<sup>2</sup></u>	210.6 m <sup>2</sup>	1	6m
5	Kennel	26.0 m <sup>2</sup>	26.0 m <sup>2</sup>		1	3m
6	Reception	50.0 m <sup>2</sup>	50.0 m <sup>2</sup>		1	3m
7a	Dog Play Area	107.5 m <sup>2</sup>	107.5 m <sup>2</sup>		1	3m
7b	Dog Play Area	16.5 m <sup>2</sup>	16.5 m <sup>2</sup>		1	3m
8	Open Shed	24.0 m <sup>2</sup>	24.0 m <sup>2</sup>		1	3m
9	Rain Shelter	<u>51.2 m<sup>2</sup></u>	<u>51.2 m<sup>2</sup></u>	<u>275.2 m<sup>2</sup></u>	1	3m
				<u>485.8 m<sup>2</sup></u>		

7. All structures are 1-storey (3m to 6m) high.
8. The development operates 24 hours every day. As visitors are required to make appointments before they can visit the kennel, visits by the public are infrequent.
9. All the dogs would be staying in enclosed kennels at night and no noise would be generated.

#### Town Planning Zoning

10. The application site falls within the "Village Type Development" ("V") zone under the approved Shek Kong Outline Zoning Plan (OZP) No: S/YL-SK/9.
11. The planning intention of the "V" zone is primarily intended for the development of Small House for the indigenous villagers. Other commercial or community and recreational uses may be permitted on application to the Town Planning Board.

#### Previous Applications

12. The Site is subject to the following applications:

	Application No.	Applied Use	Decision
1.	A/YL-SK/144	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 14.12.2007
2.	A/YL-SK/159	Temporary Animal Boarding Establishment	Approved on

## Appendix 1

		(Kennel) for a Period of 3 Years	24.9.2010
3.	A/YL-SK/194	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 11.10.2013
4.	A/YL-SK/211	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 23.10.2015
5.	A/YL-SK/245	Renewal of Planning Approval for Temporary "Animal Boarding Establishment (Kennel)" for a Period of 3 Years	Approved on 19.10.2018

6. The site is subject to five previous planning approvals for the same use. Planning circumstances have not been changed since the last approval.

### Compatible with the Surrounding Environment

7. The site is fenced and paved. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse visual impacts.

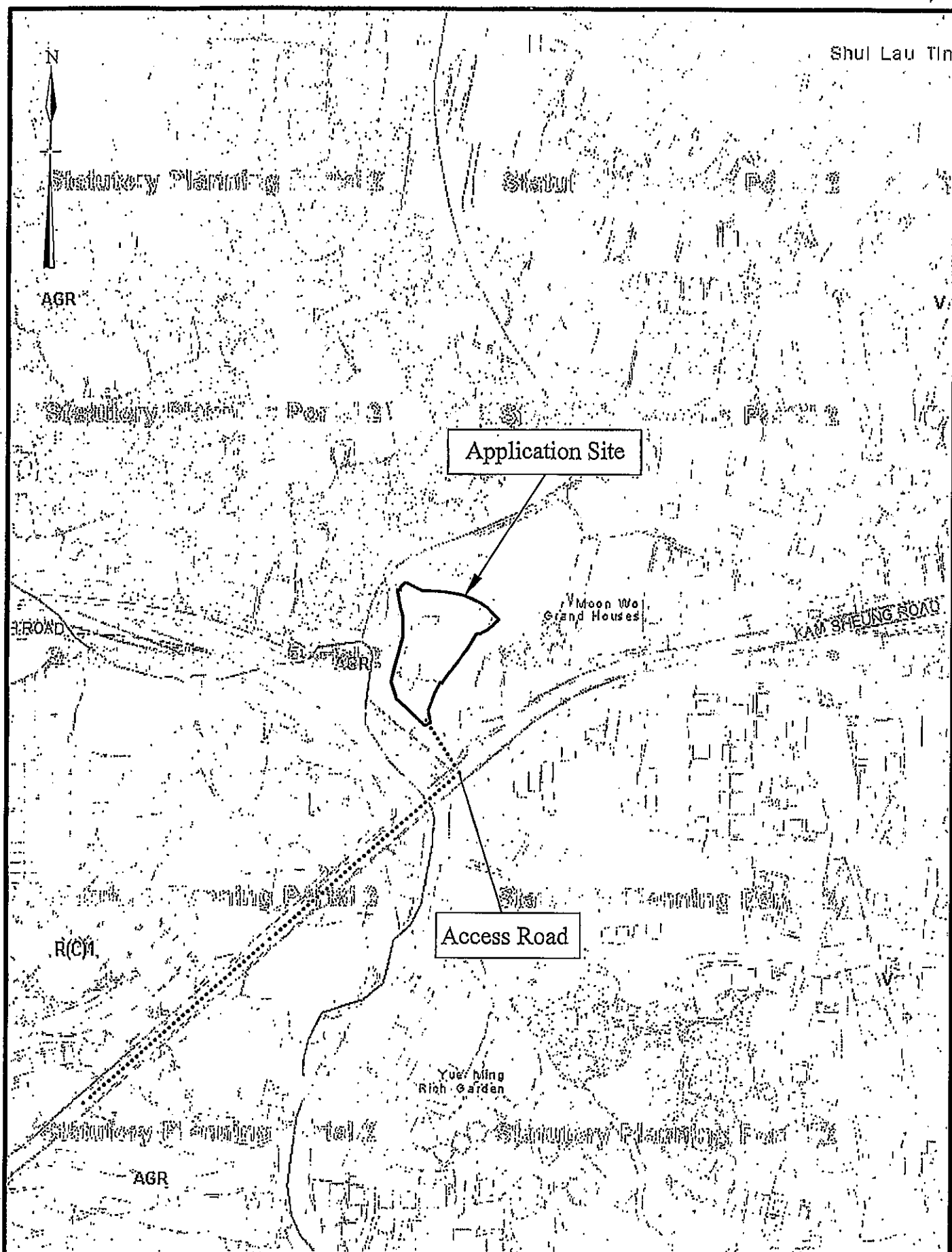
### No Adverse Landscape and Drainage Impacts

8. Landscaping and drainage facilities have already been provided on site to minimize the possible adverse impacts on the surrounding area.

