

**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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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	
Joyful Pets Resort Limited	(Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
誠信土地測量公司 (Honest Land Surveys Company)	(Company 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）	DD118 Lot 1228 RP
(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 1135 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 287.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有） sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 (AGR)
(f) Current use(s) 現時用途	<p>閒置</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

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

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

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

- (a) According to the record(s) of the Land Registry as at 01/08/2025 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”[#].
根據土地註冊處截至 01/08/2025 (日/月/年) 的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

☒ has obtained consent(s) of 1 “current land owner(s)”[#].

已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)
1	DD118 Lot 1228 RP	23/07/2025

(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 _____ (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 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）
-

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	<p>擬議臨時動物寄養所（犬舍）連附屬設施及相關的填土工程 （為期3年）</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
(b) Effective period of permission applied for 申請的許可有效期	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月 </p>

(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	847.6	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	287.4	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5	
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	287.4	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	287.4	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) 構築物 1 高 :不超過 3.2m 層數 : 1 用途 : 犬隻舍室 構築物 2 高 :不超過 3.2m 層數 : 1 用途 : 接待處、休息室及洗手間 構築物 3 高 :不超過 3m 層數 : 1 用途 : 帳幕 (主人與寵物相處/活動空間) 構築物 4 高 :不超過 3m 層數 : 1 用途 : 帳幕 (主人與寵物相處/活動空間) 構築物 5 高 :不超過 4.3m 層數 : 1 用途 : 帳幕 (主人與寵物相處/活動空間)		
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 1 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) <div style="border-top: 1px dashed black; margin-top: 5px;"></div>		
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 1 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) <div style="border-top: 1px dashed black; margin-top: 5px;"></div>		
Proposed operating hours 擬議營運時間 申請地點的營運時間為星期一至星期日(包括公眾假期)由早上 9:00 至晚上 9:00		
(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)) 大樹下西路

	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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input type="checkbox"/></td></tr> </table>		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 type="checkbox"/>
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<p>(e) Approval conditions 附帶條件</p>	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： _____ </div> <div> <p>Reason(s) for non-compliance: 仍未履行的原因：</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> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

請參考附件的支持理由

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

Signed with recognised
e-signature
Signer: Ben Fong

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

Consultant

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ 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

誠信土地測量公司 (Honest Land Surveys Company)

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

- 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：
 - 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
 - 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。
- 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。
- 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 <u>as far as possible</u> . This part will also 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	DD118 Lot 1228 RP		
Site area 地盤面積	1135 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/YL-TT/20		
Zoning 地帶	農業 (AGR)		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途／發展	擬議臨時動物寄養所（犬舍）連附屬設施及相關的填土工程 （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	287.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.253 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	5
(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	4.3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	25.3 % <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 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>1</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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）		
填土圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
	<input type="checkbox"/>	<input type="checkbox"/>

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。

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。

1. 擬議發展項目是表列第 2 欄的“農業”用途，有關性質、佈局、形式和規模與周邊環境不會產生不協調，發展項目是臨時性的，不會影響“AGR”的長遠規劃意向。

2. 擬議項目的週邊地段主要是貨倉及露天儲存為主，遠離民居。

3. 發展項目旨在向公眾提供動物(犬隻)寄養相關服務及提供休閒空間予主人和寵物共融相處，著眼寵物友善社區，填補寵物託管設施的缺口。

4. 擬議項目設置雨水收集方案對排水影響不大，見附件排水方案。

5. 申請場地不會設置公眾廣播系統，所有的狗都將被關在帶有隔音材料的封閉結構內，並提供機械通風和空調系統。

6. 擬議項目用途的污水排放受《污水管制條例》(WPCO) 的管制，在項目作業開始之前，將根據《水污染管制條例》獲得排放許可證。

7. 申請人將遵循修訂後的《守則》 " "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) and ProPECC PN 5/93." 中所示的相關緩解措施和要求。

