

2025年 10月 08日

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

This document is received on 2025-10-08
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2502247

30/9

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-7KL/820
	Date Received 收到日期	2025-10-8

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

1. Name of Applicant 申請人姓名/名稱

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

Foresight Development Limited 宙遠發展有限公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 789 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 216 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)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Animal Boarding Establishment (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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. 如上述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
01/08/2025 - 15/08/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ 29/08/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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 checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 602 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.1.. m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>(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)</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="507 1361 1460 1854"> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

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	.....216..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.27.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....27..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....3.5..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE, WASHROOM	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		216 m ² (ABOUT)	216 m ² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
.....	STRUCTURE	USE	COVERED AREA
.....	B1	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE, WASHROOM	108 m ² (ABOUT)
.....	B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)
.....	TOTAL		216 m ² (ABOUT)
.....			216 m ² (ABOUT)

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

Parking and loading/unloading spaces, Circulation space and Outdoor dog activities area (lawn)

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)

Existing

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Ping Yuen Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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_____	_____																	
_____	_____																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	1	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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。

Please refer to the supplementary statement.



11. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

08/09/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories		
Site area 地盤面積	789	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途／發展	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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	216 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.27 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	27 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	3 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A N/A 1 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status/filling of land of/at the Site; Accepted drainage proposal under the previous application No. A/NE-TKL/701, FSIs proposal, F.S. 251 Certificate and Swept path analysis.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories* (the Site) for ‘**Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site for animal boarding establishment use (i.e. dog kennel) serving the nearby locals for coping with such demand in the area, as well as dog lovers who would find the development as a gathering place for sharing their love and care for dogs.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14. According to the Notes of the OZP, ‘*Animal Boarding Establishment*’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vegetation, domestic structures for residential use, as well as sites occupied by temporary structures for warehouses and open storage yards. Although the Site falls within “AGR” zone, there is no active agricultural activities within the Site. Thus, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of the “AGR” zone and would better utilise deserted land in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for ‘*animal boarding establishment*’ use were also approved by the Board within the same “AGR” zone, which the latest application (No. A/NE-TKL/685) was approved by the Board on a temporary basis for 3 years in 2022. Therefore, approval of the current application would not set an undesirable precedent within the same “AGR” zone.

2.4 The Site is the subject of a previous S.16 planning application (No. A/NE-TKL/701) for 'proposed temporary animal boarding establishment and land filling' use, which was approved by the Board in 2022. Comparing with the previous application (No. A/NE-TKL/701), the current submission is submitted by the same applicant with similar development parameters (including but not limited to same site area and layout, no. of structures, etc.; whilst with a smaller gross floor area (GFA) and lesser no. of storey) when comparing with the previous application, with details shown at **Table 1** below:

Table 1 - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous application (No. A/NE-TKL/701) (a)	Current Application (b)	Difference (a) - (b)
Site Area	789 m ² (about)	789 m ² (about)	No Change
Covered Area	216 m ² (about)	216 m ² (about)	No Change
Plot Ratio	0.55 (about)	0.27 (about)	0.28, 51% (about)
Site Coverage	27 % (about)	27 % (about)	No Change
No. of Structure	2	2	No Change
GFA	432 m ² (about)	216 m ² (about)	216 m ² , 50% (about)
Building Height	7 m (about)	3.5 m (about)	3.5 m ² , 50 % (about)
No. of Storey	2	1	-1 storey, 50 %

2.5 The applicant has made effort to comply with approval conditions of the previous application (No. A/NE-TKL/701), details are shown at **Table 2** below:

Table 2 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-TKL/701		Date of Compliance
(c)	The submission of a drainage proposal	26.06.2024
(d)	The provision of drainage facilities	Not complied with
(f)	The submission of proposals for fire service installations (FSIs) and water supplies for firefighting	08.05.2025
(g)	The implementation of proposals for FSIs and water supplies for firefighting	08.05.2025

- 2.6 During the approval period of the previous application (No. A/NE-TKL/701), the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. Time-limited compliance conditions concerning fire safety have been complied with by the applicant successfully within the specified time limit as shown in **Table 2** above.
- 2.7 The applicant submitted a drainage proposal to comply with condition (c) on 06.06.2024 and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 26.06.2024. The applicant thus implemented the drainage proposal and made submissions to comply with condition (d) on 12.12.2024 and 20.03.2025, and both submissions were considered not acceptable by CE/MN, DSD on 02.01.2025 and 01.04.2025. The applicant liaised with drainage contractors regarding previous departmental comments, however, the applicant did not have sufficient time to submit the revised drainage proposal to CE/MN, DSD within the planning approval period of the previous application (No. A/NE-TKL/701), which led to the revocation of the application on 10.06.2025.
- 2.8 In support of the application, the applicant has submitted the previously accepted drainage proposal, a FSIs proposal and a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**). For information, the same FSIs proposal was also considered acceptable by the Director of Fire Services during the previous application period (No. A/NE-TKL/701).

