

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」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	
CHAN Kin Chung (陳建忠)	(Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(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）	Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 1115 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 528 sq.m 平方米 ☒ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	“Other Specified Uses (Rural Use)” (“OU(RU)”) and “Agriculture” (“AGR”)
(f) Current use(s) 現時用途	Storage use (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)
(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 (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 (日/月/年)的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

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

已取得 名「現行土地擁有人」[#]的同意。

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

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

☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the “current land owner(s)”[#] on _ (DD/MM/YYYY)

於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☒ published notices in local newspapers[&] on 26/08/2025 (DD/MM/YYYY)

於 26/08/2025 (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 22/08/2025 (DD/MM/YYYY)

於 22/08/2025 (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

6. Type(s) of Application 申請類別

- | | | |
|-------------------------------------|-----------------------|---|
| ☐ | Type (i)
第(i)類 | Change of use within existing building or part thereof
更改現有建築物或其部分內的用途 |
| ☒ | Type (ii)
第(ii)類 | Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程 |
| ☐ | Type (iii)
第(iii)類 | Public utility installation / Utility installation for private project
公用事業設施裝置/私人發展計劃的公用設施裝置 |
| ☐ | Type (iv)
第(iv)類 | Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
略為放寬於法定圖則《註釋》內列明的發展限制 |
| ☒ | Type (v)
第(v)類 | Use / development other than (i) to (iii) above
上述的(i)至(iii)項以外的用途／發展 |

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 <u>1107</u> sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 <u>0.2</u> m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)
(b) Intended use/development 有意進行的用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

- (b) Additional Information (if applicable)
附加資料 (如適用)

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling
of Land for a period of 5 years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	528..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.47.....	☒ About 約
Proposed site coverage 擬議上蓋面積	47.3..... %	☒ About 約
Proposed no. of blocks 擬議座數	14.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☐ exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上)	☐ About 約
	4..... m 米	☒ About 約
☐ Domestic part 住用部分		
GFA 總樓面面積	 sq. m 平方米	☐ About 約
number of Units 單位數目		
average unit size 單位平均面積	 sq. m 平方米	☐ About 約
estimated number of residents 估計住客數目		

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米 ☐ About 約

☐ hotel 酒店

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米 ☐ About 約

☐ shop and services

..... sq. m 平方米 ☐ About 約

商店及服務行業

☐ Government, institution or community facilities

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Refer to Plan 3

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

..... sq. m 平方米 ☐ Not less than 不

私人休憩用地

少於

☐ public open space

..... sq. m 平方米 ☐ Not less than 不

公眾休憩用地

少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		<u>Refer to Plan 3</u>

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Parking space and vehicle manoeuvring space		
(e) Additional Information (if applicable) 附加資料（如適用）		

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月） (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份) November 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ 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)) <u>Pak Sha Shan Rd via a track.....</u>
	No 否	☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>1</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>1</u> 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) _____
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____
	No 否	☒

Additional Information (if applicable) 附加資料（如適用）	
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9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒
--	--------------------------	--

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐About 約 Depth of filling 填塘深度 m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐About 約 Depth of filling 填土厚度 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 m 米 ☐About 約
	No 否	☐

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)		
	Yes 會 ☐	No 不會 ☐	
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)			

10. Justifications 理由

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

Refer to Planning Statement at Appendix I

11. Declaration 聲明

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

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

Signature
簽署

Signed with recognised
e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

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

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

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。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <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	Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories		
Site area 地盤面積	1115 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20		
Zoning 地帶	"Other Specified Uses (Rural Use)" ("OU(RU)") and "Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	528 ☒ About 約 ☐ Not more than 不多於	0.47 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	14	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	4	m 米 ☒ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)

		1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	47.3 % ☒ About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		2
	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		1
	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		
	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		
	<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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Plan showing Existing Filling of Land</u>	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領／理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	☒	☒

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。

Executive Summary

1. The application site (the Site) is on Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories.
2. The site area is about 1,115 m². No Government Land is involved.
3. The Site falls within an area partly zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) and “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 14 nos. of temporary structures are provided for animal boarding establishments, storeroom and other ancillary use. The gross floor area is about 528 m².
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 117 約地段第 832 號(部分)、第 846 號(部分)、第 847 號、第 848 號(部分)、第 849 號(部分)、第 850 號 B 分段(部分)、第 985 號(部分)及第 986 號(部分)。
2. 申請地點的面積約 1,115 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上部分劃為「其他指定用途(鄉郊用途)」及「農業」地帶。
4. 申請用途為「擬議臨時動物寄養所連附屬設施及相關填土工程」(為期 5 年)。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 14 個臨時構築物作動物寄養所、儲物室和其他附屬用途，總樓面面積約 528 平方米。
6. 營運時間為每日上午 9 時至下午 7 時(包括星期日及公眾假期)，寄養服務每日 24 小時運作。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. CHAN Kin Chung (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north.
3. The site area is about 1,115 m². No Government Land is involved.