### Planning Gains

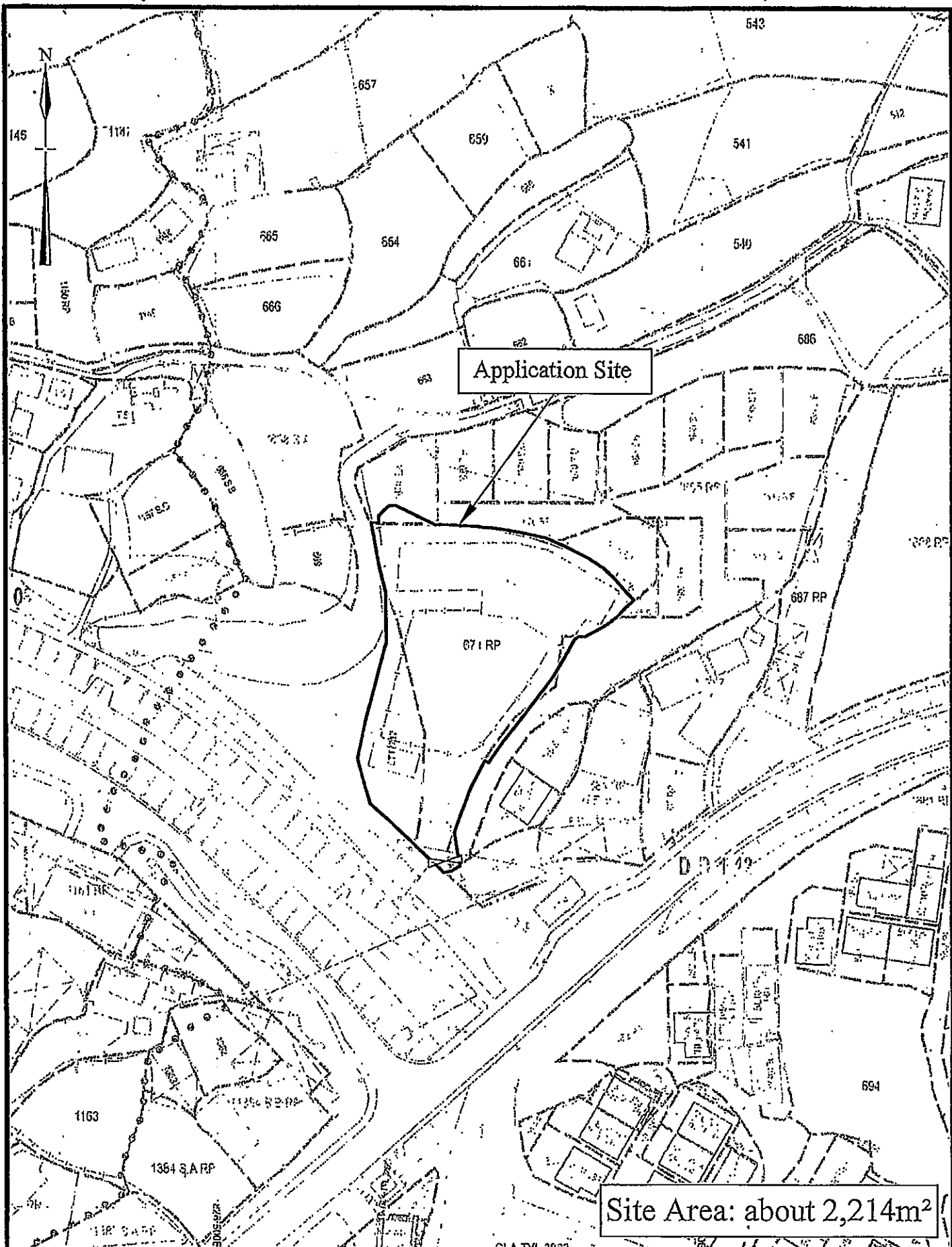
9. The applicant has been co-operating with various social groups and organizations on arranging site visits for children and providing seminars on dog training in order to educate the public on dog keeping and dog training skills.

END

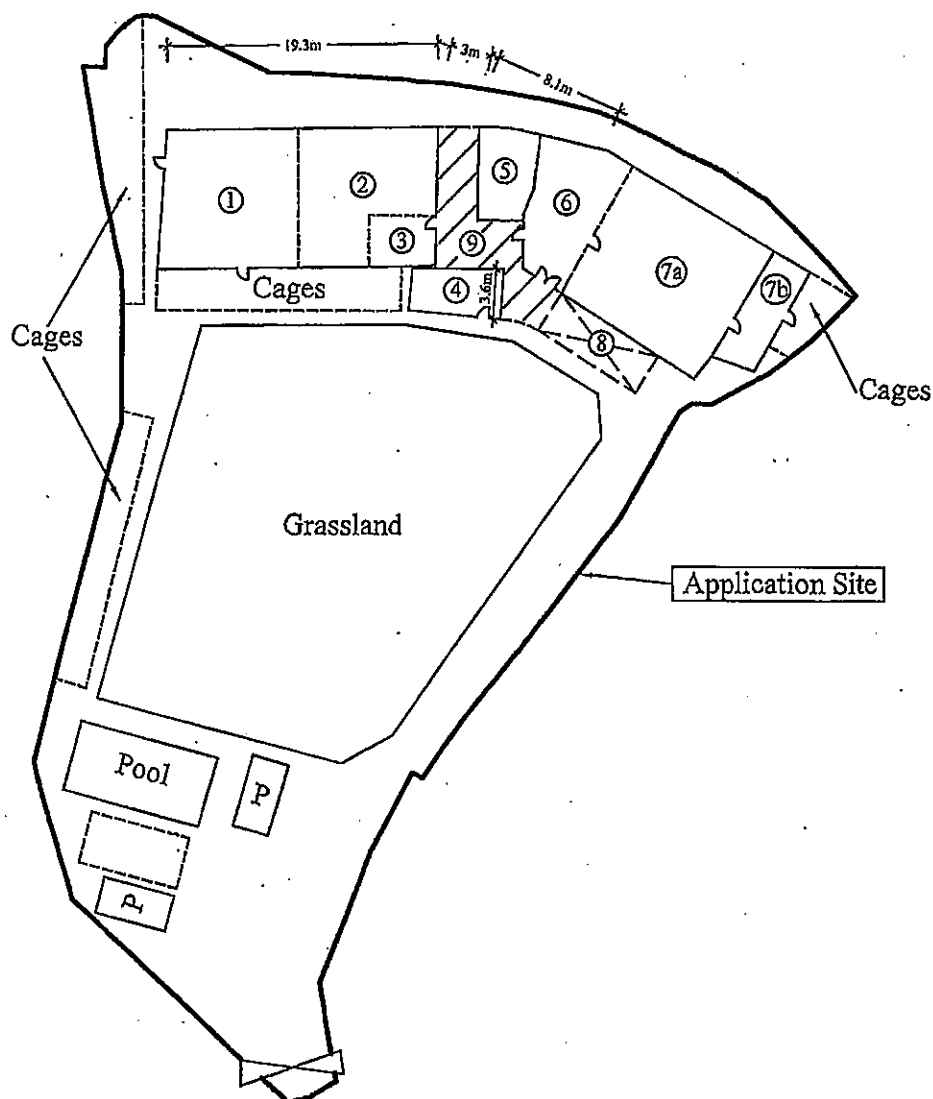


Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
December 2021	Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and 685 R.P.(Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long	Plan 1 ( A 7091 )





