

2025年 5月 13日

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

Appendix I of RNTPC  
Paper No. A/NE-PK/217

This document is received on 13 MAY 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

2500 879

25/4

by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-11C/217
	Date Received 收到日期	13 MAY 2025

- 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)

HONG KONG CANINE WORKING AND AGILITY CLUB LTD. 香港犬隻工作及障礙賽事會有限公司

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

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

CHIEF FORCE LIMITED 志科有限公司

### 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)	新界長瀝丈量約份第91約地段3252、3262 (部分)、3263、3264、3265 S.A(部分)、3265 S.B(部分)及毗鄰政府土地	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5688 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1179 ..... 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)	..... 194 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂
(f) Current use(s) 現時用途	臨時動物寄養所及附屬設施(為期3年)  (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)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ (DD/MM/YYYY)&  
於 14/03/2025 (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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 08/04/2025 (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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	          (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 type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 ..... Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 .....sq.m <input 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) ..... ..... ..... .....	
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 ..... 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) ..... .....	

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	<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>.....</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 or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ NE-PK / 162
(b) Date of approval 獲批給許可的日期	13/08/2022 ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	12/08/2025 ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時動物寄養所及附屬設施(為期3年)
(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 checked="" 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>.....</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 checked="" type="checkbox"/> year(s) 年 3 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>





**8. Declaration 聲明**

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

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

Signature  
簽署

*Cheng*

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

鄭嘉翔

文員

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

志科有限公司

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

Date 日期

24/04/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界長瀝丈量約份第91約地段3252、3262 (部分)、3263、3264、3265 S.A(部分)、3265 S.B(部分)及毗鄰政府土地
Site area 地盤面積	5688 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 194 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-PK/11
Zoning 地帶	康樂
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時動物寄養所及附屬設施(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1179 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <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	10	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2至6 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	19 % <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		20
	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) _____ _____		20
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
申請位置圖則，場地設計圖則，渠務排水圖則，消防裝置圖則，美化環境圖則，行車通道圖則		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input 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。

# 附帶規劃文件

按城市規劃條例第 16 條於

新界長瀝丈量約份第 91 約地段 3252、3262 (部分)、3263、3264、3265 S.A(部分)、3265 S.B(部分) 及毗鄰政府土地，續期申請作「臨時動物寄養所及附屬設施(為期 3 年)」。

地帶用途：康樂

申請範圍：約 5688 平方米

## 行政摘要

擬在新界長瀝丈量約份第 91 約地段 3252、3262 (部分)、3263、3264、3265 S.A(部分)、3265 S.B(部分) 及毗鄰政府土地，丙崗分區計劃大綱核准圖編號 S/NE-PK/11 的「康樂」地帶內，續期申請「臨時動物寄養所及附屬設施(為期 3 年)」。

申請地點主要用作動物寄養所之用，符合「康樂」地帶用途第二欄的有附帶條件或無附帶條件下獲准的規劃許可。

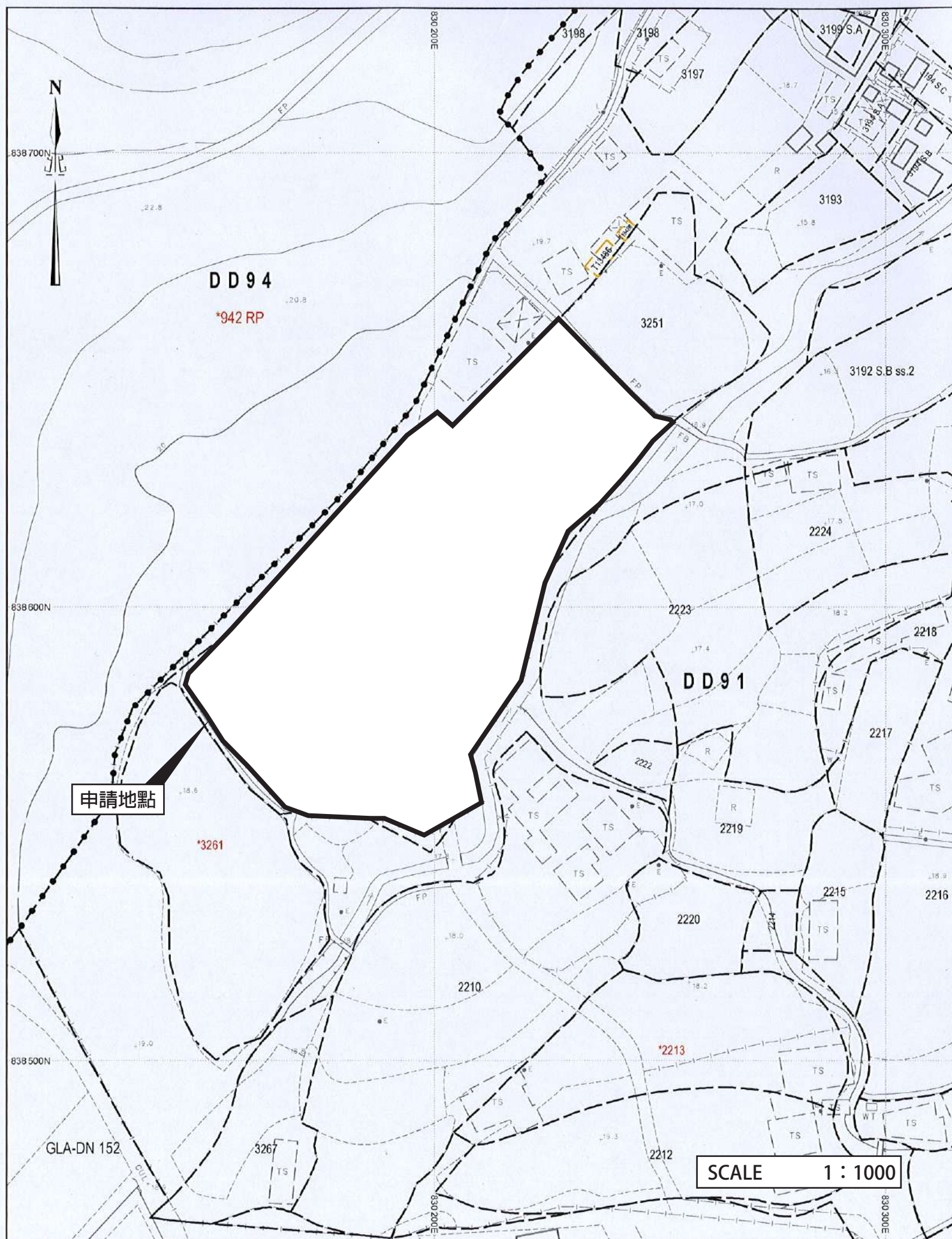
是次申請是作為上次規劃許可申請 A/NE-PK/162 的續期申請，申請用途與上次規劃許可申請 A/NE-PK/162 用途相同，場地內的設施與上次申請時一樣，沒有任何改變。上次申請期間都沒有任何政府部門及附近市民的反映和投訴，申請人一直使用良好，因此希望城市規劃委員會及規劃署可以寬容處理時次的規劃申請。

## 申請位置

申請地點位於丈量約份第 91 約地段 3252、3262 (部分)、3263、3264、3265 S.A(部分)、3265 S.B(部分) 和毗鄰政府土地，丙崗分區計劃大綱核准圖編號 S/NE-PK/11 的「康樂」地帶內，申請地點面積約 5688 平方米，當中佔用政府土地面積約 194 平方米。

詳細請參閱以下圖則。







## 場地設計：

申請地點主要用作動物寄養所之用，符合「康樂」地帶用途第二欄的有附帶條件或無附帶條件下獲准的規劃許可。

申請地點共有上蓋物10個，犬隻游泳池3個，訪客泊車位20個。申請地點內設有大型草地和犬隻游泳池供犬隻嬉戲或作為物理治療之用，申請地點內亦有提供狗隻訓練課程供狗主與其犬隻互動。申請地點西面的草地面積廣闊，有足夠地方提供犬隻嬉戲，不存在日後出現不適宜犬隻活動的問題。

申請地點內犬隻寄養所與附近民居最接近的直線距離大約為20米，遠離民居，寄養所內部設有隔音材料(鋅鐵板及磚塊)，加上有專人訓練和管理犬隻，申請地點內犬隻不會隨意吠叫，將噪音如犬吠聲的問題減至最小，加上附近民居本身亦有飼養犬隻，因此犬隻的吠叫不會構成影響。

申請地點內設有犬隻用寄養房間分別為：小型房間14個(每個可以容納1隻犬隻)、中型房間2個(每個可以容納2隻犬隻)、大型房間2個(每個可以容納3隻犬隻)，申請地點最多可以同時容納24隻犬隻進行寄宿。犬隻寄養所會有專人定期進行適當的清理和維護，而且裝設有抽氣扇，保持空氣流通，不會有氣味積聚，影響附近環境。