Planning Context

4. The Site falls within an area partly zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) and “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
5. The planning intention of the “OU(RU)” zone is primarily intended for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.
6. The planning intention of the “AGR” zone is primarily intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
7. The applied use is a Column 2 use within the “OU(RU)” and “AGR” zones on the OZP which may be permitted with or without conditions by the Board. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
8. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “OU(RU)” and “AGR” zones.

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Canopy	28	28	4	1
2	Animal Boarding Establishment	15	15		
3	Canopy	30	30		
4	Animal Boarding Establishment	15	15		
5	Storeroom	6	6		
6	Ancillary Office	15	15		
7	Canopy	34	34		
8	Storeroom	15	15		
9	Canopy	82	82		
10	Animal Boarding Establishment	Under structure 9	Under structure 9		
11	Animal Boarding Establishment	Under structure 9	Under structure 9		
12	Canopy	60	60		
13	Ancillary Office	Under structure 12	Under structure 12		
14	Animal Boarding Establishment with Ancillary Office	228	228		
Total		<u>528</u>	<u>528</u>		
		Plot Ratio	Site Coverage		
		0.47	47.3		

10. The Proposed Development serves to meet the large demand for animal boarding services in the area.
11. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
12. The animal boarding establishment is open to cats and dogs and provides spaces for boarding service for about 12 nos. of cats and dogs.
13. The animal boarding establishments are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
14. 1 no. of parking space for private car and 1 no. of parking space for light goods vehicle (LGV) are provided at the Site. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
15. The Site is hard paved with concrete for the provision of solid ground for the erection of temporary structures. The current application serves to regularise the existing hard paving of about 0.2 m in depth (from 21.4 mPD to 21.6 mPD) on site within the “AGR” zone (about 1,107 m²) (**Plan 5**).

Similar Applications

16. There are 11 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zones on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/573	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-TT/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
A/YL-TT/621	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
A/YL-TT/655	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	16.8.2024
A/YL-TT/665	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	8.11.2024
A/YL-TT/670	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	6.12.2024
A/YL-TT/666	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	28.2.2025
A/YL-TT/699	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-TT/684	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
A/YL-TT/687	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	11.4.2025
A/YL-TT/691	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	6.6.2025

17. The similar applications were approved by the Committee between 2023 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

19. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential structures and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

20. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

21. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

22. The trip attraction and generation rates are expected as follows:

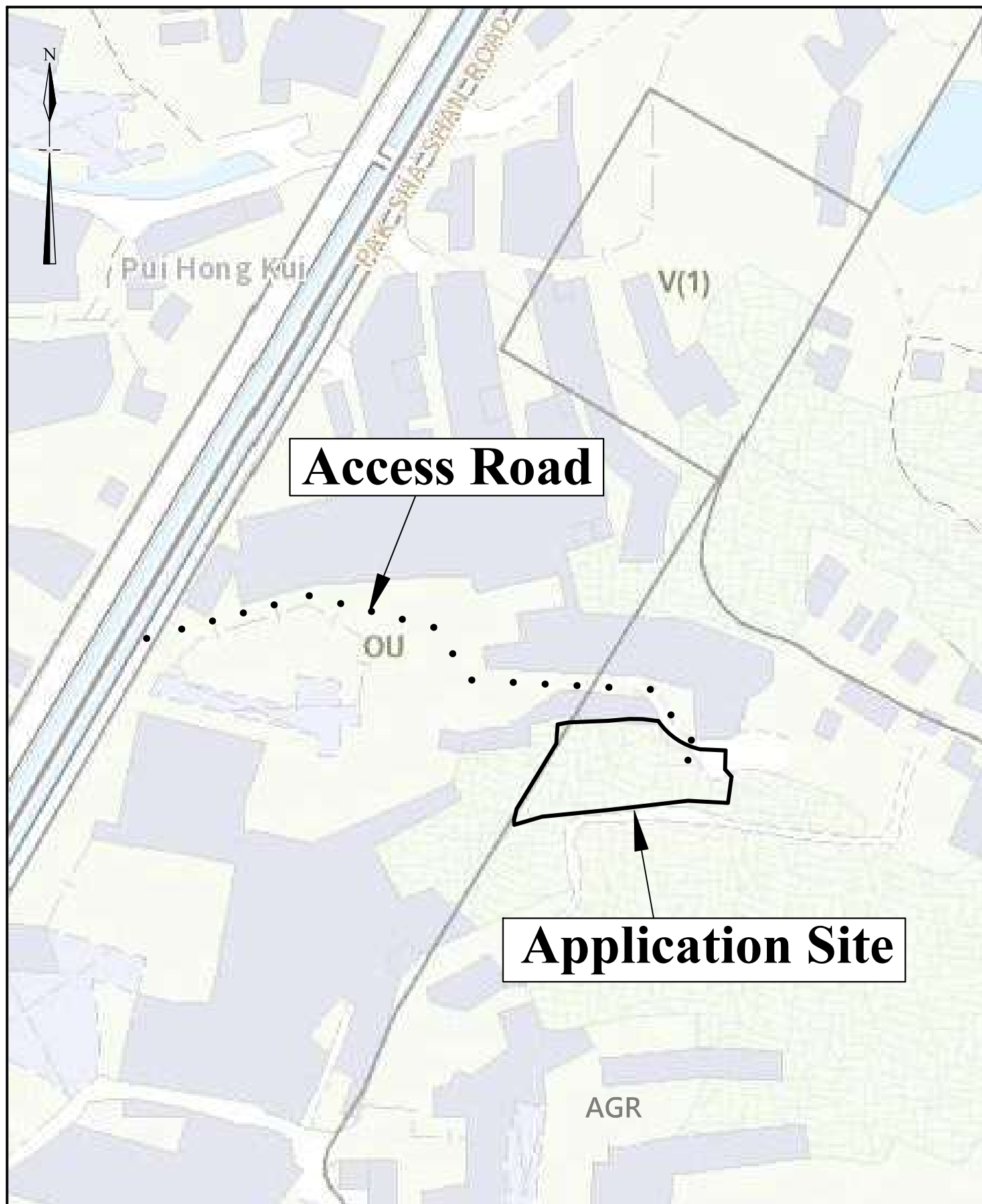
	Attractions	Generations
09:00 – 10:00	2	0
10:00 – 11:00	1	1
11:00 – 12:00	1	1
12:00 – 13:00	0	2
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	1	1
16:00 – 17:00	1	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>7</u>	<u>7</u>

23. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
24. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north. 1 no. of parking space for private car and 1 no. of parking space for LGV are provided at the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