1 : 1000 (A4)	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
February 2022	Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and 685 R.P.(Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long	Plan 2 ( A 7091 )



Legend:



Parking Space for Private Car: 2.5m x 5m

Site Area: about 2,214m<sup>2</sup>

Legend	No. of Storeys	Height	Area	Total
① Kennel	1	3m	92m <sup>2</sup>	210.6m <sup>2</sup>
② Kennel	1	3m	77m <sup>2</sup>	
③ Office	1	3m	19m <sup>2</sup>	
④ Office	1	6m	<u>22.6m<sup>2</sup></u>	
⑤ Kennel	1	3m	26m <sup>2</sup>	275.2m <sup>2</sup>
⑥ Reception	1	3m	50m <sup>2</sup>	
⑦a Dog Play Area	1	3m	107.5m <sup>2</sup>	
⑦b Dog Play Area	1	3m	16.5m <sup>2</sup>	
⑧ Open Shed	1	3m	24m <sup>2</sup>	
⑨ Rain Shelter	1	3m	<u>51.2m<sup>2</sup></u>	
Total Area:				<u>485.8m<sup>2</sup></u>

1 : 500 (A4)

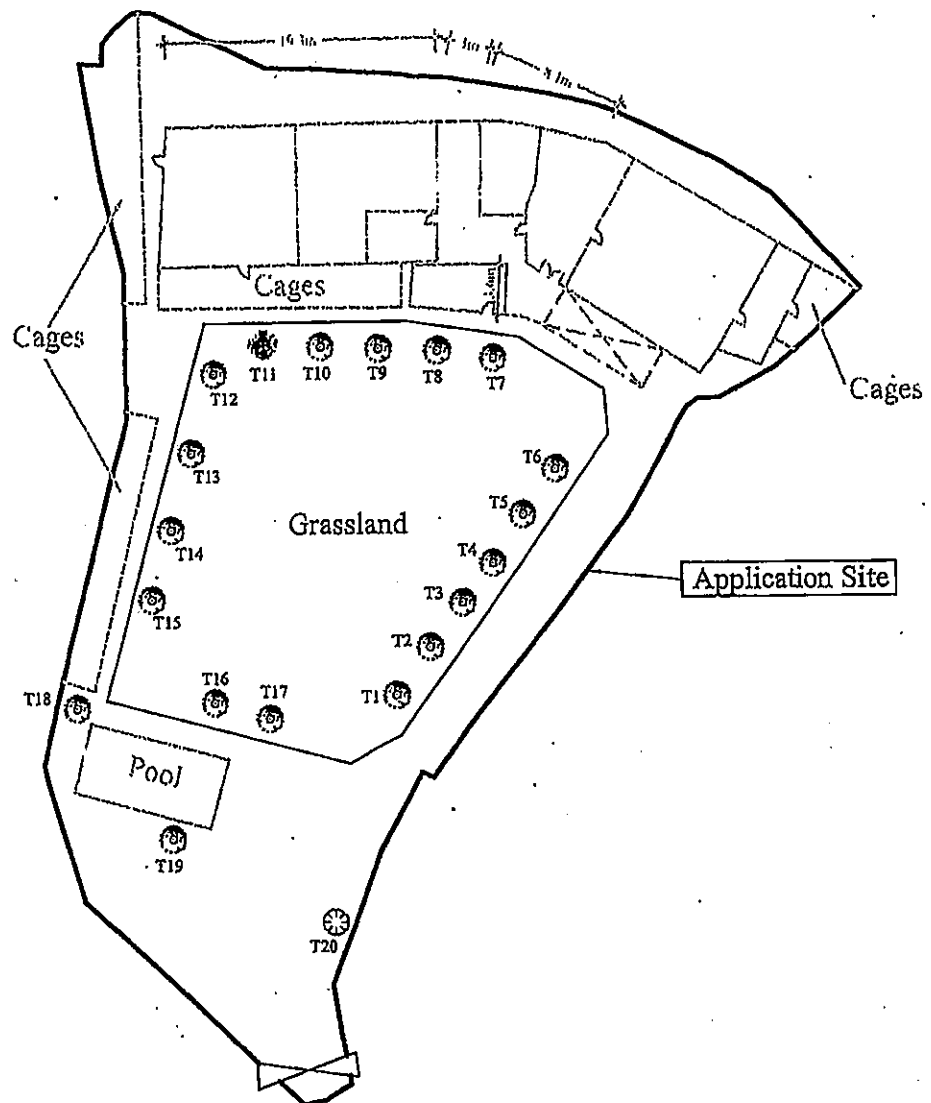
Layout Plan

Goldrich Planners &  
Surveyors Ltd.