8. 犬舍為封閉式結構，採用隔音材料和機械通風，設計只作犬隻寄養用途，並限制其他動物進入。

9. 犬舍將提供充足的飲用水和適當的排水設施，以供多餘的水排走，以保持動物舍室乾爽，保持環境清潔。

10. 犬舍設計將包括用於清除和處理動物廚餘、用過的毛毯用品、動物屍體等的設施，以盡量減少污染、氣味和傳播疾病的機會。

11. 所有犬隻排泄物和其他廢物每天至少從動物舍室清除一次，動物舍室將保持良好的衛生條件及活動空間。

12. 將建立和保持犬舍監測消滅昆蟲、外寄生蟲、鳥類和哺乳動物害蟲的定期計劃。

16. 不會在場地使用哨子，除有工作人員或主人帶領犬隻外出活動（場地範圍內），其他時間犬隻都將待在動物舍室，確保不會製造噪音。

13. 為方便人流管制，所有訪客到訪前必須預約，不接待未經預約的訪客。

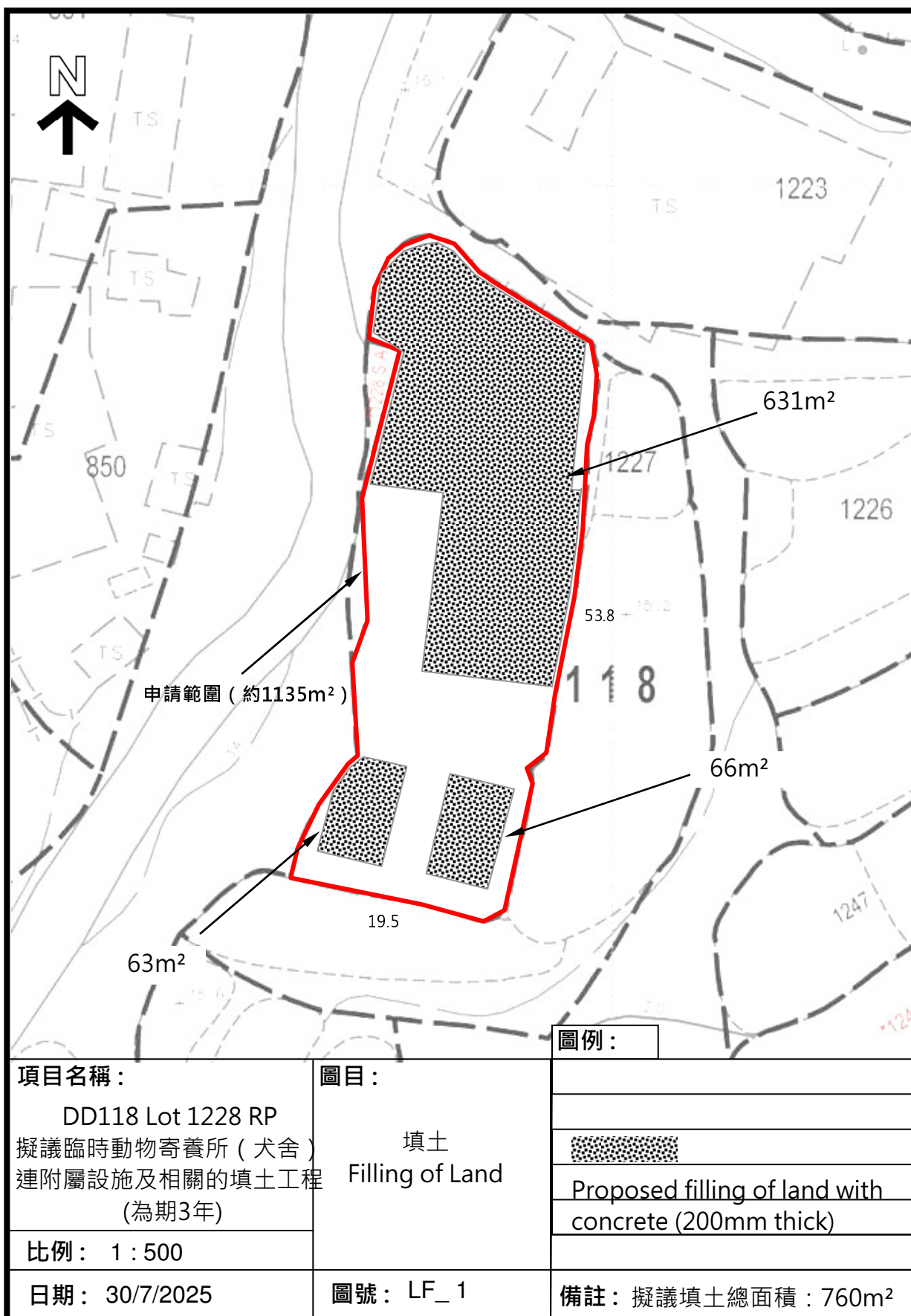
14. 營業時間由早上9:00至晚上9:00，而為了減少對週邊地帶的影響由晚上6:00PM-9:00AM之間犬隻都將安排待在動物舍室，營業時間後將有一名工作人員駐守申請地點，照顧待留在現場的狗隻。