申請地點內有一個狗隻用環保化糞池，會有專人定期進行吸糞，不會對附近環境構成影響。犬隻化糞池只作存儲功用，沒有滲透系統。犬隻化糞池平日以鐵蓋掩蓋，不會有異味傳出。

每次前來進行吸糞作業的吸糞車容量為約18立方米，吸糞車內設有除味壺，空氣會經過除味壺才排出，所以不會有異味發出。吸糞是利用以真空吸糞管吸出，所以不可能中途意外掉出。吸糞程序如下：從吸糞車取出真空吸管 > 打開渠蓋 > 放入真空管 > 開始吸糞 > 完成 > 進行消毒 > 放回渠蓋 > 清洗化糞池口附近位置。

申請地點平均每月寄宿犬隻數目大約10隻，而且申請地點四周屬郊野地區，場地人員每日在帶犬隻散步時，犬隻亦會在郊野地區排泄方便，因此申請地點內所產出的排泄物不多，所以場地內的犬隻化糞池足夠應付犬隻在申請地點內生產的排泄物，而定期的清理作業也足以應付化糞池內的儲存物。

申請人持有漁農自然護理署發出的動物寄養所牌照，並嚴格遵守牌照列明的相關條例規定，因此申請地點的噪音、排污、氣味等問題申請人都時刻關注，以確保有關問題不會出現。

申請地點用途為動物寄養所連附屬設施，任何人付費後均可入場使用申請地點內的設施，不屬於私人用途。

自2016年05月13日至今，申請地點都沒有任何政府部門及附近市民的反映和投訴，一直使用良好。申請地點只屬於臨時性質，用途也不會對區內的規劃意向有任何抵觸，而且顧及四周自然景色，附帶條件亦能有效改善環境，與附近地區和諧無間，申請人提出的申請是與四周的環境相符，不會對附近居民造成負面影響。

詳情請參閱以下圖則。





化糞池位置



吸糞車



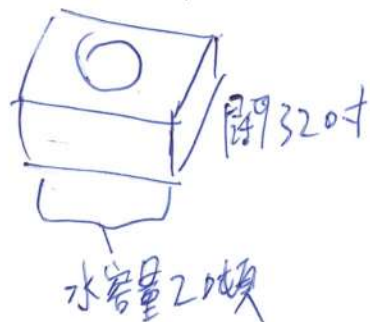
除味壺



廁所

頭缸

長7尺



二缸

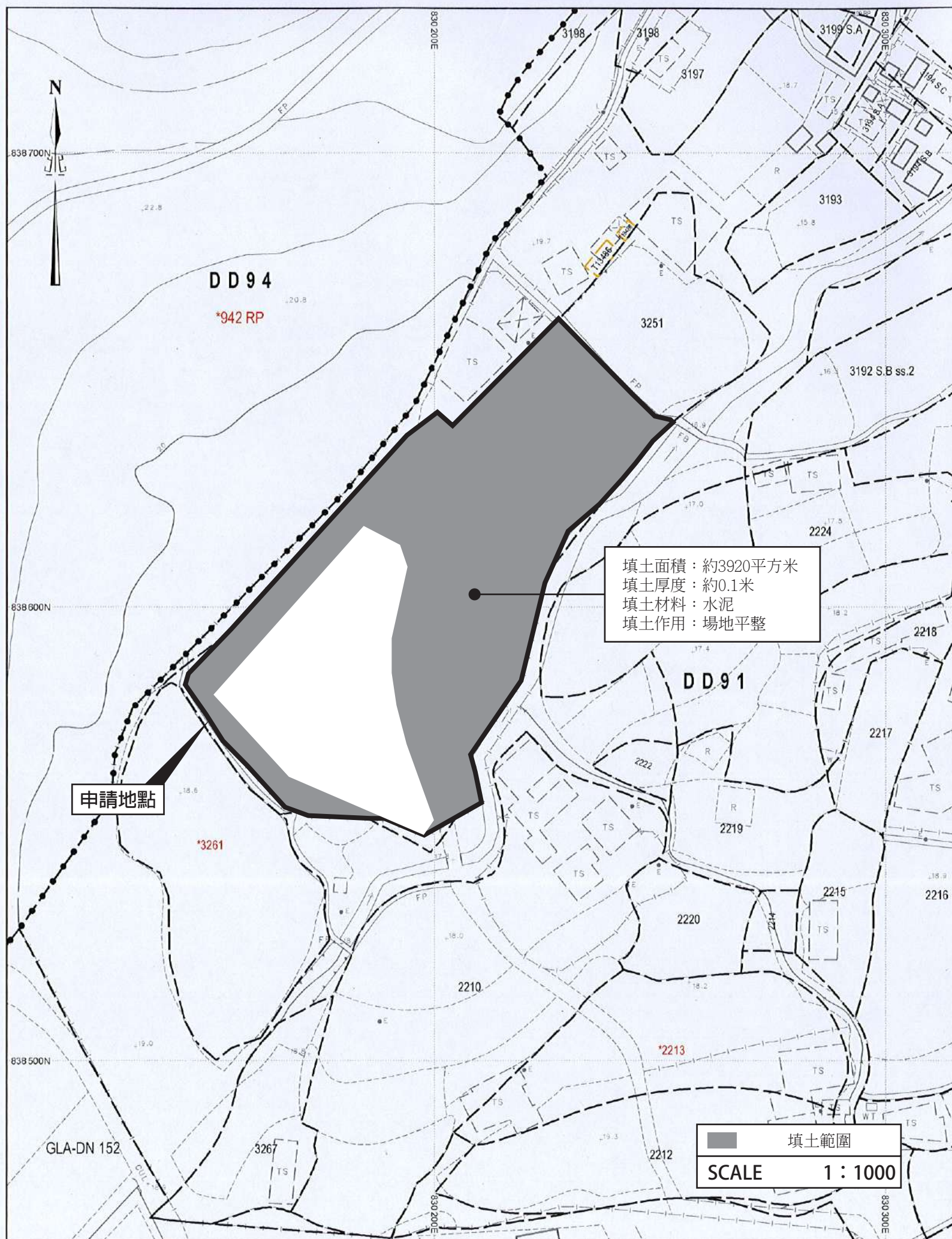
長4尺



三缸







## 渠務排水

申請地點裝設有完善的雨水收集設施，包括明渠及暗渠，轉角處有沙井作緩衝用途，申請人亦會定時為申請場地內的渠道作定期的保養及維修，以確保申請地點內的渠道沒有雜物，避免阻塞渠道。

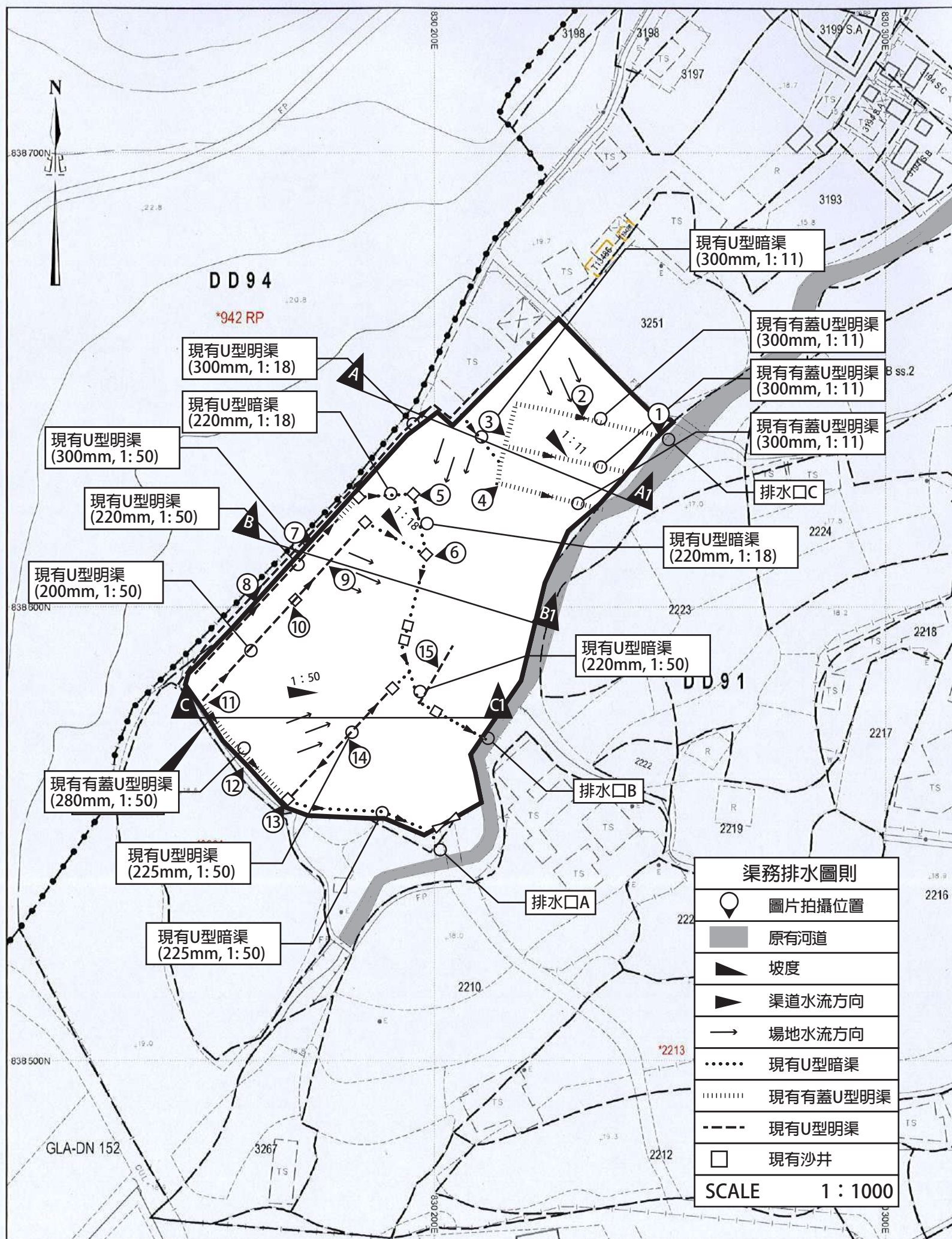
申請人會確保發展不會阻礙地面水流或對現有天然河道、鄉村排水渠、溝渠及附近地區造成負面影響。