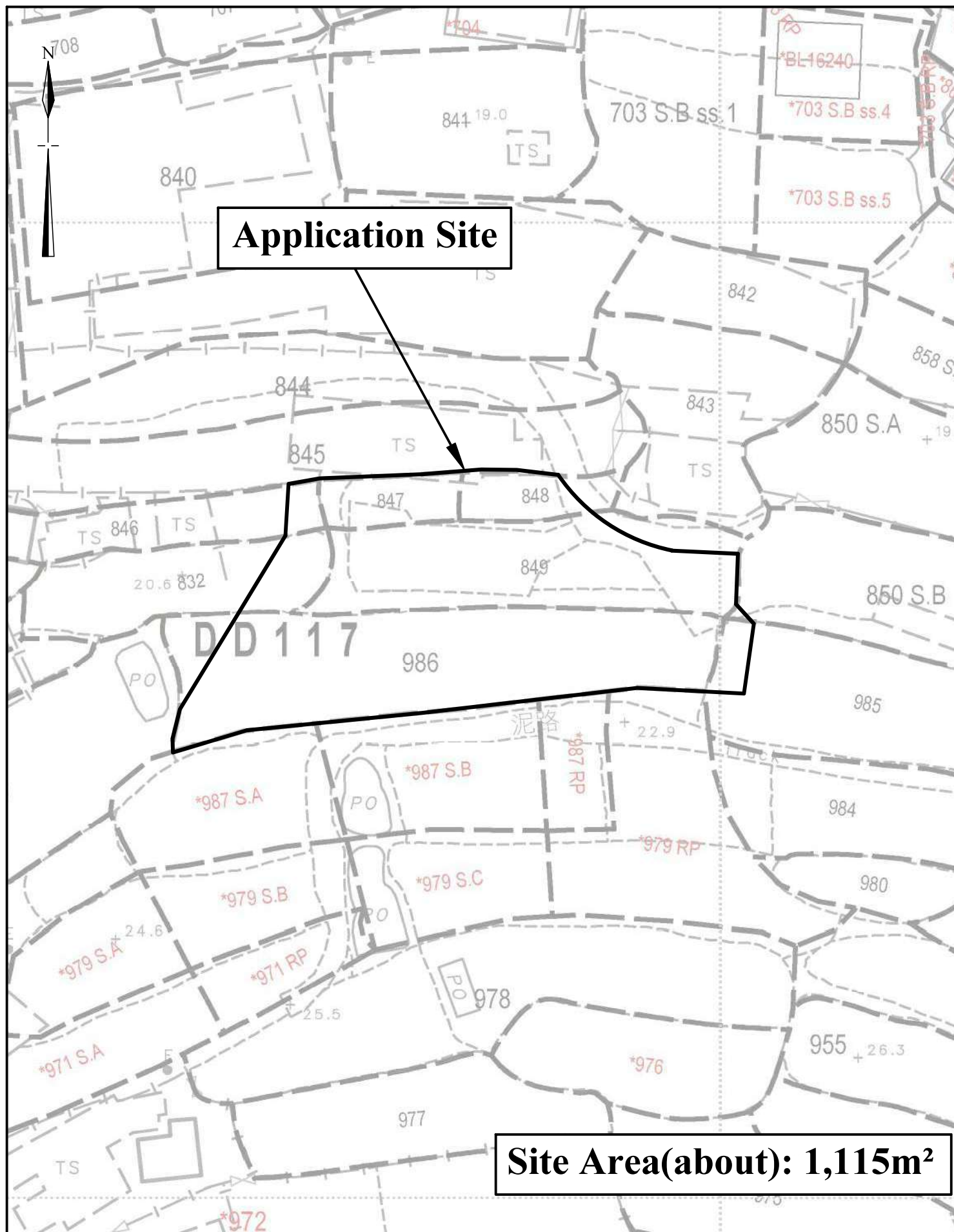
25. All animals will stay in the animal boarding establishments from 7:00 p.m. to 9:00 a.m. and no animal training sessions will be carried out during this period. No public announcement systems, whistle blowing, or portable loudspeaker will be allowed. Potential adverse noise impacts to the surrounding areas are not anticipated.
26. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

- End -

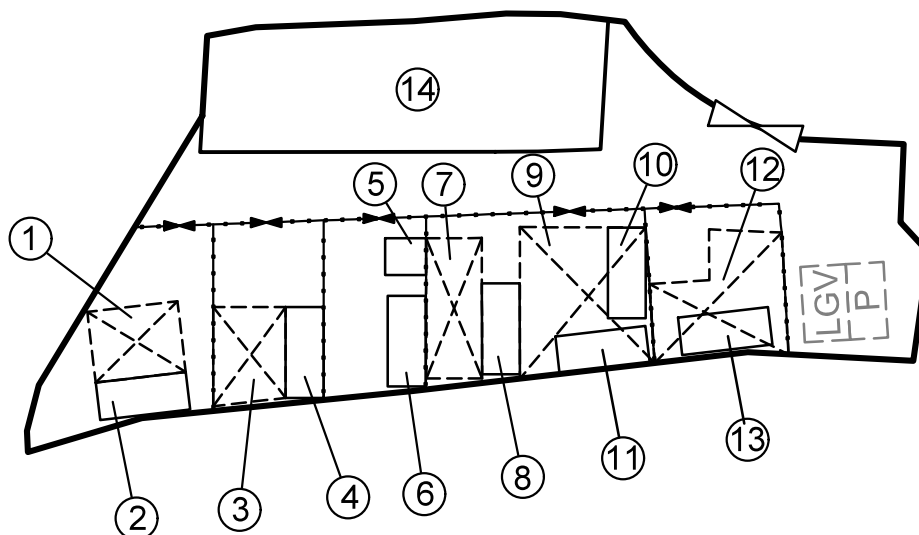


Extracted from Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20

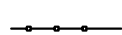
N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
August 2025	Lots 832(part), 846(part), 847, 848(part), 849(part), 850 S.B(part), 985(part) and 986(part) in DD.117	Plan 1 (P 25043)



1:500	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
August 2025	Lots 832(part), 846(part), 847, 848(part), 849(part), 850 S.B(part), 985(part) and 986(part) in DD.117	Plan 2 (P 25043)