15. 項目設計最大收容寄養動物(犬隻)數量為狗14隻。

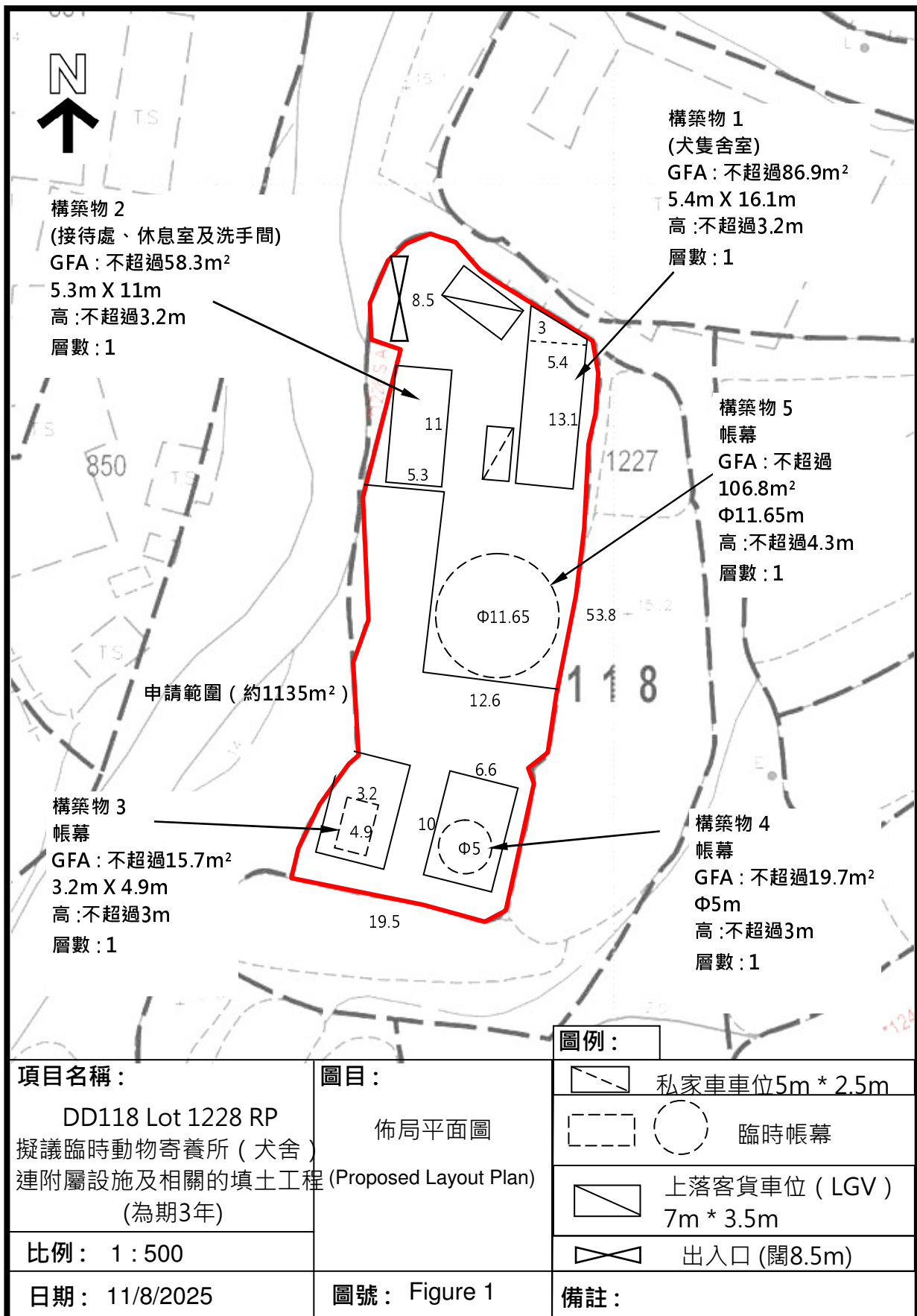
16. 擬議發展項目的規模較為細小，週邊亦無民居，臨時性質將不會影響長遠的規劃發展，在保留農地生態功能的同時響應城市生活新趨勢需求，創造寵物共融經濟體。