申請地點從沒有任何水浸紀錄。

申請地點內產生的污水有專用渠道接駁並排放至鄰近的污水渠，不會直接排入鄰近溪流中，而年前環保署人員也曾至溪流視察並進行水質測試，並告知申請人溪流並無污染。

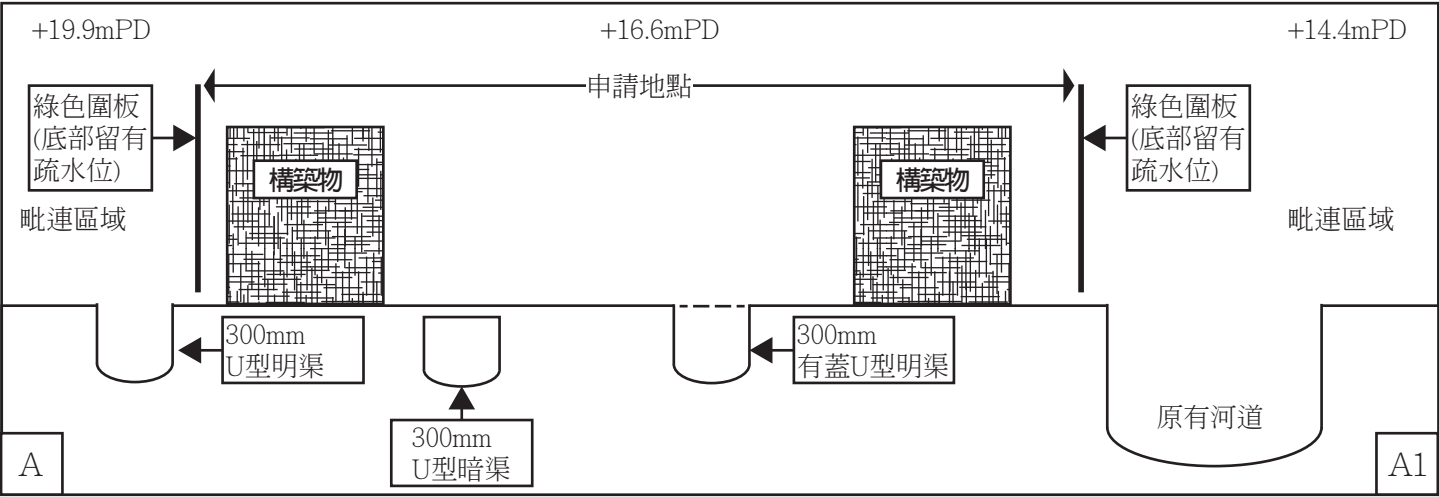
詳情請參閱以下圖則。



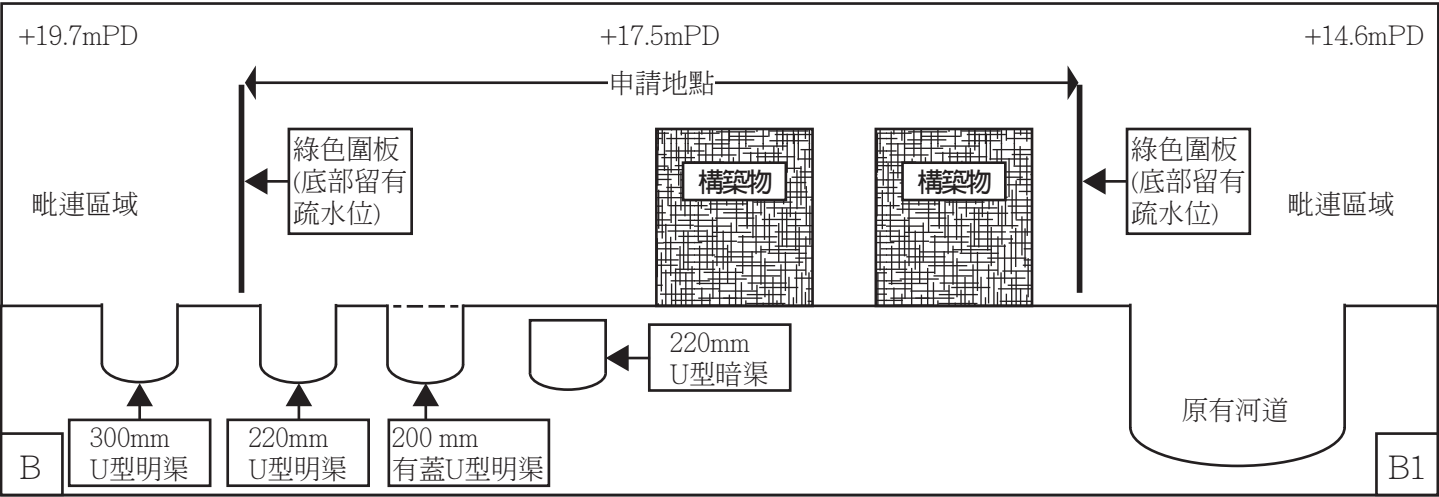