Legend



Hoarding



Vehicular Ingress/ Egress



Pedestrian Access



**Parking space for private cars
(5m (L) x 2.5m (W))**



**Parking space for light goods vehicles
(5m (L) x 3m (W))**

Site Area(about): 1,115m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Canopy	28 m ²	28 m ²	1	4m
2	Animal Boarding Establishment	15 m ²	15 m ²	1	4m
3	Canopy	30 m ²	30 m ²	1	4m
4	Animal Boarding Establishment	15 m ²	15 m ²	1	4m
5	storeroom	6 m ²	6 m ²	1	4m
6	Ancillary Office	15 m ²	15 m ²	1	4m
7	Canopy	34 m ²	34 m ²	1	4m
8	Storeroom	15 m ²	15 m ²	1	4m
9	Canopy	82 m ²	82 m ²	1	4m
10	Animal Boarding Establishment	(under structure 9)	(under structure 9)	1	4m
11	Animal Boarding Establishment	(under structure 9)	(under structure 9)	1	4m
12	Canopy	60 m ²	60 m ²	1	4m
13	Ancillary Office	(under structure 12)	(under structure 12)	1	4m
14	Animal Boarding Establishment with ancillary office	228 m ²	228m ²	1	4m
Total		<u>528 m²</u>	<u>528 m²</u>		

1:500

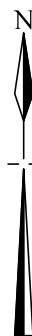
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