February 2022

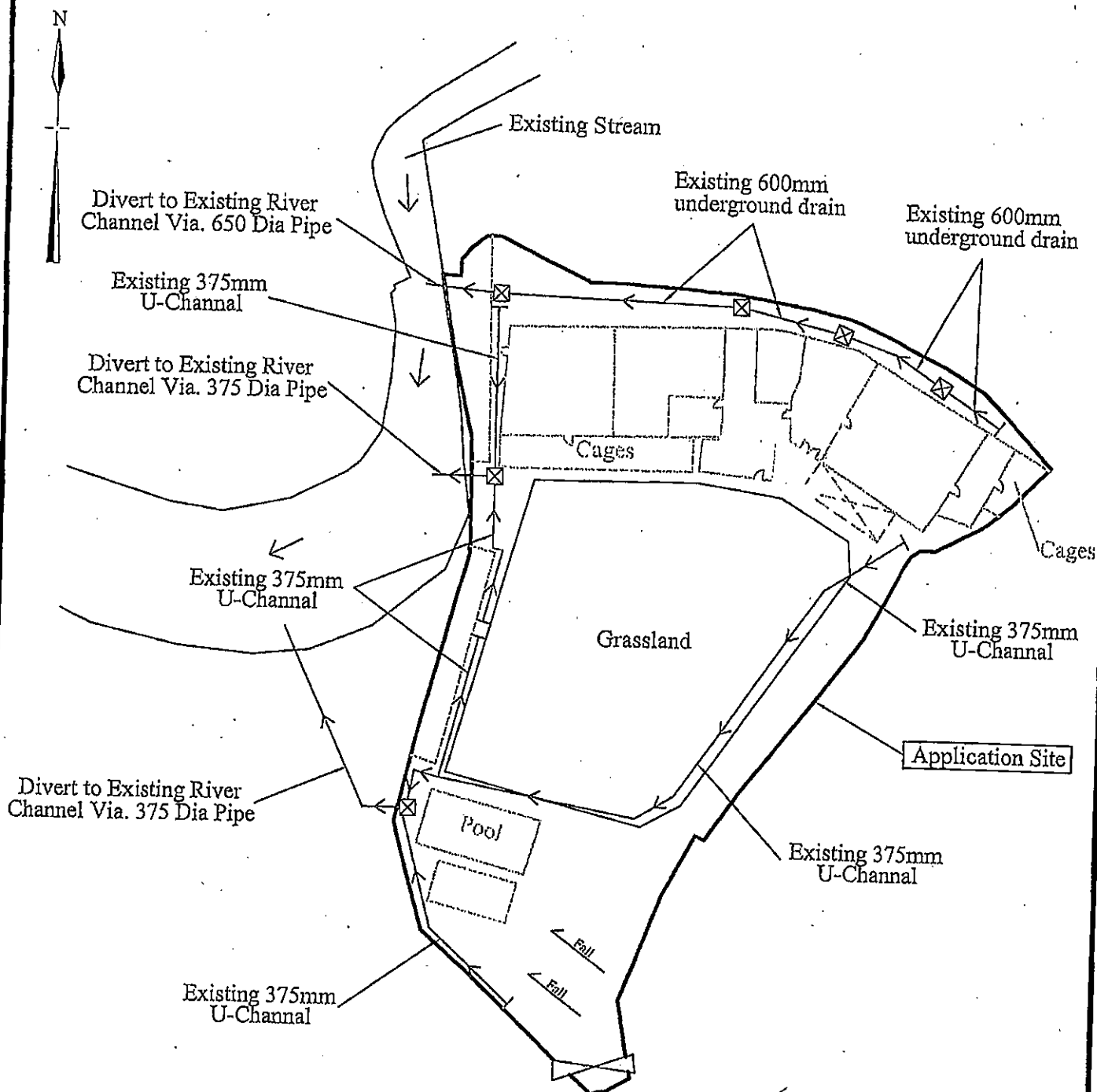
Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and  
685 R.P.(Part) in D. D. 112 and Adjoining Government Land,  
Lin Fa Tei, Shek Kong, Yuen Long

Plan 3  
(A 7091)



Site Area: about 2,214m<sup>2</sup>

Existing Trees	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Roystonea Regia (H.B.K) O. F. Cook (大王椰)	4m	2.75m	18
 Magnolia x alba (白蘭)	4m	2.75m.	1
 Macaranga Tanarius (血桐)	4m	2.75m	1
1 : 500 (A4)	Tree Preservation Proposal		Goldrich Planners & Surveyors Ltd.
December 2021	Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and 685 R.P.(Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long		Plan 4 ( A 7091 )



#### Legend

- ☒ Proposed Catchpit
- Proposed U-Channel

Site Area: about 2,214m<sup>2</sup>

1 : 500 (A4)	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
December 2021	Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and 685 R.P.(Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long	Plan 5 ( A 7091 )

# GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

## Executive Summary

1. The application site is on Lots 670A (P), 670F (P), 670 R. P. (P), 671 R. P. (P) and 685 R. P. (Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long, New Territories (the site).
2. The site falls within the "Village Type Development" ("V") zone under the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9.
3. The applied use is "Temporary Animal Boarding Establishment (Dog Kennel)" for a Period of 3 Years.
4. The site area is about 2,214 m<sup>2</sup>.
5. A total of 9 structures (total floor area of about 485.8 m<sup>2</sup>) are proposed on the site for kennel, office, reception, dog play area and rain shelter use.
6. Operation hours are 24 hours every day (including Sundays and Public Holidays).
7. No visual, drainage nor landscape adverse impacts are expected.
8. There are 5 nos. of previous planning applications approved for a total of 11 years.

## 行政摘要

1. 申請地點位於新界元朗石崗蓮花地 Lots 670A (P), 670F (P), 670 R. P. (P), 671 R. P. (P) and 685 R. P. (Part) in D. D. 112 及毗連政府土地。
2. 申請地點位處於石崗分區計劃大綱核准圖編號 S/YL-SK/9 下的鄉村式發展土地用途分區。
3. 申請用途為臨時動物寄養所(狗房)(為期 3 年)。
4. 申請面積約為 2,214 平方米。
5. 申請地點擬議提供 9 個構築物(總非住用樓面面積約為 485.8 平方米)作狗房、辦公室、接待、狗隻玩樂處及避雨棚用途。
6. 申請地點每天 24 小時營業(星期日公眾假期照常營業)。
7. 申請不會帶來視覺、排水和景觀的不良影響。
8. 申請地點有 5 個獲批的相同規劃申請, 批准年期約 13 年。



# GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-SK/329

Our Ref.: TL22161/ A7091

6 June 2022

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

By Post and E-mail:  
tpbpd@pland.gov.hk

Dear Sir,

## Submission of Further Information

### S. 16 Application for

“Temporary Animal Boarding Establishment (Kennel)” for a Period of 3 Years

Lots 670A (Part), 670F (Part), 670 R. P. (Part), 671 R. P. (Part)  
and 685 R. P. (Part) in D. D. 112 and Adjoining Government Land  
Lin Fa Tei, Shek Kong, Yuen Long, New Territories

We submit further information to respond to the departmental comments for the captioned application.

We would like to clarify that the structures on site will ally with the submitted Layout Plan (Plan 3).

The applicant has obtained consent from the land owners of 670 S.A and 670 S.F in D.D. 112. They agree to the applicant to use parts of their land as “Temporary Animal Boarding Establishment (Kennel)” use before the implementation of Small House.