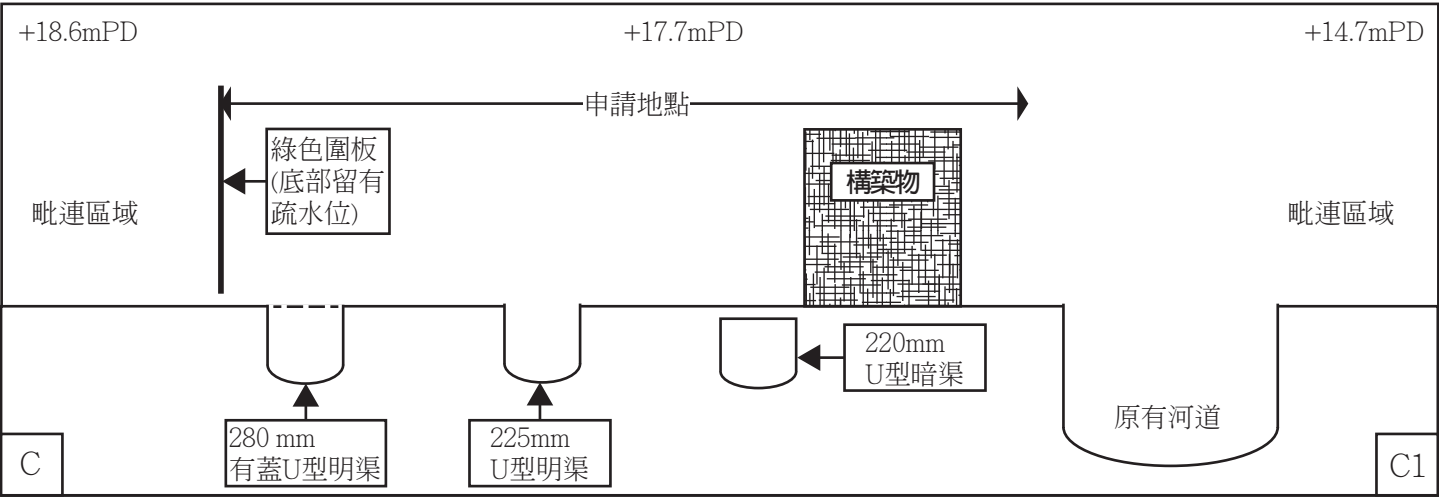
A—A1橫切面圖則



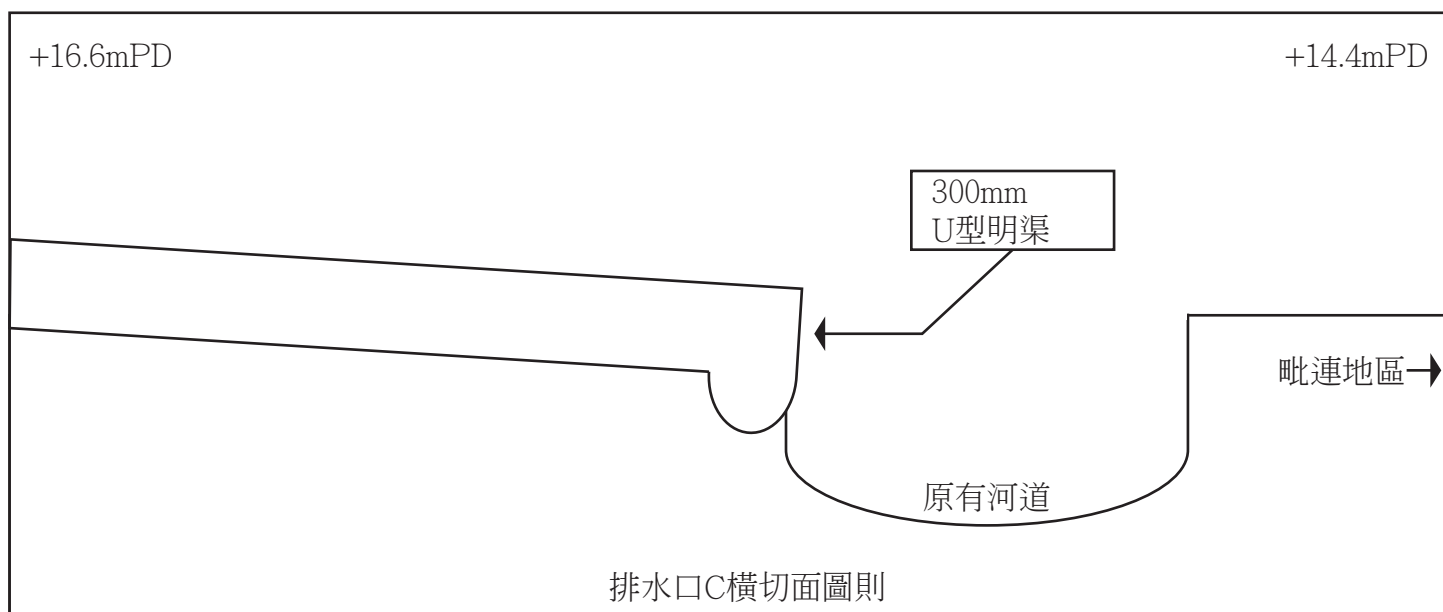
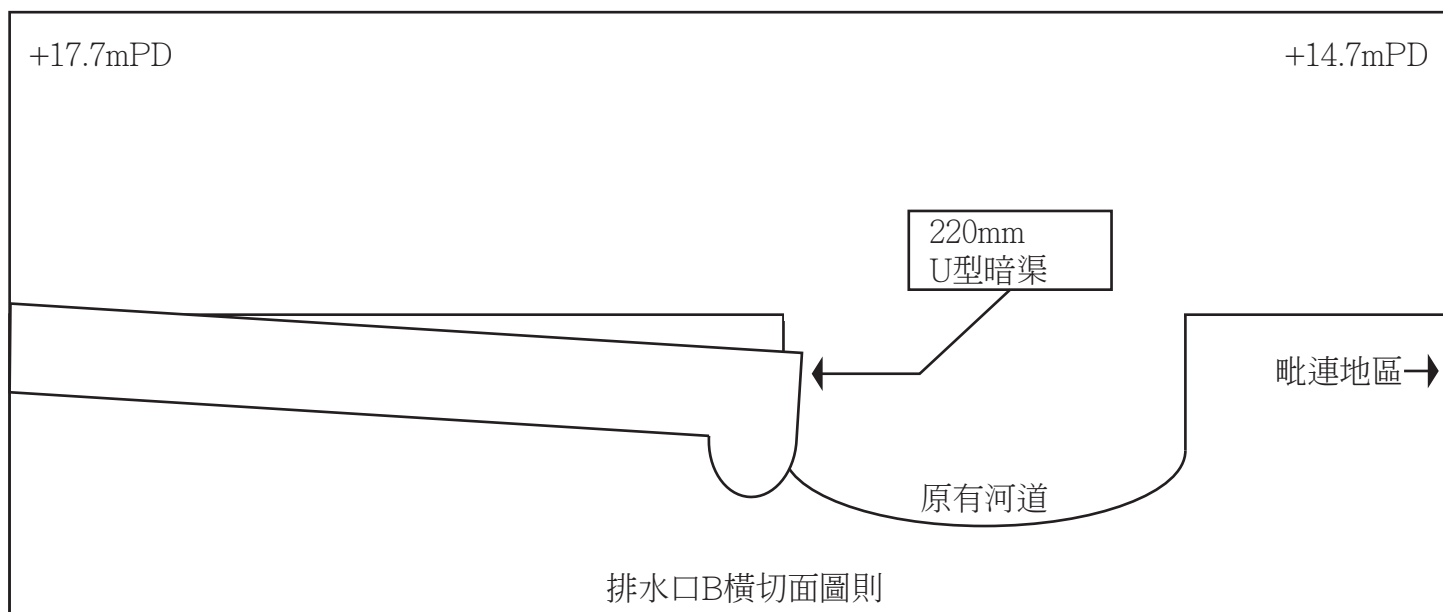
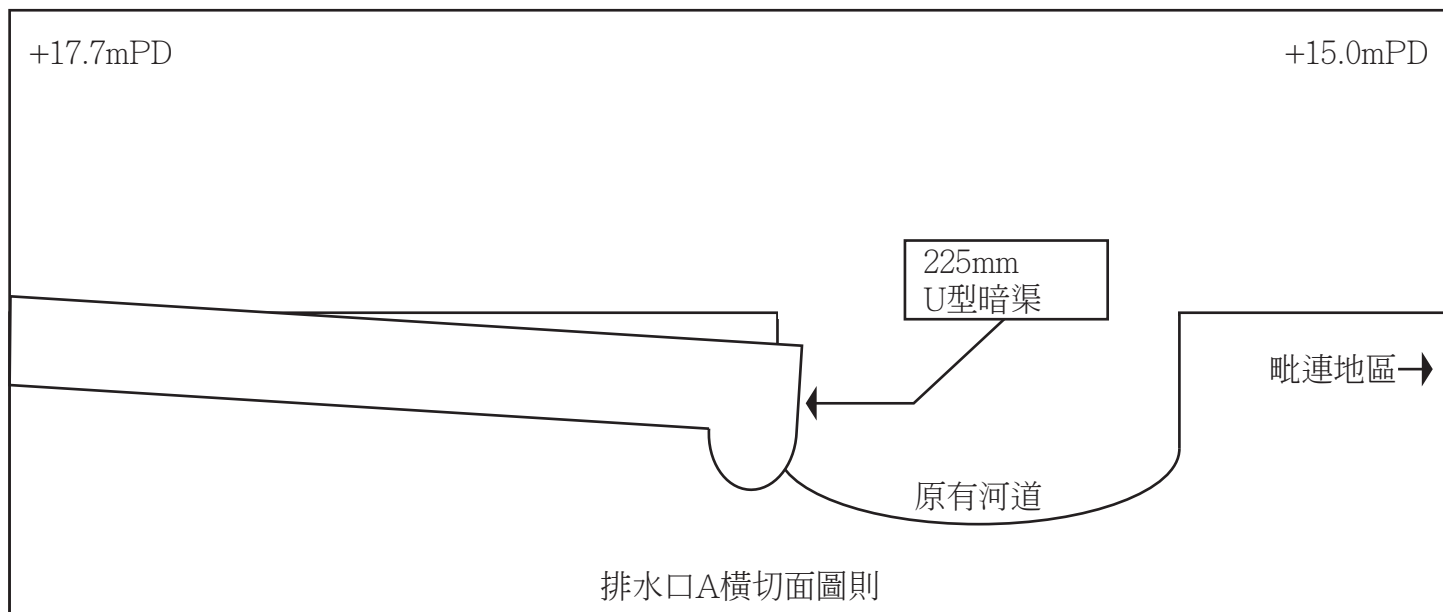
B—B1橫切面圖則