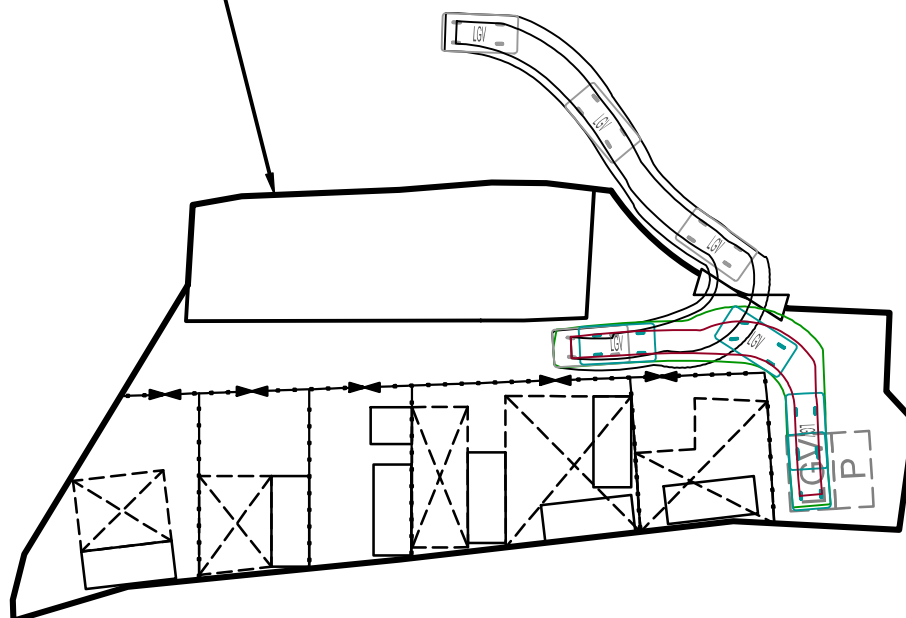
August 2025

**Lots 832(part), 846(part), 847, 848(part), 849(part),
850 S.B(part), 985(part) and 986(part) in DD.117**

**Plan 3
(P 25043)**



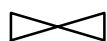
Application Site



Legend



Hoarding



Vehicular Ingress/ Egress



Pedestrian Access



**Parking space for private cars
(5m (L) x 2.5m (W))**



**Parking space for light goods vehicles
(5m (L) x 3m (W))**



**Light goods vehicles
(5m (L) x 2.5m (W))**

1:500

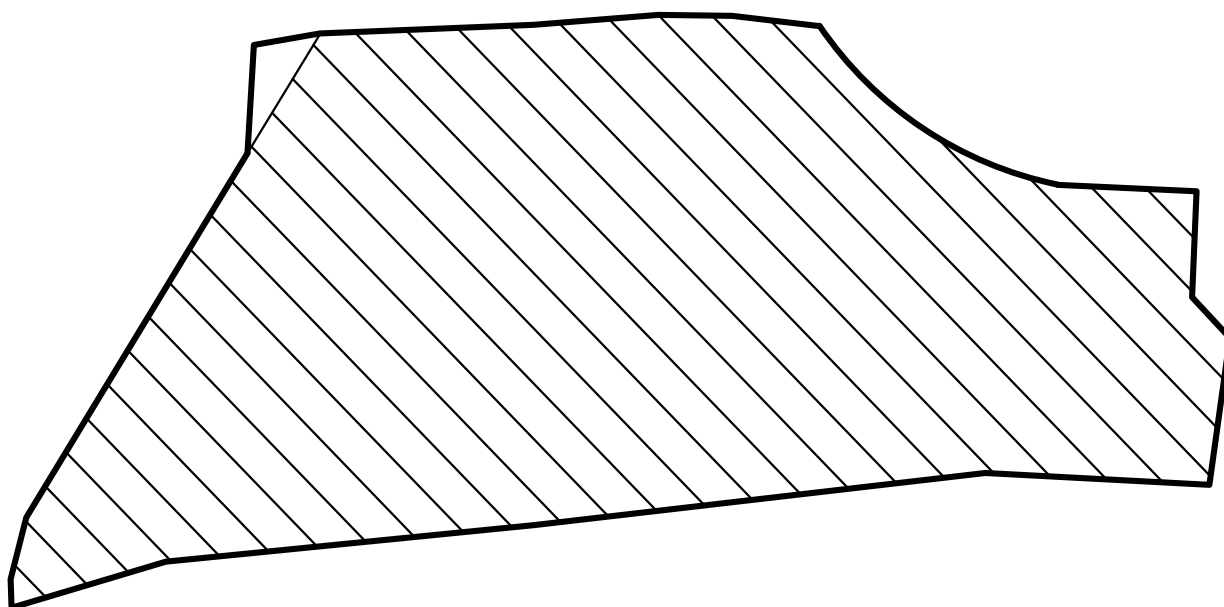
Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

August 2025

**Lots 832(part), 846(part), 847, 848(part), 849(part),
850 S.B(part), 985(part) and 986(part) in DD.117**

**Plan 4
(P 25043)**



**This application serves to regularize the existing
hard paving of this portion of site(1,107m²)
of about 0.2m in depth
(from 21.4mPD to 21.6mPD)
to provide a solid ground for erection of
structures and vehicle maneuvering**

1:500	Plan Showing Existing Filling of Land Lots 832(part), 846(part), 847, 848(part), 849(part), 850 S.B(part), 985(part) and 986(part) in DD.117	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 5 (P 25043)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/734

Our Ref.: P25043/TL25324

29 September 2025

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

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

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Agriculture"
and "Other Specified Uses" annotated "Rural Use" Zones, Lots 832 (Part), 846 (Part),
847, 848 (Part), 849 (Part), 850 S.B (Part), 985 (Part) and 986 (Part) in D.D. 117,
Tai Tong, Yuen Long, New Territories
(Application No. A/YL-TT/734)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

In view of the amendment made in the FI, we enclose the following revised pages for your consideration:

1. Page 2 of Planning Statement (**Appendix I**); and
2. Layout Plan (**Plan 3a**).

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



Francis LAU

Encl.

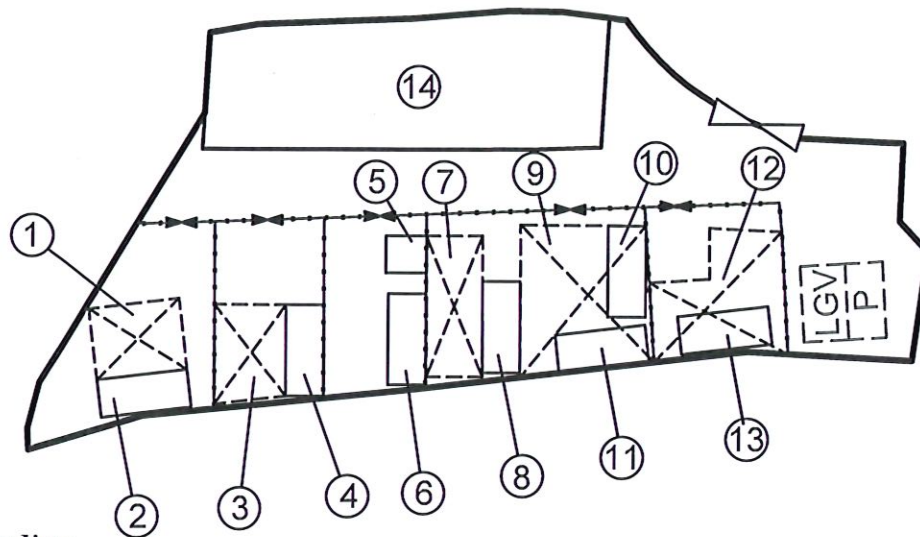
C.C.
DPO/TM&YLW, PlanD (Attn.: Ms. Eva TAM / Ms. Momo CHOW) *By E-mail only*

Further Information for Planning Application No. A/YL-TT/734**Response-to-Comments****Comments from EPD**

Contact person: Mr. FONG (Tel.: 2835 2164)

I.	Comments	Responses
1.	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.	Septic tank and soakaway system will be provided within the site. Please refer to the revised layout plan (Plan 3a) for the location of the toilet. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23. The applicant will employ licensed collectors to collect and dispose the sewage generated from the proposed use regularly.