We attach a Fire Service Installations Proposal (Plan 6) and a previously approved Fire Service Installations Proposal of previous application no. A/YL-SK/211 for your consideration.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Comments from Transport Department

(Contact: Mr K.C. Lee, Tel.:

	Comments	Response																																															
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	<p>There are 2 private car parking spaces for visitors. Staff will go to the site by public transport.</p> <p>2 parking spaces are for visitors who make an appointment. Visitors who does not make an appointment will be asked to leave.</p>																																															
(b)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access;	<p>The estimated traffic generation and attraction rate of the proposed use are as follow:</p> <table border="1"> <thead> <tr> <th rowspan="2">Timeslot</th><th colspan="2">Daily including Sundays and Public Holidays</th></tr> <tr> <th>Trip Attraction Rate</th><th>Trip Generation Rate</th></tr> </thead> <tbody> <tr><td>08:00 – 09:00</td><td>1</td><td>0</td></tr> <tr><td>09:00 – 10:00</td><td>0</td><td>0</td></tr> <tr><td>10:00 – 11:00</td><td>1</td><td>0</td></tr> <tr><td>11:00 – 12:00</td><td>0</td><td>1</td></tr> <tr><td>12:00 – 13:00</td><td>0</td><td>0</td></tr> <tr><td>13:00 – 14:00</td><td>1</td><td>0</td></tr> <tr><td>14:00 – 15:00</td><td>0</td><td>1</td></tr> <tr><td>15:00 – 16:00</td><td>0</td><td>0</td></tr> <tr><td>16:00 – 17:00</td><td>1</td><td>0</td></tr> <tr><td>17:00 – 18:00</td><td>0</td><td>1</td></tr> <tr><td>18:00 – 19:00</td><td>0</td><td>0</td></tr> <tr><td>19:00 – 20:00</td><td>0</td><td>0</td></tr> <tr><td>20:00 – 21:00</td><td>0</td><td>1</td></tr> <tr> <td><b>Total:</b></td><td><b>4</b></td><td><b>4</b></td></tr> </tbody> </table> <p>The estimated trip rates are the same as the previous application no. A/YL-SK/245.</p>	Timeslot	Daily including Sundays and Public Holidays		Trip Attraction Rate	Trip Generation Rate	08:00 – 09:00	1	0	09:00 – 10:00	0	0	10:00 – 11:00	1	0	11:00 – 12:00	0	1	12:00 – 13:00	0	0	13:00 – 14:00	1	0	14:00 – 15:00	0	1	15:00 – 16:00	0	0	16:00 – 17:00	1	0	17:00 – 18:00	0	1	18:00 – 19:00	0	0	19:00 – 20:00	0	0	20:00 – 21:00	0	1	<b>Total:</b>	<b>4</b>	<b>4</b>
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(b)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road, along the local access and within the site;	Please refer to the Swept Path Analysis (Plan 7) for details.
(c)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Please refer to the plan showing nearest public transport services (Plan 8) for details.
(d)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