C—C1橫切面圖則



NOT TO SCALE

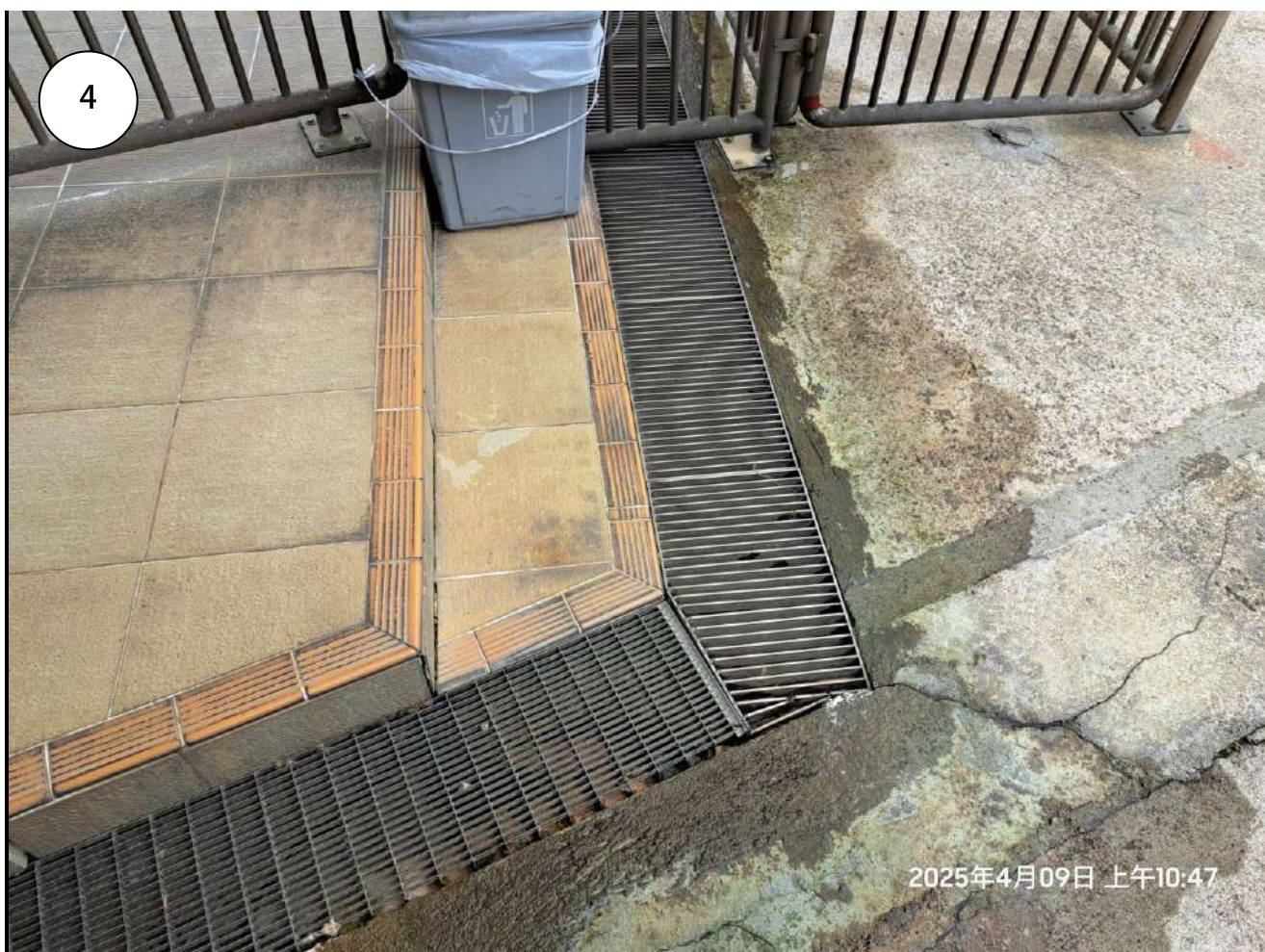


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2025年4月09日 上午10:49

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2025年4月09日 上午10:49

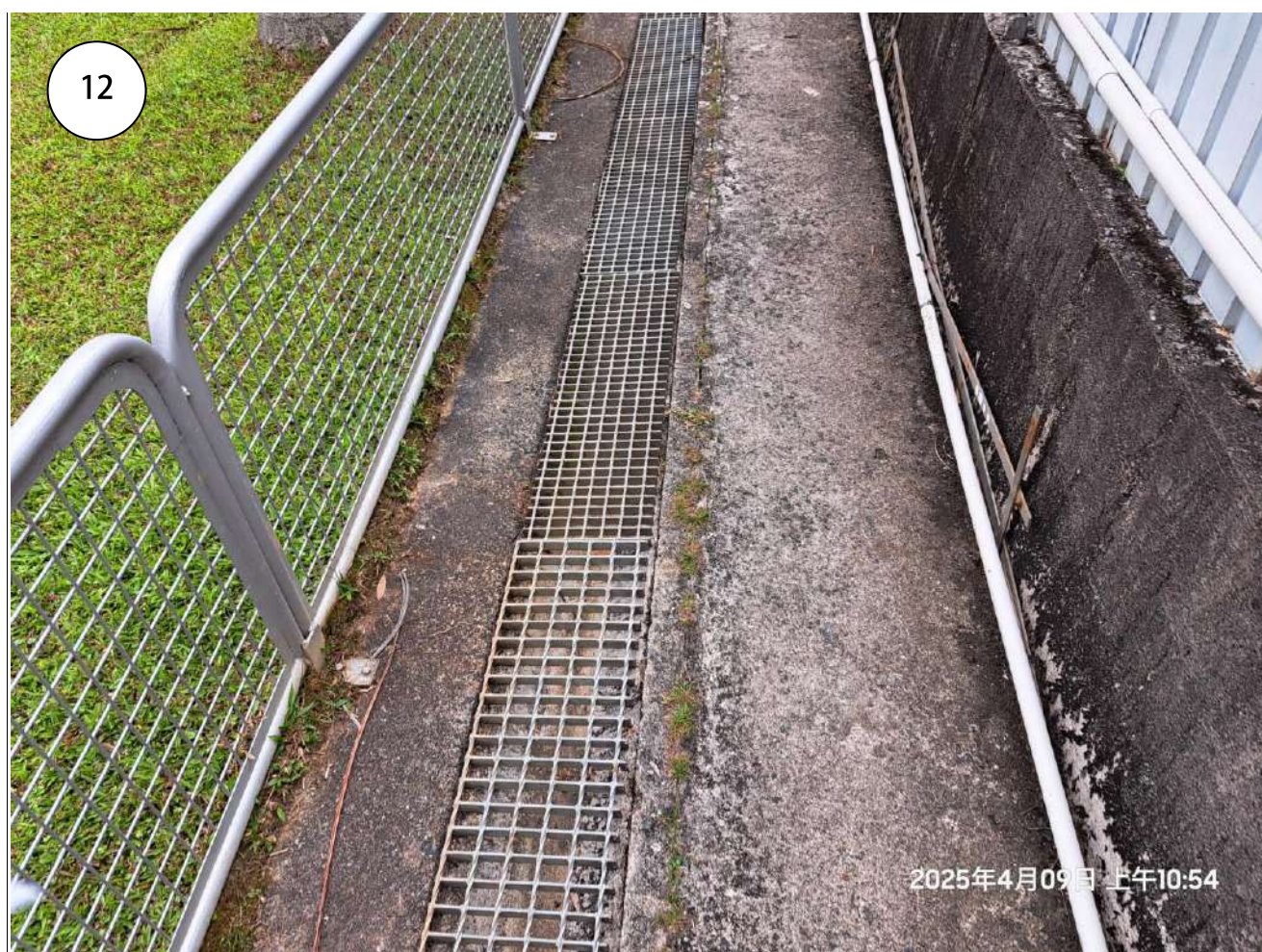






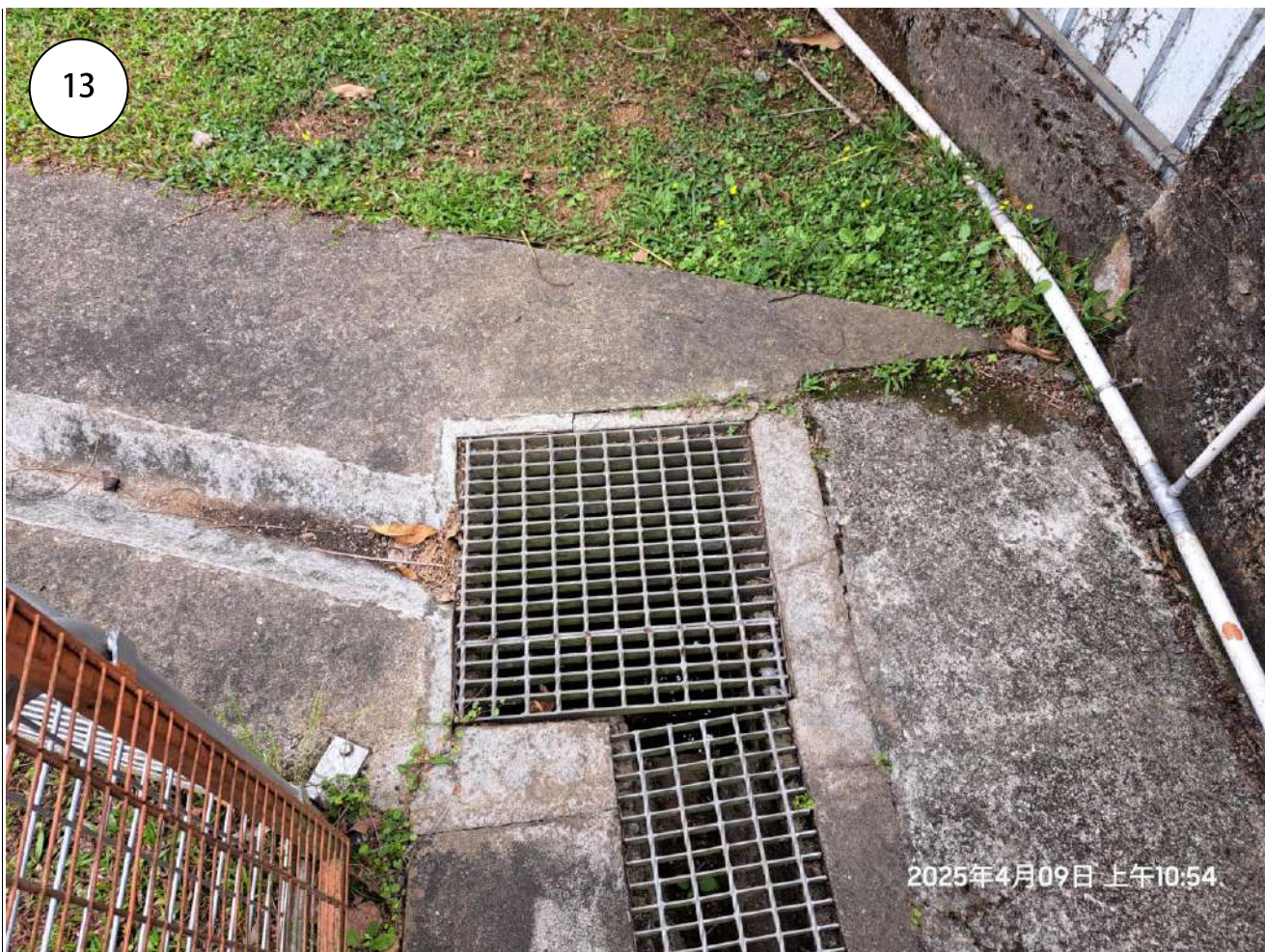








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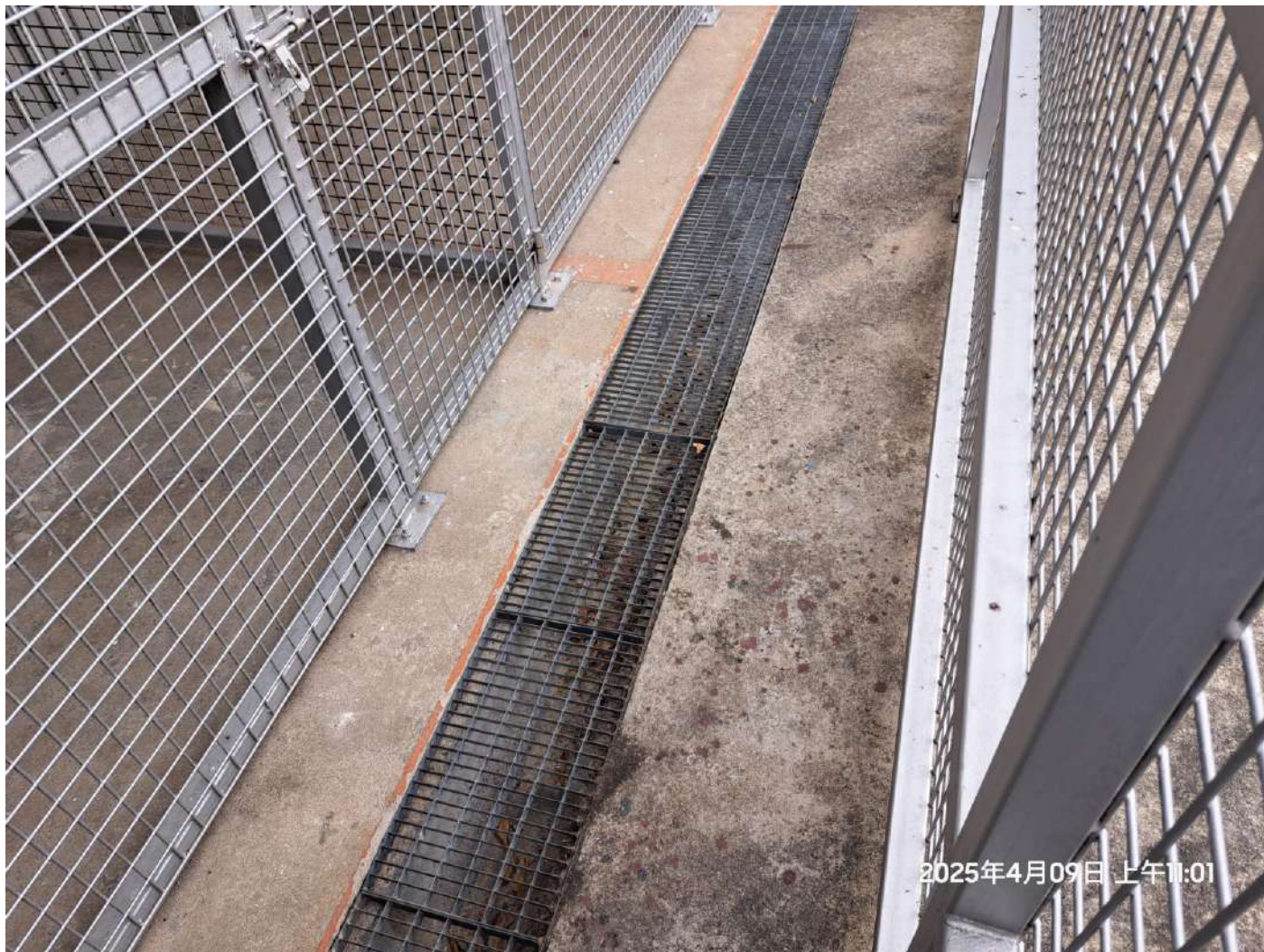


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15





2025年4月09日 上午11:01



## 消防裝置

是次規劃申請是作為上次規劃申請 A/NE-PK/162 的續期申請，相關申請地點的用途和上次規劃申請 A/NE-PK/162 時一致，沒有任何改變，消防設備的數目和種類與 A/NE-PK/162 時一致，沒有任何改變，

隨件附上最新的 FS251 消防證書。

詳情請參閱以下圖則。

游泳池編號	用途	面積
A	犬隻專用泳池	約107平方米
B	犬隻專用泳池	約63平方米
C	犬隻專用泳池	約157平方米

構築物A

構築物C

構築物D

構築物E

申請地點

構築物H

構築物B

游泳池C




構築物J

構築物F

構築物G

構築物I

構築物編號	用途	樓面面積	高度	層數
A	遮陽棚	約175平方米	約3.3米	1
B	遮陽棚	約110平方米	約3.3米	1
C	遮陽棚及有蓋犬隻梳洗區	約155平方米	約3.5米	1
D	遮陽棚	約140平方米	約3.5米	1
E	員工休息室及犬隻寄養所	約142平方米	約3.5米	2
F	犬隻用有蓋操場	約185平方米	約3米	1
G	員工休息室	約108平方米	約3米	1
H	犬隻寄養所	約98平方米	約3米	1
I	員工休息室及儲物室	約60平方米	約6米	2
J	臨時廁所	約6平方米	約2米	1

	緊急照明燈
	出路燈箱
	5公斤乾粉式滅火筒
SCALE 1 : 1000	



常用設施 詳細地圖 簡化地圖 影像地圖

香港高爾夫球會

現有消防栓

現有消防栓

安園

申請地點

0 50米



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處檔號消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 9363885

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :  
顧客姓名

Hong Kong Canine Working &amp; Agility Club Limited

Name of Building :  
樓宇名稱Street No./Town Lot :  
門牌號數/市地段

House 52

Street/Road/Estate Name :  
街道/屋苑名稱

On Po Village

Block :  
座District :  
分區

Sheung Shui

Area :  
地區☐ HK  
香港☐ K  