3) Development Proposal

- 3.1 The site occupies an area of 789 m² (about) (**Plan 3**). Two structures are provided at the Site for animal boarding establishment, site office and washroom uses with total gross floor area (GFA) of 216 m² (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities, including site office and washroom are intended to support the daily operation of the Site. The operation hours of the Site are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding activities). The number of staff working at the Site is 5; whilst 2 staff will stay overnight at the Site to take care of dogs and to handle potential complaints arising from the development. It is anticipated that the Site would be able to attract about 15 visitors per day; advanced booking is required for visitors to access to the Site.
- 3.2 It is anticipated that not more than 20 dogs are accommodated within the Site. All dogs would be kept indoor within structures filled with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e 19:00 to 09:00), which would also be taken care by the 2 staff who would be staying overnight. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period. Details of development parameters are shown at **Table 3** below:

Table 3 - Major Development Parameters

Application Site Area	789 m ² (about)
Covered Area	216 m ² (about)
Uncovered Area	573 m ² (about)
Plot Ratio	0.27 (about)
Site Coverage	27 % (about)
Number of Structures	2
Total GFA	216 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m ² (about)
Building Height	3.5 m (about)
No. of Storey	1

- 3.3 About 602 m² (76%, about) of the Site has already been covered with concrete of not more than 0.1 m in depth. The application serves to regularise the existing hard-paving of concrete with an existing level of +19.5 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for the site formation of structures, parking and L/UL spaces and circulation space uses. The remaining part of about 187 m² (24 %, about) would remain untouched for the use of outdoor dog activities area (lawn). Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during planning approval period.
- 3.4 The Site is accessible from Ping Yuen Road via a local access (**Plan 1**). A total of 3 parking spaces for private cars (PC) and 1 loading/unloading (L/UL) space for light goods vehicles (LGV) are provided at the Site for customer/staff and transportation of goods use (**Plan 4**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of parking and L/UL spaces provision are shown at **Table 4** below:

Table 4 - Parking and L/UL Provisions

Type of Space(s)	No. of Space(s)
Parking spaces for PC - 2.5 m (W) x 5 m (L)	3
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.5 Only PCs and LGVs are allowed to enter/exit the Site during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored within the Site or enter/exit the Site at any time. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Ping Yuen Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Ping Yuen Road via the local access. The trip generation and attraction rates are as shown at **Table 5** below:

Table 5 - Trip Generation and Attraction of the Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	3	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	1	4
Traffic trip per hour (10:00 - 18:00)	1	1	1	1	4

3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow 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 the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under '*ProPECC PN 5/93*' when designing on-site drainage system within the Site, i.e. the use of septic for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) had been provided by the applicant to mitigate any adverse impact arising from the development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