17. 擬議發展項目的規模較為細小，週邊亦無民居，臨時性質將不會影響長遠的規劃發展，懇請城規會從寬處理本次的申請。





項目名稱： DD118 Lot 1228 RP 擬議臨時動物寄養所 (犬舍) 連附屬設施及相關的填土工程 (為期3年)	圖目： 填土 Filling of Land	圖例： <div style="border: 1px solid black; width: 50px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin: 5px 0;"></div> Proposed filling of land with concrete (200mm thick)
比例： 1 : 500		
日期： 30/7/2025	圖號： LF_1	備註： 擬議填土總面積：760m²



From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, September 9, 2025 11:17 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: DD118 Lot 1228 RP (A_YL-TT_729)



From: [REDACTED]
Sent: Tuesday, September 9, 2025 11:16 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>
Subject: DD118 Lot 1228 RP (A_YL-TT_729)

進一步補充資料

- 1.犬舍為封閉式結構，採用隔音材料和 24 小時的機械通風及空調系統。
- 2.帳幕用途：主要提供給狗主與自己的狗隻一個獨處的活動空間，以避免其他狗隻的騷擾。
- 3.有一條現有車路由大樹下西路進入申的請處所，（請見附件圖面 Figure 6）

Regards

Ben Fong
[REDACTED]