Your ref.: A/YL-SK/329

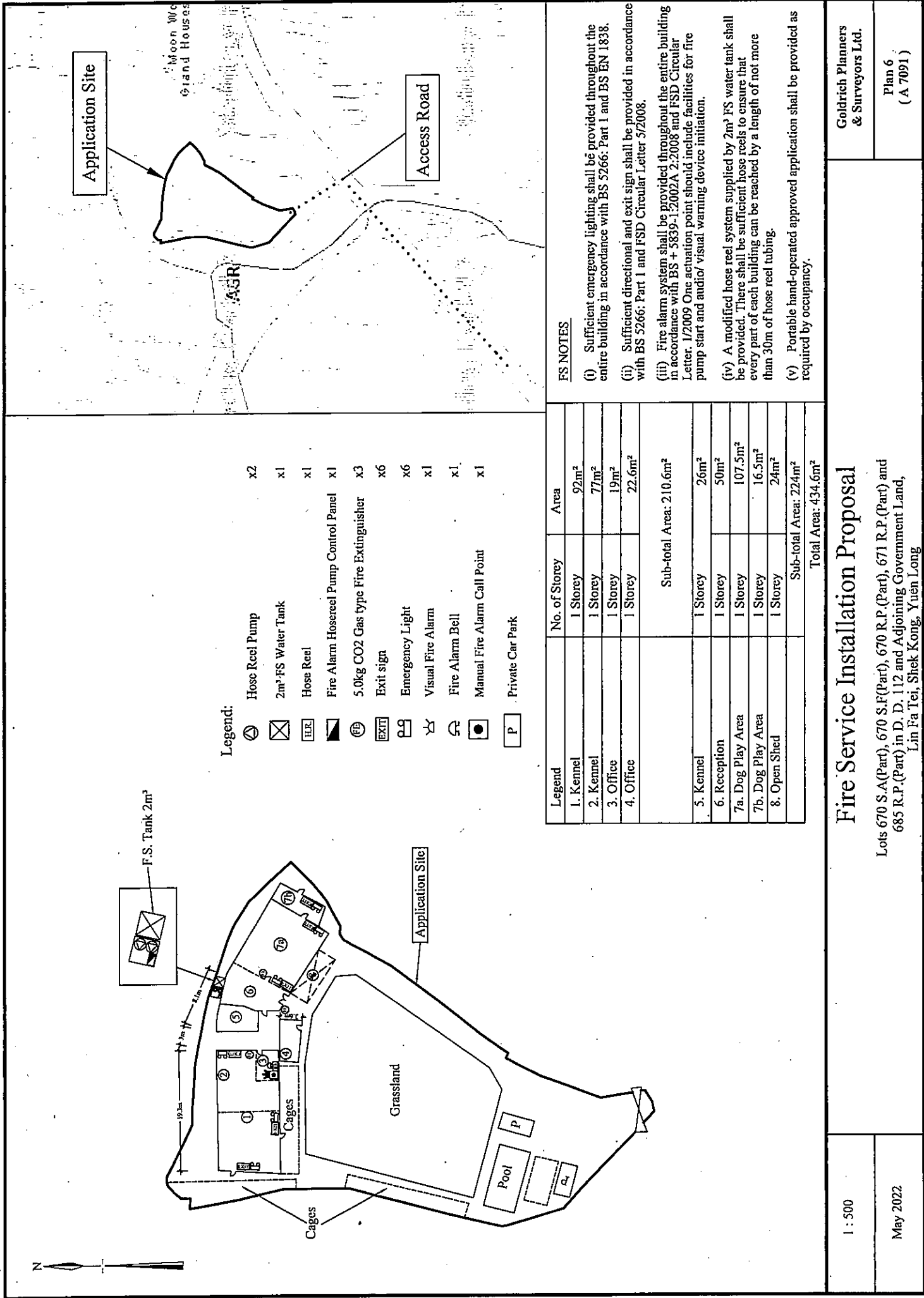
Our ref.: A7091

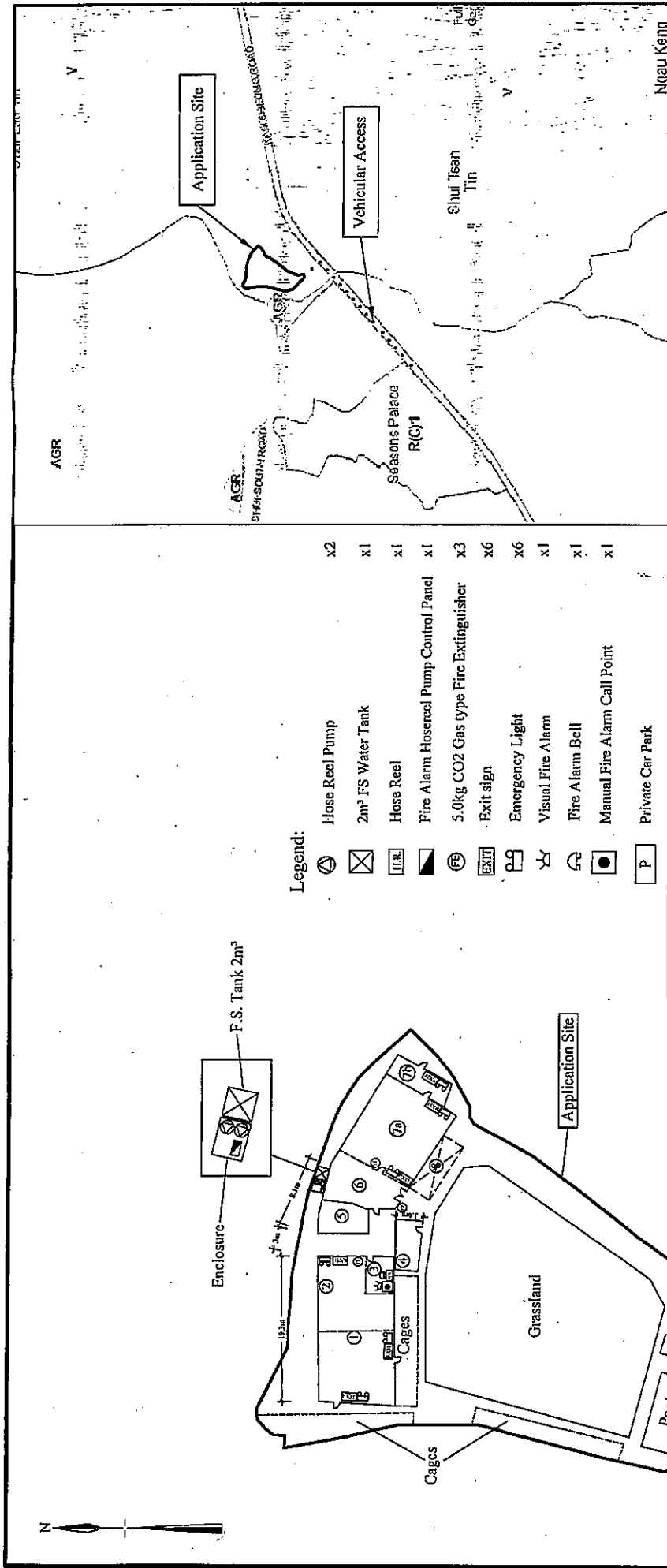
6 June 2022

Comments from Environmental Protection Department

(Contact: Ms Ming He; Tel.:

	Comments	Response
(a)	please confirm that no quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance;	It is confirmed that no quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance.
(b)	how many dogs will be staying at the site and how many dog will be staying outdoor at the same time;	There will be about 30 dogs staying at the site. About 10 dogs will be trained at outdoor at the same time.
(c)	when do the dogs will stay inside dog kennel and when will no dog training session be carried out;	Dog training session will be carried out between 3p.m. to 6 p.m. Other than this period of time, dogs will stay inside dog kennel
(d)	whether the kennels are enclosed with the sound proofing materials and are provided with 24-hours mechanical ventilation and air conditioning; and	The kennels are enclosed with the sound proofing materials and are provided with 24-hours mechanical ventilation and air conditioning
(e)	confirm no public announcement system or whistle blowing will be used at the site.	There will be no public announcement system or whistle blowing be used at the site.





# Legend:

	Hose Reel Pump	x2
	2m³ FS Water Tank	x1
	Hose Reel	x1
	Fire Alarm Hosereel Pump Control Panel	x1
	5.0kg CO2 Gas type Fire Extinguisher	x3
	Exit sign	x6
	Emergency Light	x6
	Visual Fire Alarm	x1
	Fire Alarm Bell	x1
	Manual Fire Alarm Call Point	x1
	Private Car Park	1

## FS NOTES

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 52008.
- Fire alarm system shall be provided throughout the entire building in accordance with BS + 5839-1:2002A 2:2008 and FSD Circular Letter 1/2009. One actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- 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.
- Portable hand-operated approved application shall be provided as required by occupancy.

Legend	No. of Storey	Area
① Kennel	1 Storey	92m²
② Kennel	1 Storey	77m²
③ Office	1 Storey	19m²
④ Office	1 Storey	22.6m²
Sub-total		210.6m²
⑤ Kennel	1 Storey	26m²
⑥ Reception	1 Storey	50m²
⑦ Dog Play Area	1 Storey	107.5m²
⑧ Dog Play Area	1 Storey	16.5m²
⑨ Open Shed	1 Storey	24m²
Sub-total		224m²
		Total Area: 434.6m²