September 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis

APPENDICES

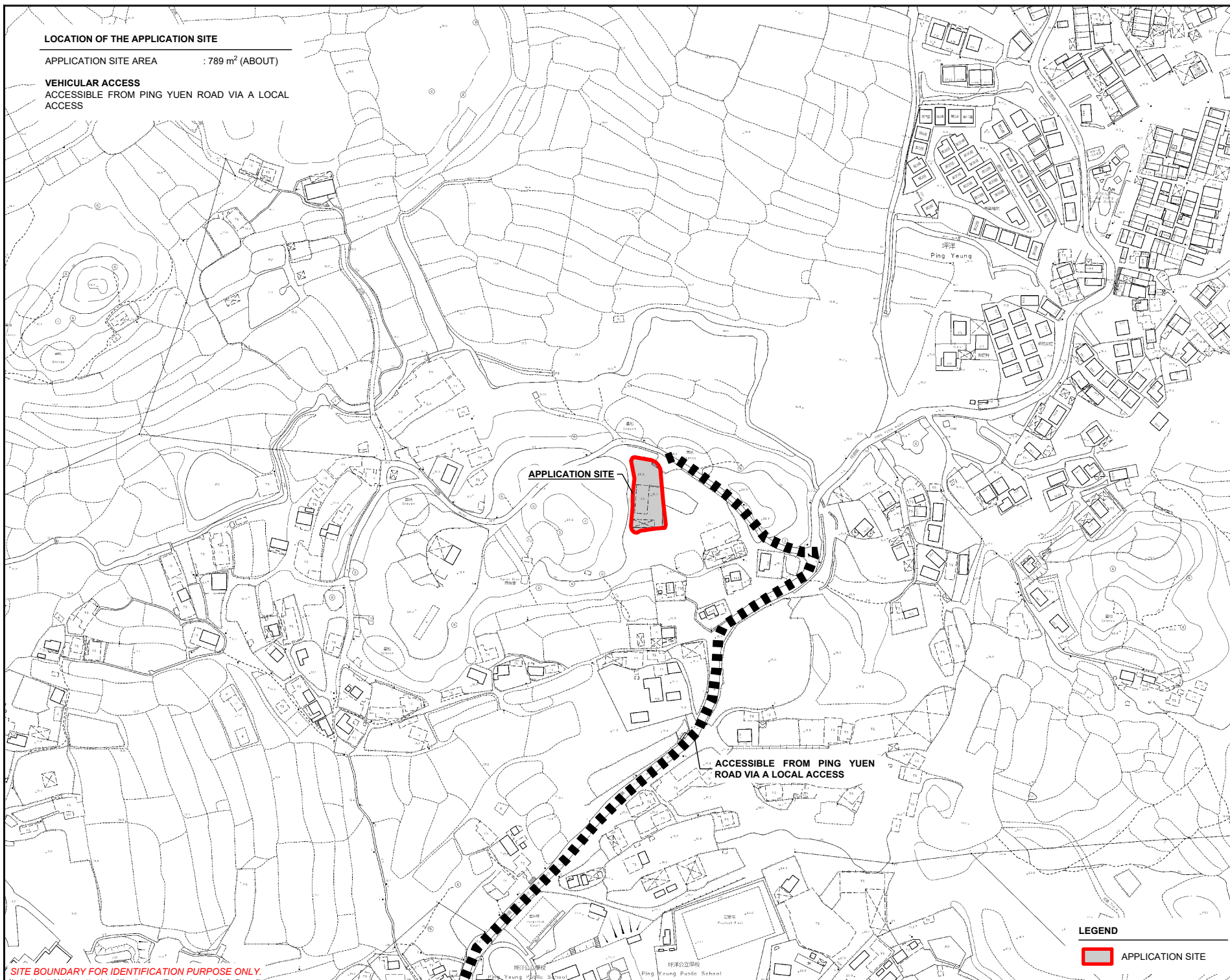
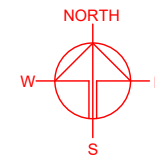
Appendix I	Accepted Drainage Proposal under the previous application No. A/NE-TKL/701
Appendix II	Fire Service Installations Proposal
Appendix III	Certificates of Fire Service Installations and Equipment (F.S. 251)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING YUEN ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING YUEN ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY
MN 29.8.2025