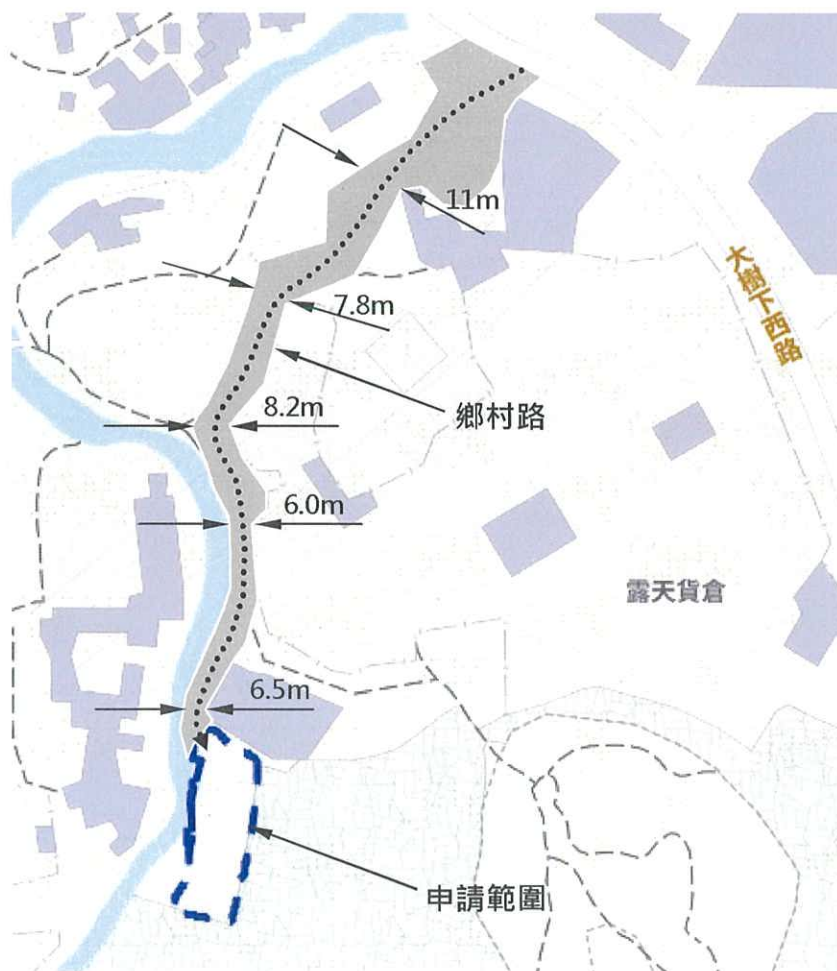


Figure 6

.....➔ 車道路線

Vehicular access between 大樹下西路

From: [REDACTED]
Sent: Monday, September 22, 2025 1:04 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 回覆: A/YL-TT/729 (Departmental Comments)



reply EPD.pdf
1 MB

回覆環保署有關的問題

Ben Fong
[REDACTED]

A/YL-TT/729 (Departmental Comments)

< >



Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>

收件者: 您

← ↶ ↷ → 🗺️ ...

週三 2025/09/17 14:23

Dear Sir/Madam,

Below please find the departmental comments for your action please.

Comments from EPD (Contact Person: Mr. FONG, Tel: 2835 2164)