## Fire Service Installation Proposal

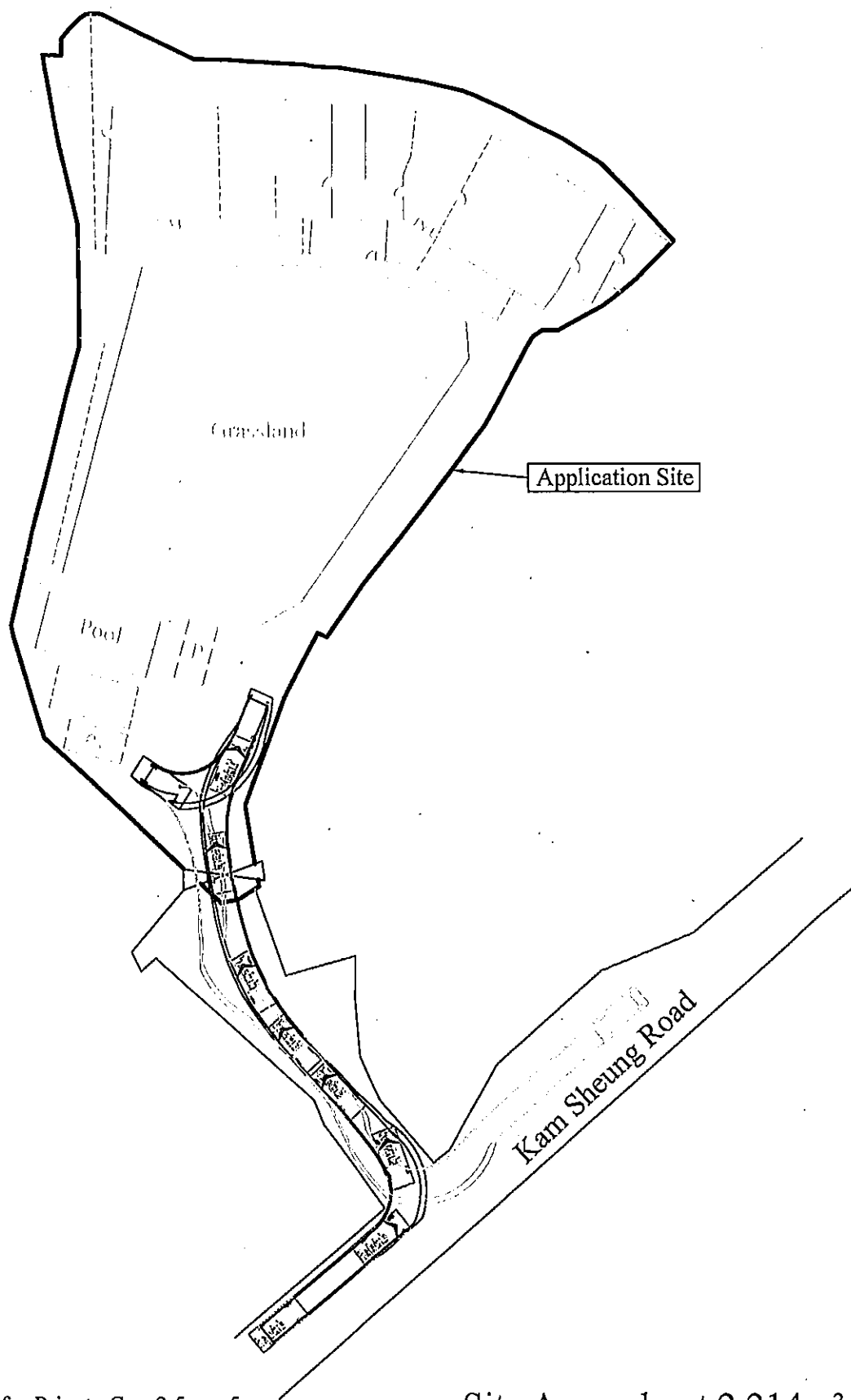
(A/YL - SK/211)  
 Lots 670 S.A.(Part), 670 S.F.(Part), 670 R.P.(Part), 671 R.P.(Part) and  
 685 R.P.(Part) in D. D. 112 and Adjoining Government Land,  
 Lin Fa Tei, Shek Kong, Yuen Long

1:500


October 2015

Goldrich Planners  
& Surveyors Ltd.

Plan 6  
(A 7091)



Legend:

 Parking Space for Private Car: 2.5m x 5m

Site Area: about 2,214m<sup>2</sup>

1 : 500 (A4)

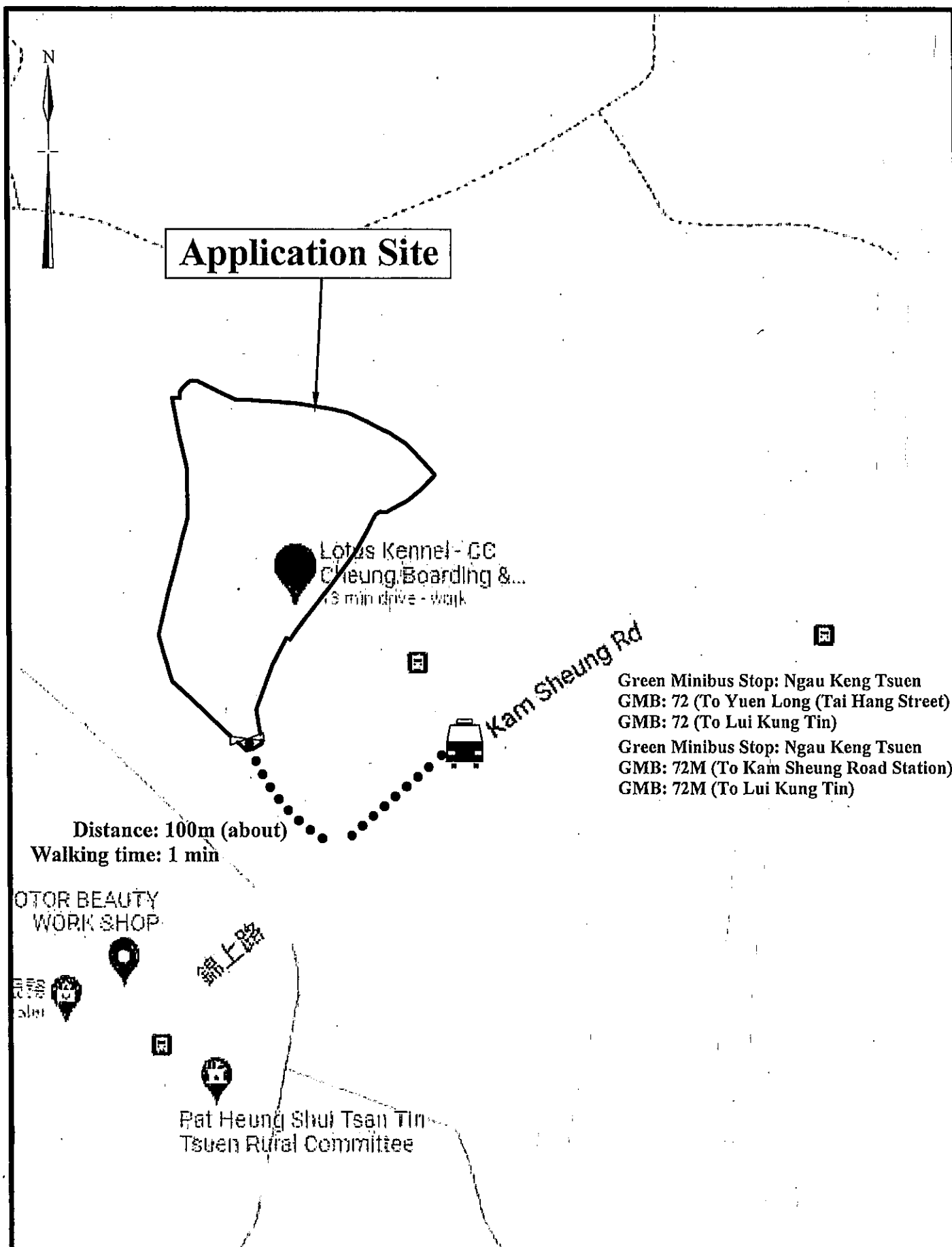
Swept Path Analysis

Goldrich Planners &  
Surveyors Ltd.