九龍☐ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5KG Powder F.E.x 10	構築物F內 外圍圍內 泳池C旁 構築物C內 構築物D內 構築物E內 構築物I對出 構築物G內	已檢查並符合消防處規定及 參閱第三部	23/09/2024	22/09/2025

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			不適用		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	5KG Powder F.E.x 1	泳池2外	生鏽	更換

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署Name :  
姓名FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期

Wong Fun Lung

Wong Fun Lung

RC3/723

迅誠工程服務有限公司

2479 8552

24/9/2024

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: \_\_\_\_\_

消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9520517

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Hong Kong Canine Working &amp; Agility Club Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

House 52

Street/Road/Estate Name :

街道/屋苑名稱

On Po Village

Block :

座

District :

分區

Sheung Shui

Area :

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			*****N/A*****		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	24 SKG 粉劑滅火筒	泳池2外	更換5KG 粉劑滅火筒x1	符合消防處規定	16/10/2024

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			*****N/A*****	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :

授權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10475 242232

Name of Client 顧客姓名

HONG KONG CANINE WORKING &amp; AGILITY CLUB LIMITED

Address 地址

House 52, ON PO VILLAGE, Sheung Shui, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統 x 2nos.	構築物F內, 構築物H內	已檢查並符合消防處規定	23/09/2024	22/09/2025
12	出口指示牌 x 1no.	構築物I內	已檢查並符合消防處規定	23/09/2024	22/09/2025

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或  
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature  
受權人簽署Name:  
姓名