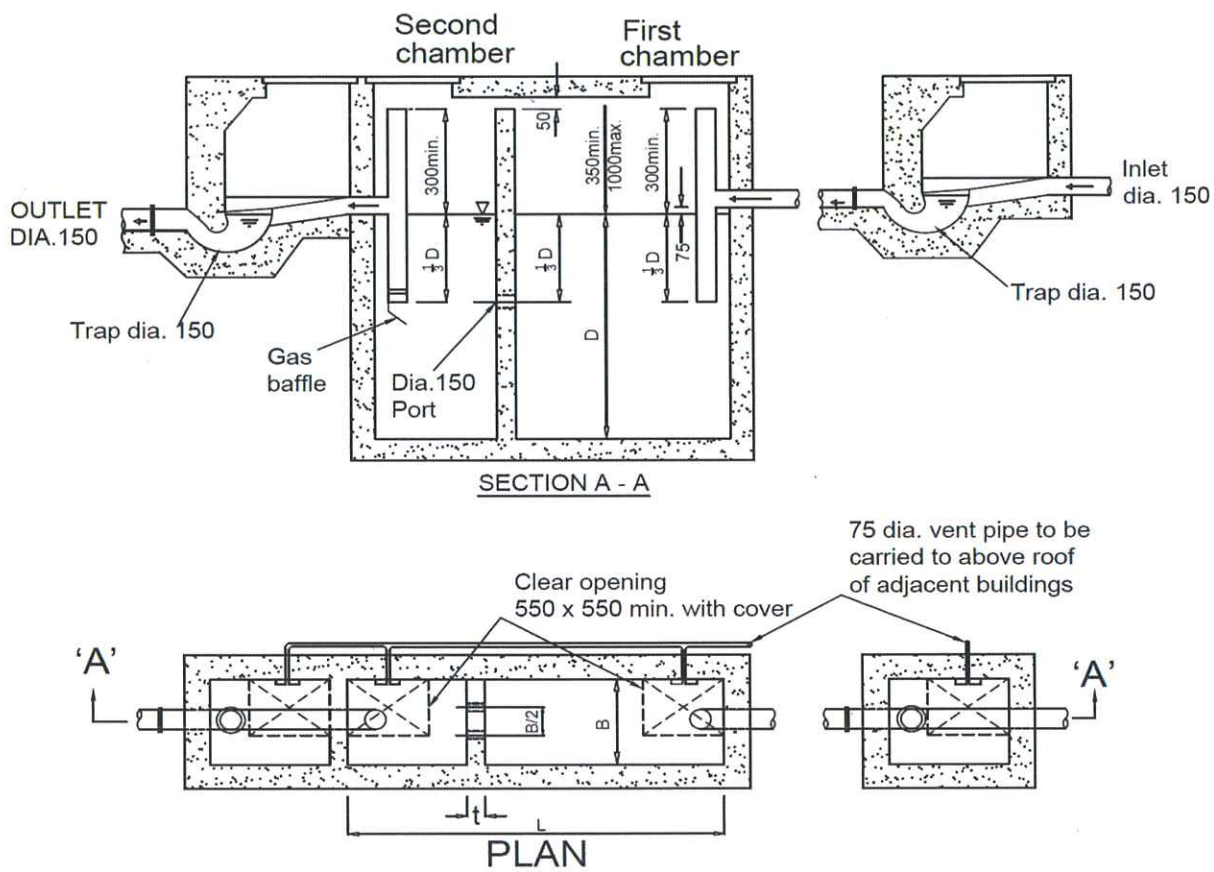
- Please confirm that whether septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

回覆環保署有關的問題

申請人會根據環保署最新的指引 (EPDs ProPECC PN1/23)，設計及建造有關污水處理系統，包括化糞池(圖則EP 50/D1/5/01)及滲水井(圖則EP 50/D1/5/02)所載的技術規定。這些技術規定包括，但不限於：

- 1.滲水井系統與水體及構築物的最少分隔距離；
- 2.評估土壤吸收能力的滲透測試；
- 3.化糞池及滲水井系統的設計計算及容許負荷量；及
- 4.化糞池及滲水井系統的尺寸及容積

委任認可人士/註冊結構工程/師註冊專業工程師監督建造，並由以上授權人士簽發證明書證明該化糞池及滲水井系統的設計及建造均完全符合環保署ProPECC PN1/23守則。



Notes:-

1. All dimensions in millimetres (mm) unless otherwise stated.
2. Size
 - (a) $4B \geq L > 3B$
 - (b) $1800 \text{ mm} \geq D > 1200 \text{ mm}$
 - (c) Ratio of volumes of first and second chambers = 2 : 1
3. Capacity (Subject to note 2)
 - (a) Capacity, $C = (L - t) \times B \times D$
 - (b) Not less than 2.3 m^3 but not more than 41 m^3
 - (c) Not less than QN where N is the number of persons served and Q is the estimated ultimate per capita daily water consumption.
 - (d) Surface water must not be connected to the tank
 - (e) Tank to be desludged every 6 months
4. No overflow or bypass pipe is allowed.
5. Please refer to the booklet "Guidance Notes on Discharges from Village Houses" published by EPD for further guidelines on operation and maintenance of septic tank system.