May 2022

Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and  
685 R.P.(Part) in D. D. 112 and Adjoining Government Land,  
Lin Fa Tei, Shek Kong, Yuen Long

Plan 7  
( A 7091 )



1:1000	Plan Showing Nearest Public Transport Services	Goldrich Planners & Surveyors Ltd.
May 2022	Lots 670 S.A(Part), 670 S.F(Part), 670 R.P.(Part), 671 R.P.(Part) and 685 R.P.(Part) in D. D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long	Plan 8 ( A 7091 )

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

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
A/YL-SK/144	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	14.12.2007 (revoked on 14.3.2010)
A/YL-SK/159	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	24.9.2010
A/YL-SK/194	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	11.10.2013 (revoked on 11.4.2015)
A/YL-SK/211	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	23.10.2015
A/YL-SK/245	Renewal of Planning Approval for Temporary "Animal Boarding Establishment (Kennel)" for a Period of 3 Years	19.10.2018 (revoked on 24.1.2021)

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/YL-SK/59	Temporary Open Storage of Construction Materials (Tools, Marble and Granite) for a Period of 12 Months	3.4.1998	(1) - (3)

**Rejection Reasons:**

- (1) Not in line with the planning intention of the "Village Type Development" ("V") zone on the draft Shek Kong Outline Zoning Plan No. S/YL-SK/1, which was to designate both existing recognised villages and areas of land considered suitable for village expansion. There was no justification in the submission to depart from the planning intention even on a temporary basis.
- (2) Not compatible with the nearby village houses.
- (3) Approval of the application would set an undesirable precedent for other similar applications, the cumulative effect of which would degrade the environment of the area.





**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government;
- within the Site, part of Lot 671 RP in D.D. 112 is covered by a Short Term Waiver (STW) No. 3834 for temporary animal boarding establishment (kennel) use, whereas the GL therein is covered by a Short Term Tenancy (STT) No. 2712 for temporary animal boarding establishment (kennel) use;
- there are small house applications under processing on Lots 670 S.A and 670 S.F both in D.D. 112; and
- should planning approval be given to the subject planning application, the STW and STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, and lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fees, as may be imposed by the LandsD.

**2. Traffic**

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

- no comment on the application from traffic engineering perspective; and
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department.

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

- HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road.

### 3. **Agriculture and Nature Conservation**

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

- no comment on the application from nature conservation point of view; and
- the applicant holds a valid Animal Boarding Establishment License issued by his department and the license is valid until 11.9.2022.

### 4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application subject to the following conditions;
  - (i) all dogs shall be kept inside the enclosed animal boarding establishment structures, as proposed by the applicant; except 10 dogs are allowed for outdoor training activities between 3:00 p.m to 6:00 p.m. on the Site;
  - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period; and
- there was no environmental complaint concerning the Site received in the past three years.

### 5. **Landscape**

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

- no objection to the application from landscape planning perspective as significant landscape impact arising from the development is not anticipated.

### 6. **Drainage**

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

- no objection in-principle to the proposed development from the public drainage point of view;
- no adverse comment on the submitted drainage proposal; and
- should the Town Planning Board consider that the application is acceptable, conditions should be stipulated requiring the applicant the implementation and maintenance of the agreed drainage proposal for the development to his satisfaction.

## 7. **Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

## 8. **District Officer's Comments**

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

- he has not received any comments from locals upon close of consultation and has no particular comments on the application.

## 9. **Other Departments**

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

- Project Manager(West), West Development Office, Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner of Police (C of P);
- Director of Food and Environmental Hygiene (DFEH);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).



**Recommended Advisory Clauses**

- (a) resolve any land issue relating to the proposed development with other concerned owner(s) of the Site.
- (b) should the applicant fail to comply with the approval condition resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government;
  - within the Site, part of Lot 671 RP in D.D. 112 is covered by a Short Term Waiver (STW) No. 3834 for temporary animal boarding establishment (kennel) use, whereas the GL therein is covered by a Short Term Tenancy (STT) No. 2712 for temporary animal boarding establishment (kennel) use;
  - there are small house applications under processing on Lots 670 S.A and 670 S.F both in D.D. 112; and
  - should planning approval be given to the subject planning application, the STW and STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, and lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fees, as may be imposed by the LandsD.
- (d) 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; and
  - 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.

- (e) to note the comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant is reminded to avoid polluting or distributing the adjacent watercourse during the operation.
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised that (i) the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under relevant pollution control ordinances.
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation / removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal;
  - the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - the proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, villages drains, ditches and the adjacent areas; and

- the applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance 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:
- if existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the subject application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the 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 BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator 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)Rs] respectively;
- the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at building plan submission stage;
- 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)Rs;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- detailed checking under the BO will be carried out at building plan submission stage.



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



**A/YL-SK/329 DD 112 Lin Fa Tei**

18/05/2022 02:30

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/YL-SK/329 Lotus Kennel**

Lots 670 S.A (Part), 670 S.F (Part), 670 RP(Part), 671 RP(Part) and 685 RP (Part)  
in D.D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong

Site area : About 2,214sq.m Includes Government Land of about 392.8sq.m

Zoning : "VTD"

Applied use : Dog Kennel / 2 Vehicle Parking

Dear TPB Members,

This operation has a long history of failure to comply with regulations and of continue to operate when approval has been revoked. 245 wa approved Oct 2018 and revoked Jan 2021 but it has been business as usual.

In view of the constant bleating about the lack of land for housing, the zoning and location of this site would appear to be a suitable location for transitional housing, particularly as it includes almost 400sq.m of public land. 'v' zone is intended to provide homes for people not for animals.

Members have a duty to protect the interests of the community when it comes to failure to fulfill fundamental conditions such as complying with fire regulations.

The rolling over of such applications demonstrates that implementation of the 'rule of law' we are bombarded with on a daily basis appears to be confined to urban districts.

Mary Mulvihill