- END -



	Hoarding
	Vehicular Ingress/ Egress
	Pedestrian Access
	Parking space for private cars (5m (L) x 2.5m (W))
	Parking space for light goods vehicles (5m (L) x 3m (W))

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Canopy	28 m ²	28 m ²	1	4m
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4	Animal Boarding Establishment	15 m ²	15 m ²	1	4m
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6	Ancillary Office	15 m ²	15 m ²	1	4m
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8	Storeroom	15 m ²	15 m ²	1	4m
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10	Animal Boarding Establishment	(under structure 9)	(under structure 9)	1	4m
11	Animal Boarding Establishment	(under structure 9)	(under structure 9)	1	4m
12	Canopy	60 m ²	60 m ²	1	4m
13	Ancillary Office	(under structure 12)	(under structure 12)	1	4m
14	Animal Boarding Establishment with ancillary office and toilet	228 m ²	228m ²	1	4m
Total		<u>528 m²</u>	<u>528 m²</u>		

Plan 3a
(P 25043)

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Canopy	28	28	4	1
2	Animal Boarding Establishment	15	15		
3	Canopy	30	30		
4	Animal Boarding Establishment	15	15		
5	Storeroom	6	6		
6	Ancillary Office	15	15		
7	Canopy	34	34		
8	Storeroom	15	15		
9	Canopy	82	82		
10	Animal Boarding Establishment	Under structure 9	Under structure 9		
11	Animal Boarding Establishment	Under structure 9	Under structure 9		
12	Canopy	60	60		
13	Ancillary Office	Under structure 12	Under structure 12		
14	Animal Boarding Establishment with Ancillary Office and Toilet	228	228		
Total		<u>528</u>	<u>528</u>		
		Plot Ratio	Site Coverage		
		0.47	47.3		

10. The Proposed Development serves to meet the large demand for animal boarding services in the area.
11. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
12. The animal boarding establishment is open to cats and dogs and provides spaces for boarding service for about 12 nos. of cats and dogs.
13. The animal boarding establishments are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
14. 1 no. of parking space for private car and 1 no. of parking space for light goods vehicle (LGV) are provided at the Site. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
15. The Site is hard paved with concrete for the provision of solid ground for the erection of temporary structures. The current application serves to regularise the existing hard paving of about 0.2 m in depth (from 21.4 mPD to 21.6 mPD) on site within the “AGR” zone (about 1,107 m²) (**Plan 5**).

**Similar Application within the Subject “Agriculture” 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/727	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	10.10.2025

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 drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

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 proposed 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 is cemented. 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 Site is paved and occupied by 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) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage use) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (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 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; 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(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport 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 Pak Sha Shan Road; 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 no licence boarding establishment granted by his office;

- (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 animals shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning system outside operation hours (7 p.m. to 9 a.m.), as proposed by the applicant, during the planning approval period;
 - (ii) the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing should be avoided;
 - (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;
 - (v) to arrange licensed collectors to collect and dispose the sewage and waste from the Site; and
 - (vi) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (i) 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 proposed 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;
- (j) 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; and
 - (iii) if the proposed 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;
- (k) 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 proposed 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) 14 structures and associated filling of land are proposed 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 proposed building works in accordance with the BO;
 - (vi) if the proposed 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

(l) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, 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.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-TT/734

意見詳情 (如有需要，請另頁說明)

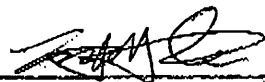
Details of the Comment (use separate sheet if necessary)

上述標題申請作某嚴重影響固邊環境填土工程將造成渠道
淤塞出現水浸動物噪音及排泄物滋擾民居本人對上述
標題申請提出反對。

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

黃泥墩村村代表
何雲有

簽署 Signature



日期 Date

15-9-2025

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250918-160737-86907

提交限期

Deadline for submission:

26/09/2025

提交日期及時間

Date and time of submission:

18/09/2025 16:07:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/734

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃泥墩村村代表-何桂華

意見詳情

Details of the Comment :