SEPTIC TANK

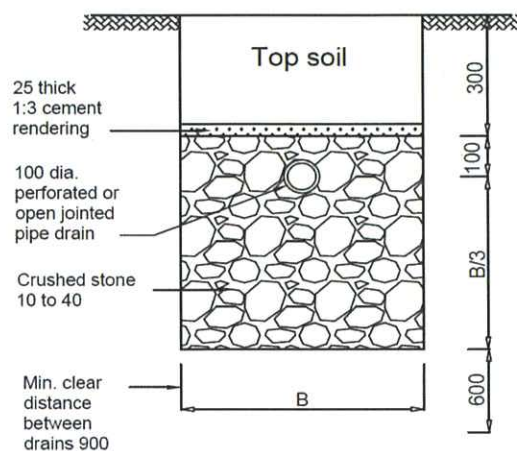
DRAWING NO.:
EP 50/D1/5/01

DATE
1/23

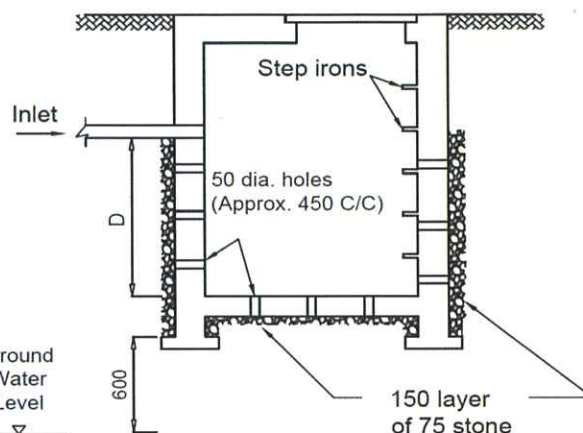
SCALE
NTS

ENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG





SUBSURFACE DRAIN



PIT

Notes:-

- All dimensions in millimetres (mm) unless otherwise stated
- Percolation test for determining absorption capacity of soil
 - Excavate a hole 300 mm² to the same depth of the pit or trench.
 - Fill the hole with approximately 150 mm of water and allow to seep away completely.
 - Refill the hole with water to a depth of 150 mm and observe the time, in minutes, for water to seep completely away.
 - Divide the time by 6 to give time taken to fall 25 mm for use in table below.
- Allowable loading of soakaway systems

Time in minutes for water to fall 25 mm in test pit	Allowable loading in litres per m ² per day	
	Drain Trench Bottom Area	Pit Percolation Area
1 or less	163	216
2	130	175
5	98	130
10	69	94
30	33	45

The total allowable loading per day should equate with the daily incoming flow

4. Minimum clearance requirements for soakaway systems

Water Bodies	Distance from Soakaway Systems (m)	
Wells	50	
Stream (where the bed is lower than invert of soakaway system)	15 (30)*	* These distances should be increased to distances shown in brackets if the water from the stream or pool is used or likely to be used for drinking or domestic purposes
Pools	7.5 (30)*	
Beaches	100	(From boundaries of gazetted beaches or bathing beach subzones of Water Control Zones)
	30	(From H.W.M. and from nearest watercourses for other cases)
Ground water table	0.6	(Below invert)
Structures		
Building	3	
Retaining walls	6	
Cuts or embankments	30	
Paths	1.5	

- Engineering measures, such as: (i) soil replacement to help improve the soil absorption capacity through changing the characteristics and associated composition of soil; (ii) mound system or diversion of soakaway path, etc., may be used to address site constraints (e.g. inadequate absorption capacity of soil, high ground water table, etc.).

SOIL SOAKAWAY SYSTEM

DRAWING NO.
EP 50/D1/5/02

DATE
1/23

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DEPARTMENT
HONG KONG



**Similar Applications within the Subject “AGR” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/512	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021 (revoked on 9.3.2023)
2	A/YL-TT/525	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	15.10.2021 (revoked on 15.4.2023)
3	A/YL-TT/551	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	24.6.2022
4	A/YL-TT/562	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	9.9.2022 (revoked on 9.3.2023)
5	A/YL-TT/573	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
6	A/YL-TT/574	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	25.11.2022 (revoked on 25.11.2023)
7	A/YL-TT/577	Temporary Animal Boarding Establishment for a Period of 3 Years	3.3.2023 (revoked on 3.9.2023)
8	A/YL-TT/582	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023
9	A/YL-TT/584	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
10	A/YL-TT/589	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	14.7.2023 (revoked on 14.1.2024)
11	A/YL-TT/616	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
12	A/YL-TT/621	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
13	A/YL-TT/655	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	16.8.2024
14	A/YL-TT/665	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	8.11.2024
15	A/YL-TT/701	Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years	11.4.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