呂良輝

FSD/RC No.:  
消防處註冊號碼

RC1 / 0475 RC2 / 0647

Company Name:  
公司名稱

迅誠工程服務有限公司

Telephone:  
聯絡電話

24798552

Date:  
日期

24/09/2024

For FSD  
use only

Inspected

Key-in

Verified

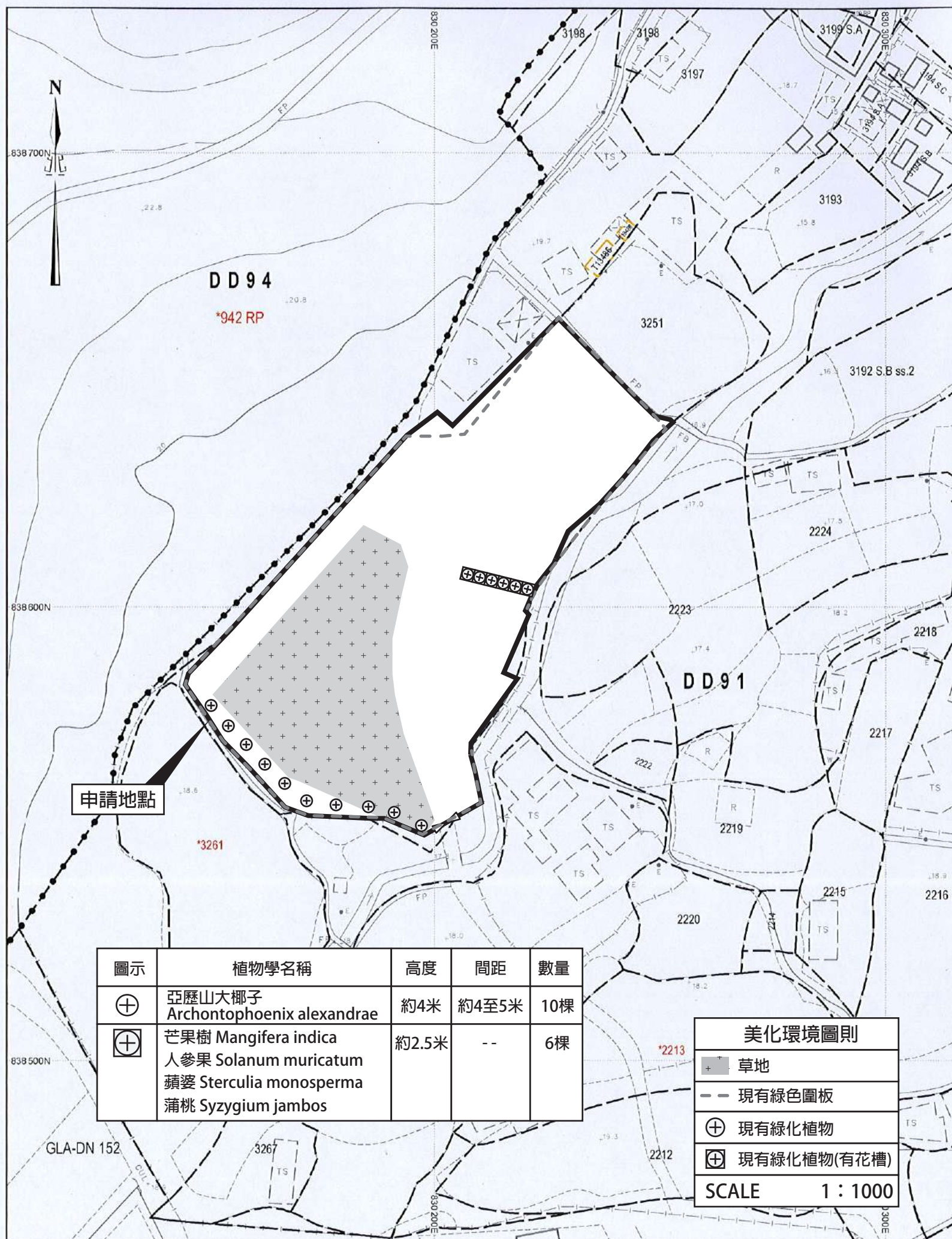




## 美化環境

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依城市規劃委員會的要求，對申請地點內的現有的16棵綠化植物進行保存和保護，並為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。



圖示	植物學名稱	高度	間距	數量
⊕	亞歷山大椰子 Archontophoenix alexandrae	約4米	約4至5米	10棵
⊕	芒果樹 Mangifera indica 人參果 Solanum muricatum 蘋婆 Sterculia monosperma 蒲桃 Syzygium jambos	約2.5米	--	6棵

**美化環境圖則**

- ⊕ 草地
- 現有綠色圍板
- ⊕ 現有綠化植物
- ⊕ 現有綠化植物(有花槽)

**SCALE 1 : 1000**



## 行車通道

申請地點的佈局與上次規劃許可申請 A/NE-PK/162 一樣，沒有任何改變。

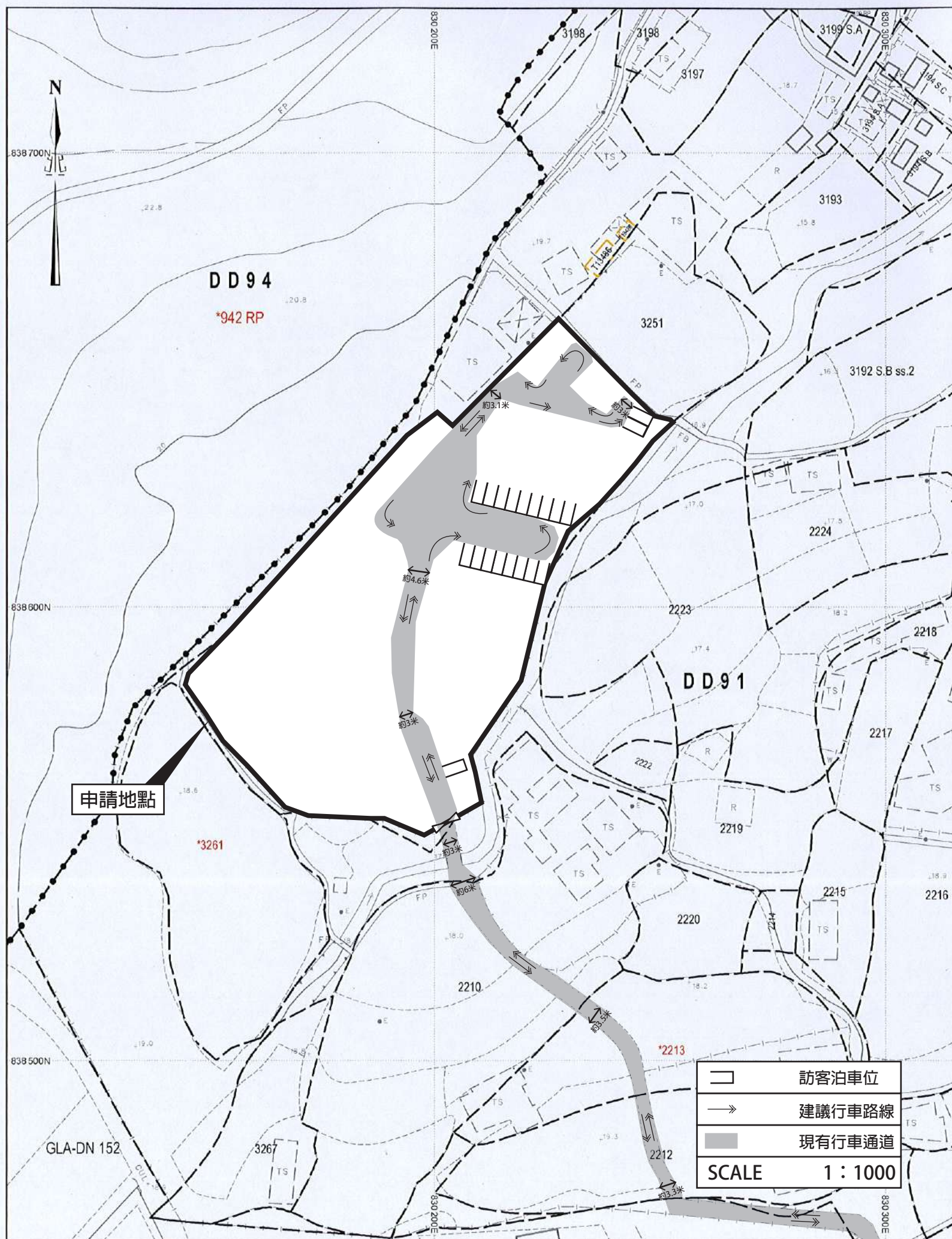
申請地點南面有一個明確的出入口，可以通往粉錦公路，不需另行修建行車通道，不會動土對申請地點四周的環境造成負面影響。

申請地點行車通道闊度約 3-6 米，足夠私家車、輕型客貨車和吸糞車進出，行車通道不會和泊車位置重疊。

申請地點平均每日車流量約為 2-3 輛，不會對通道構成影響。

申請地點的訪客泊車位數目為 20 個，主要用作提供訪客泊車之用，20 個車位是作為預計可能會出現的車流量而設，雖然會出現車流量忽然加大的可能性甚微，但也需作預防。

有關行車通道一直沿用至今，不會對申請地點四周的環境造成負面影響，申請人和土地使用者會自行安排通道進出，並承諾如是次申請獲批許可，會繼續負責保養維修申請地點與粉錦公路接駁的行車通道。