本人對上述標題申請提出反對，申請地點需要進行填土工程恐怕造成水浸。附近民居眾多，動物寄養將造成噪音，及大量排泄物，影響週邊環境，污水積聚、滋生蚊蟲。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

3

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-TT/725

A/YL-TT/734

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請編號 A/YL-TT/734 之申請，此項目對居民的生活環境
很大負面影響，衛生惡化、噪音污染、生活干擾，動物的大小二便
會產生強烈異味，尤其夏季，異味易擴散至居民區，嚴重影響生
活質素！而且垃圾、雜物若處理不當，可能滋生蚊蟲，引起鼠
患等生物，加劇環境衛生惡化，衛生及噪音污染嚴重干擾
日常休息，對居民健康造成長期還可能引發情緒煩躁！
本人極力反對此項目！

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

俞凱琪

簽署 Signature

日期 Date

16/9/2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4

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

NYL-TT725

A/YL-TT/734

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請編號 A/YL-TT/734 之申請，此項目的位置太近居民，噪音、衛生、氣味都非常之有問題，極度滋擾居民，所以極之反對。

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

陳凱茵

簽名 Signature

日期 Date

16-9-2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

~~A/YL-PT/25~~ A/YL-TT/734

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請編號 A/YL-TT/734 之申請，此項目
非常接近民居實在太不適合，會有嚴重噪音問題、氣味
污染、污水問題，極度滋擾民居！

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

簽署 Signature

日期 Date

12-9-2025

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

6

From:

Sent:

2025-09-25 星期四 15:58:10

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Ref no. A/YL-TT/734 意見書

Attachment:

Ref AYL-TT734 意見書.pdf

附上 A/YL-TT//734

反對此規劃項目意見書

Regards

Ling Chan

Very Good Plastic Bags Ltd.

Tel _____

email :

致城市規劃委員會秘書

香港德輔道中 333 號北角政府合署 15 樓

電話: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

~~A/YL-TT/725~~

A/YL-TT/734

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請編號 A/YL-TT/734 之申請, 此項目對居民的日常生活十分滋擾, 動物叫聲嚴重影響居民睡眠質量。另外部分怕動物的居民可能不敢在周圍活動, 影響正常生活。若動物出現逃走情況, 可能對行人居民家養寵物造成追逐、攻擊, 存在安全風險! 動物可能攜帶皮膚病、寄生蟲等疾病, 居民若該接觸未消毒區域, 可能威脅健康。此項目存在極大負面影響。

提意見人姓名/名稱 Name of person/company making this comment:

俞有福

簽署 Signature

俞有福

日期 Date

14/9/25

From:
Sent: 2025-09-26 星期五 03:10:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/734 DD 117 Tai Tong

A/YL-TT/734

Lots 832 (Part), 846 (Part), 847, 848 (Part), 849 (Part), 850 S.B (Part), 985 (Part) and 986 (Part) in D.D. 117, Tai Tong, Yuen Long

Site area: About 1,115sq.m

Zoning: "Agriculture" and "Other Specified Uses" annotated "Rural Use"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

725 withdraw. Back with an extended footprint into 'Rural Use' zoning. This section was part of application 720 for warehouse use, underlining the actual intention of using the site for brownfield.

Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 28 August 2025 2:50 AM HKT
Subject: A/YL-TT/725 DD 117 Tai Tong

A/YL-TT/725

Lots 848 (Part), 849 (Part), 850 S.B (Part), 985 (Part) and 986 (Part) in D.D. 117, Tai Tong, Yuen Long

Site area: About 844sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

Strong Objections to yet another FAKE ABE.

The intention is nothing more than to “regularise the existing hard paving” in order to continue with an existing brownfield operation. The 5 years would allow at least another three years of uninterrupted alternative use.

No animal lover would have dogs confined in a location with no natural ground to exercise on. Concrete hurts their paws.

Note no images of the current state of the site provided.

I would remind members that the applications mentioned have either been revoked or still have to fulfil conditions.

Recent media reports have revealed that ABE applications are scams.

Members have a duty to make a realistic appraisal based on facts.

Mary Mulvihill

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

24th September, 2025.

Dear Sir/ Madam,



By email only

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years
(A/YL-TT/734)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Tong¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Tong). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Tai Tong APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. Regarding 'Animal Boarding Establishment', we also recommend the Board to look at a news report relating to this item².

7. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If this application is to be approved, we urge the Board to consider whether the site would need to be reinstated upon the expiry of the planning permission; if yes, whether this should be set as an approval condition.

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

² <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/本研-5年批60狗場用地-半不符實-疑作跳板-至少15幅兩年內申棕地作業>