REVISED BY
DATE

APPROVED BY
DATE

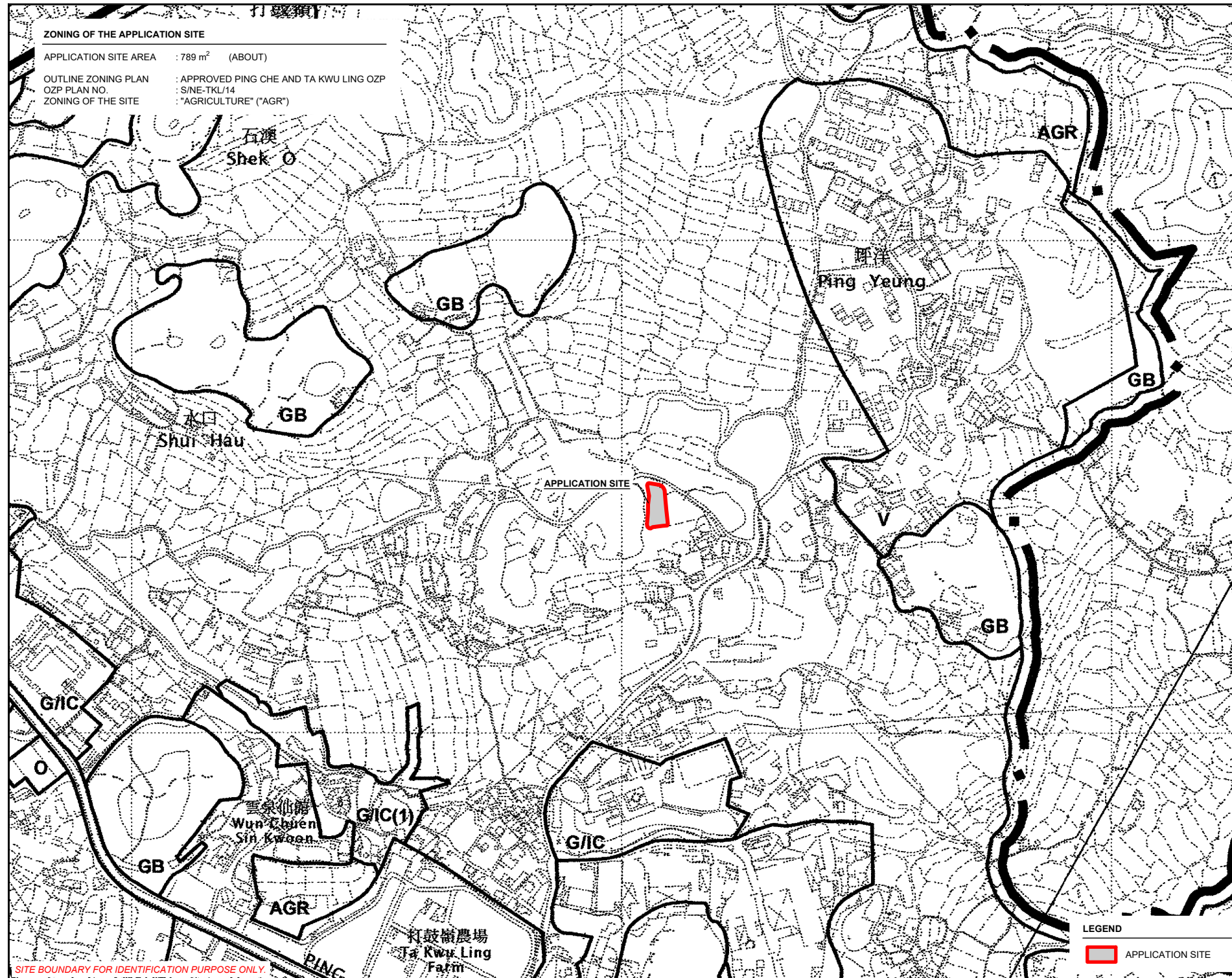
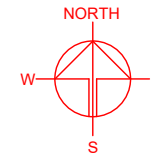
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 OZP PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY MN DATE 29.8.2025