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

- No in-principle objection to the application from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be included to request the applicant to submit a revised drainage proposal and to implement and maintain the drainage facilities for the applied use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

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

- No objection to the application.
- As there is no record of approval granted by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use applied in the application.
- Advisory comments as detailed in **Appendix IV**.

7. Agricultural, Nature Conservation and Animal Management

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls within the “Agriculture” zone and occupied by temporary structures. There are some agricultural activities in the vicinity and agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors.
- He has no strong view against the application from agricultural perspective.
- No comment on the application from the perspective of nature conservation.
- Advisory comments as detailed in **Appendix IV**.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

9. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- No in-principle objection to the application.
- Advisory comments as detailed in **Appendix IV**.

10. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

11. Landscape

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department:

No adverse comment on the application from the landscape planning perspective as the north portion of the Site is hard paved and the south portion of the Site is covered by turf with temporary structures. No existing tree is observed within the Site.

12. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) any unauthorized development on the Site would be subject to planning enforcement action;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site are not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - (i) from animal management perspective, the Site has one new licence application of animal boarding establishment;
 - (ii) under the Public Health (Animals) (Boarding Establishment) Regulations, Cap.

139I (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the animal owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfill the criteria listed in the Regulations;

- (iii) the dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and the applicant should observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and
 - (iv) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (h) to note the comments of the Director of Environmental Protection that:
- (i) all dogs shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning system outside operation hours (6 p.m. to 9 a.m.), as proposed by the applicant, during the planning approval period;
 - (ii) no public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing is allowed to be used on the Site during the planning approval period;
 - (iii) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise the potential environmental nuisances on the surrounding areas;
 - (iv) 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 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
 - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) to provide a clear drainage plan showing all the existing and proposed drainage facilities for comments. Reference should be made to the latest Technical Note No. 1 issued by DSD for more details in preparing the revised drainage proposal;
 - (ii) since the Site is closed to the existing watercourse as shown in the drainage proposal, there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of watercourse and flooding susceptibility of the adjoining areas would not adversely affected by the applied use. Please advise the measures for review;

- (iii) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. The gradients and the sizes of the proposed u-channels should be shown on the drainage plan;
- (iv) to demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
- (v) the ground to the east and south of the Site are generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
- (vi) to indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
- (vii) to advise if any site formation/levelling works to be carried out under the application. Cross section showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
- (viii) to confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and to provide its details for comments;
- (ix) the existing watercourse, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. Moreover, the applicant(s) should ensure that the drainage system and the existing downstream drains / channels / stream have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;
- (x) further to (ix) above, since there is no record of the said discharge path, site photos is required to demonstrate its presence and existing condition;
- (xi) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
- (xii) standard details should be provided to indicate the sectional details of the proposed u-channels and the catchpit/sand trap;
- (xiii) the development should neither obstruct overland flow nor adversely affect existing natural stream, village drains, ditches and the adjacent areas, etc; and
- (xiv) the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;

- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected by the applied use;
 - (ii) proper license/permit issued by FEHD is required if there is any food business /catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
 - (iii) 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 his/her own expenses;
- (k) to note the comments of the Director of Fire Services that:
 - (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) as there is no access for emergency vehicle being provided to reach 30m from the Site, additional fire safety measures shall be imposed; and
 - (iv) if the applied structures are required to comply with the Buildings Ordinance (BO) (Cap 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any applied use under the captioned application;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval

should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;

- (v) five structures and associated filling of land are applied 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the applied building works in accordance with the BO;
 - (vi) if the applied use is subject to issue of a license, 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;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (m) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.