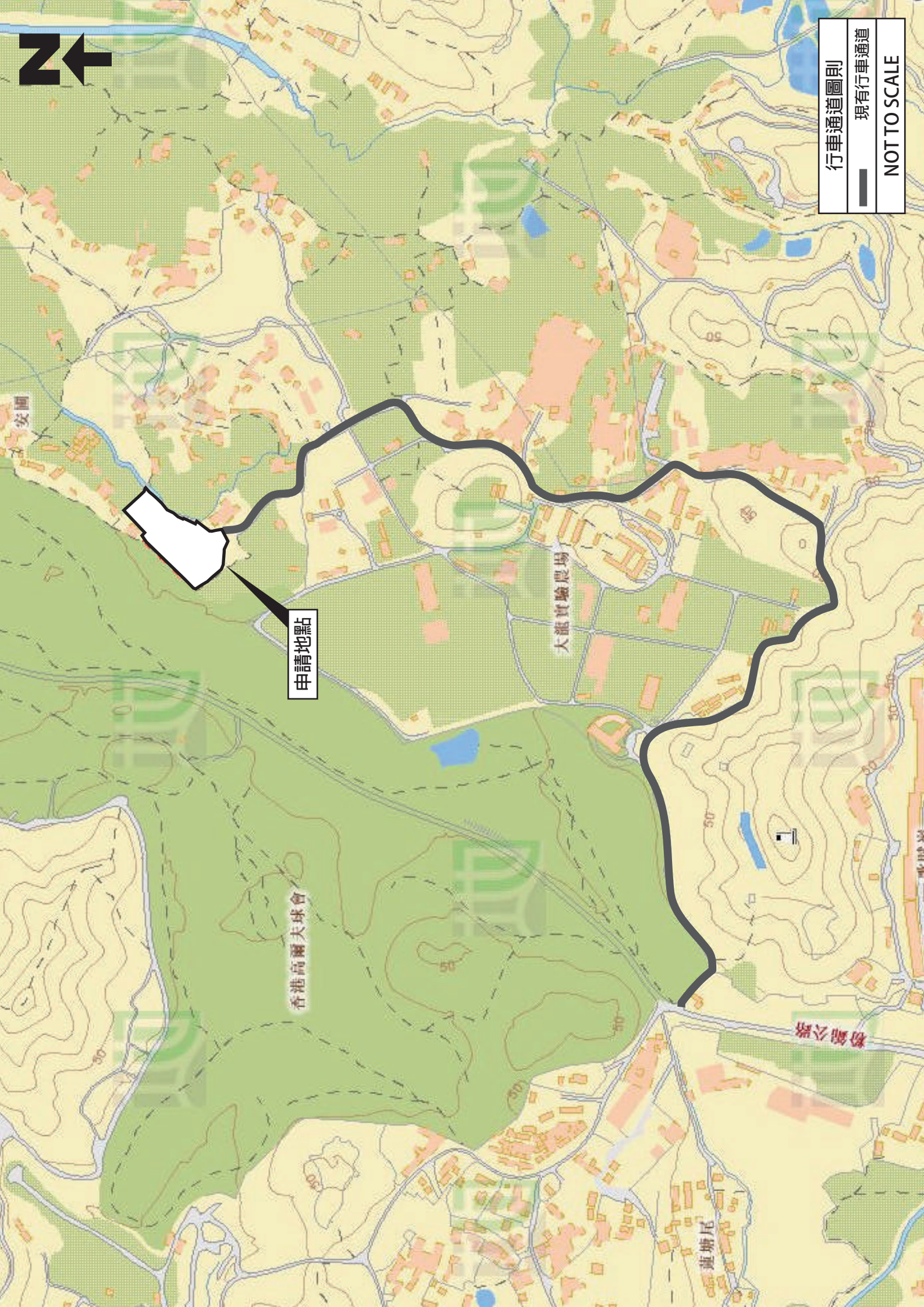




行車通道圖則

現有行車通道

NOT TO SCALE



申請地點

大龍實驗農場

香港高爾夫球會

粉嶺公路

蓮塘尾



## 總結：

申請地點上無任何永久性建築物，地點開放時間為星期一至日及公眾假期上午 10 時至下午六時，環保署人員曾經於申請地點的渠道內放置測試液，結果顯示申請地點的水中並無任何污染物，而犬隻的糞便亦通過另一專用通道進入化糞池，與去水渠分離，不會影響附近水道。

申請地點內的一切設計，包括申請範圍、上蓋數目和面積等，都是沿用前次規劃申請 A/NE-PK/162 的設計，並無任何改變。

倘若時次申請成功，申請人承諾會在期限前盡快完成所有相關的附帶條件，並符合相關政府部門的要求，並在獲得相關部門接受後馬上落實及邀請相關部門人員至申請場地檢閱，因此申請人希望城規會能在考慮所有相關指引及理據後，批准今次為期三年的規劃許可續期，敬希貴署能夠寬容處理時次之續期申請。



**Relevant Extracts of Town Planning Board Guidelines on  
Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development  
(TPB-PG No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/80	Temporary Animal Boarding Establishment and Ancillary Facilities for a Period of 3 Years	12.8.2016
A/NE-PK/135	Renewal of Planning Approval for Temporary Animal Boarding Establishment and Ancillary Facilities for a Period of 3 Years	21.6.2019
A/NE-PK/162	Renewal of Planning Approval for Temporary Animal Boarding Establishment and Ancillary Facilities for a Period of 3 Years	29.7.2022



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- 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. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site; and
- the private lots are covered by Short Term Waiver (STW) No. 1613 for the purpose of temporary animal boarding establishment and ancillary facilities. The GL in the Site is covered by Short Term Tenancy (STT) No. STTN0007 for the purpose of temporary animal boarding establishment and ancillary facilities. No right of access is granted to the Site under the said STW and STT.

**2. Nature Conservation**

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

- no comment on the application from nature conservation perspective, noting that the Site is largely paved and disturbed, and a similar use had been approved by the Town Planning Board (the Board) since 2016; and
- his advisory comments are at **Appendix V**.

**3. Animal Boarding Licensing**

Comments of the DAFC:

- the Site has one animal boarding licence granted by his department. There is one animal trader within D.D. 91; and
- his advisory comments are at **Appendix V**.

**4. Traffic**

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

- no objection to the application from traffic engineering perspective; and
- the local access road leading to the Site from Fan Kam Road is not managed by her department.

## 5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application from environmental planning perspective;
- there is no environmental complaint related to the Site received in the past three years; and
- his advisory comments are at **Appendix V**.

## 6. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the site is located in an area of rural inland plains landscape character comprising cluster of tree groups, farmland and temporary structures. Compared with the aerial photos in 2024 and 2021, there is no significant change in the landscape character surrounding the Site. With reference to the site records taken on 30.5.2025, the Site is occupied by temporary structures and partially paved. There is a lawn at the southwest portion of the Site and some trees of common species are observed within the Site. In comparison with the approved scheme in No. A/NE-PK/162, there is no significant change in the development layout. Further significant adverse impact on existing landscape resources within the site arising from the applied use is not anticipated; and
- her advisory comments are at **Appendix V**.

## 7. **Drainage**

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

- no adverse comment on the application from public drainage point of view; and
- a condition on maintenance of existing drainage facilities should be imposed for the current application if approved.

## 8. **Environmental Hygiene**

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

- no adverse comment on the application;
- no facilities from his department will be affected; and
- his advisory comments are at **Appendix V**.



## **9. Building Matters**

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

- no objection to the application;
- it is noted that ten structures are involved in the application. 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- his advisory comments are at **Appendix V**.

## **10. Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- Director of Electrical and Mechanical Services (DEMS); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with concerned owner(s) of the Site;
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
  - a channelised watercourse is adjacent to the Site, and good site practice should be implemented in order not to pollute the watercourse nearby; and
  - 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 is also 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. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421, and he is reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169, at all times. His department will provide detail information and guidance on Animal Boarding Establishment when the applicant submits licence application;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should properly observe the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:
  - proper licence/permit issued by Food and Environmental Hygiene Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
  - if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/at their expenses; and



- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (BO);
  - 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;
  - the applicant's attention is also drawn to the provision under Regulations 40 and 41 of the Building (Standards and Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
  - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

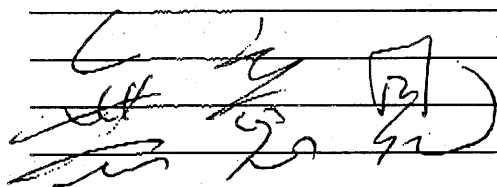
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-PK/217

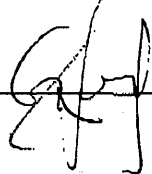
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.5.26



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-PK/217

意見詳情 (如有需要，請另頁說明)

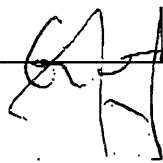
Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強議員

簽署 Signature



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Details of the Comment (use separate sheet if necessary)

沒意見

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

原居民 為崗村代表

簽署 Signature

張裕興

日期 Date

02-06-2025