REVISED BY DATE

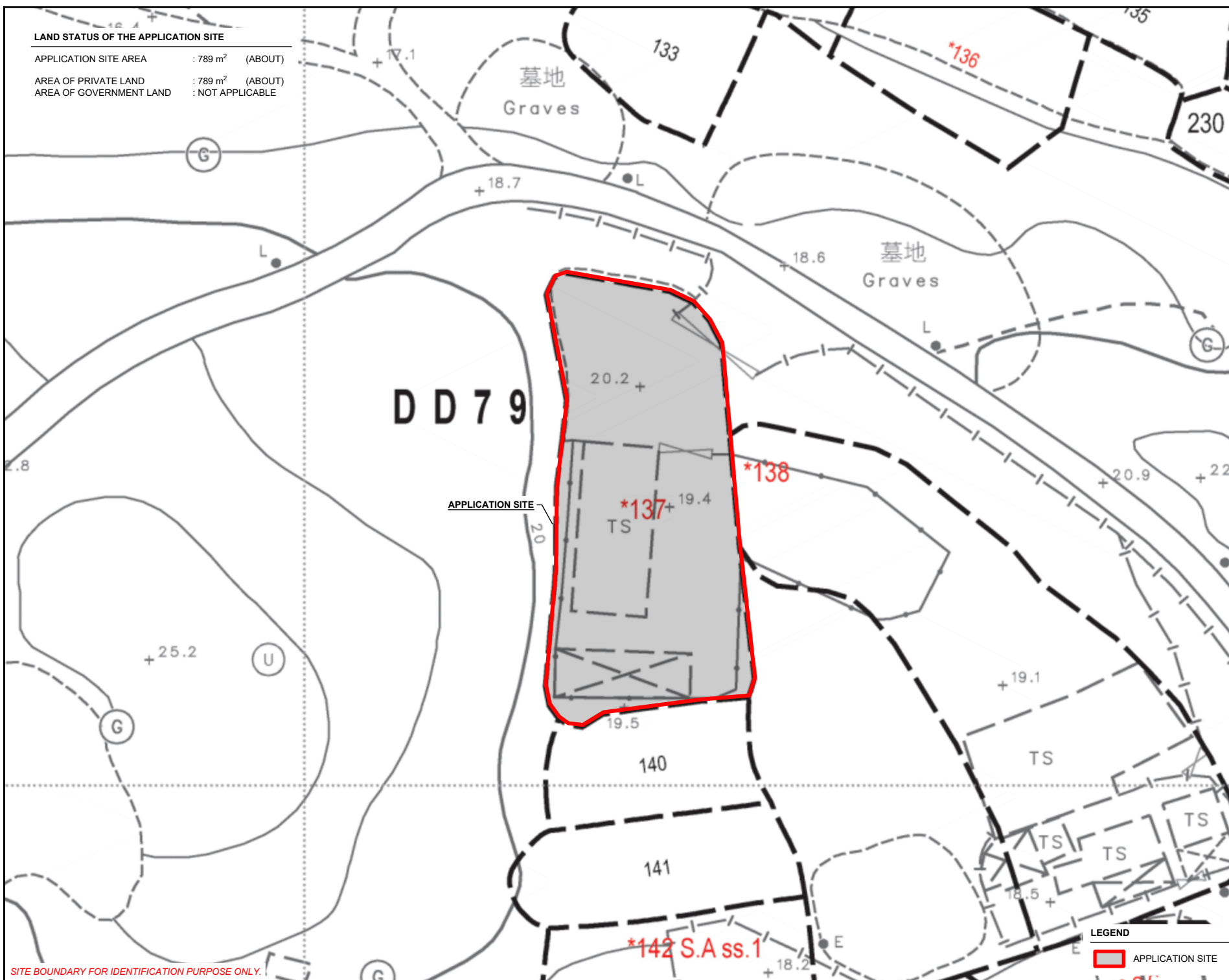
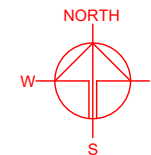
APPROVED BY DATE

DWG. TITLE
 ZONING OF THE SITE

DWG NO. PLAN 2 VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)
 AREA OF PRIVATE LAND : 789 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

29.8.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

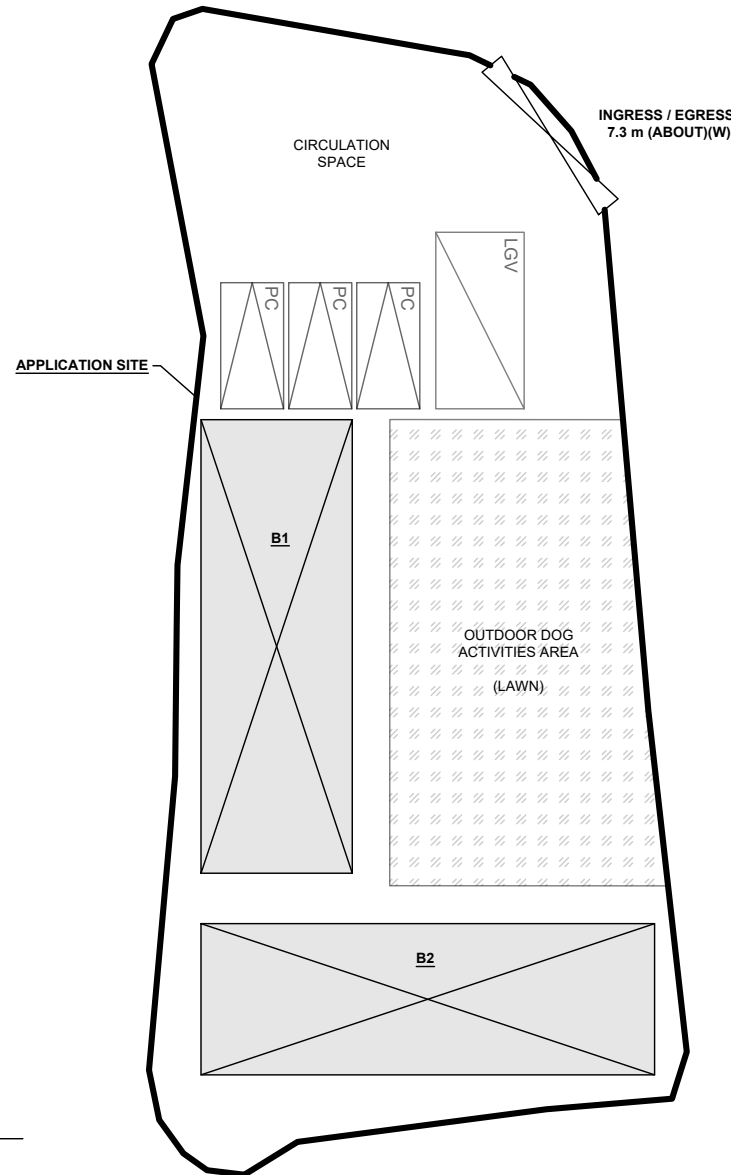
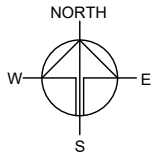
LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 789 m ²	(ABOUT)
COVERED AREA	: 216 m ²	(ABOUT)
UNCOVERED AREA	: 573 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m ²	(ABOUT)
TOTAL GFA	: 216 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE, WASHROOM	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		216 m ² (ABOUT)	216 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	29.8.2025
REVISED BY	DATE
APPROVED BY	DATE

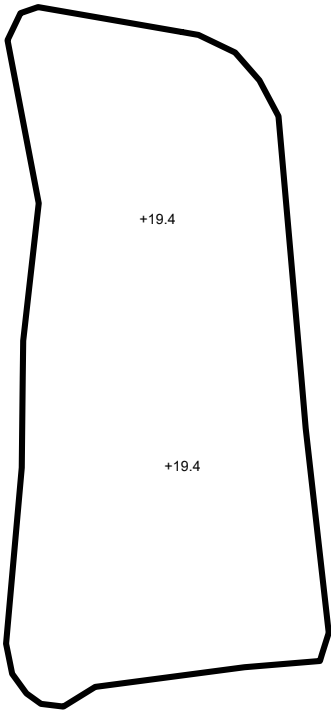
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 789 m² (ABOUT)
SITE LEVELS BEFORE FILLING OF LAND : +19.4 mPD (ABOUT)



LEGEND

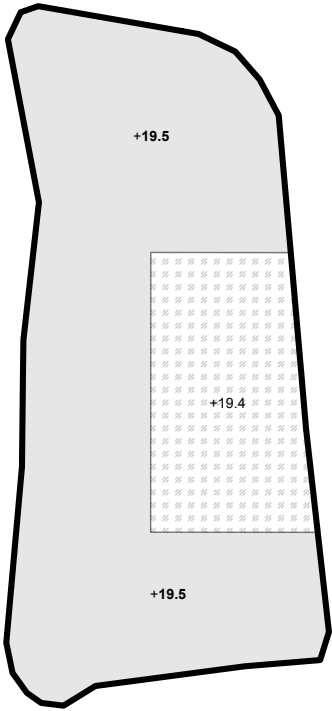
 APPLICATION SITE
 +19.4 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.




EXISTING FILLING OF LAND AREA

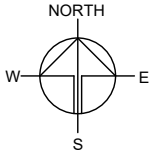
APPLICATION SITE AREA : 789 m² (ABOUT)
EXISTING FILLED AREA : 602 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
EXISTING SITE LEVELS : +19.4 mPD TO +19.5 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : SITE FORMATION OF STRUCTURES,
PARKING AND LOADING/UNLOADING
SPACES AND CIRCULATION AREA

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE.
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE
DURING THE PLANNING APPROVAL PERIOD.



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 +19.5 SITE LEVEL AFTER FILLING



PLANNING CONSULTANT



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

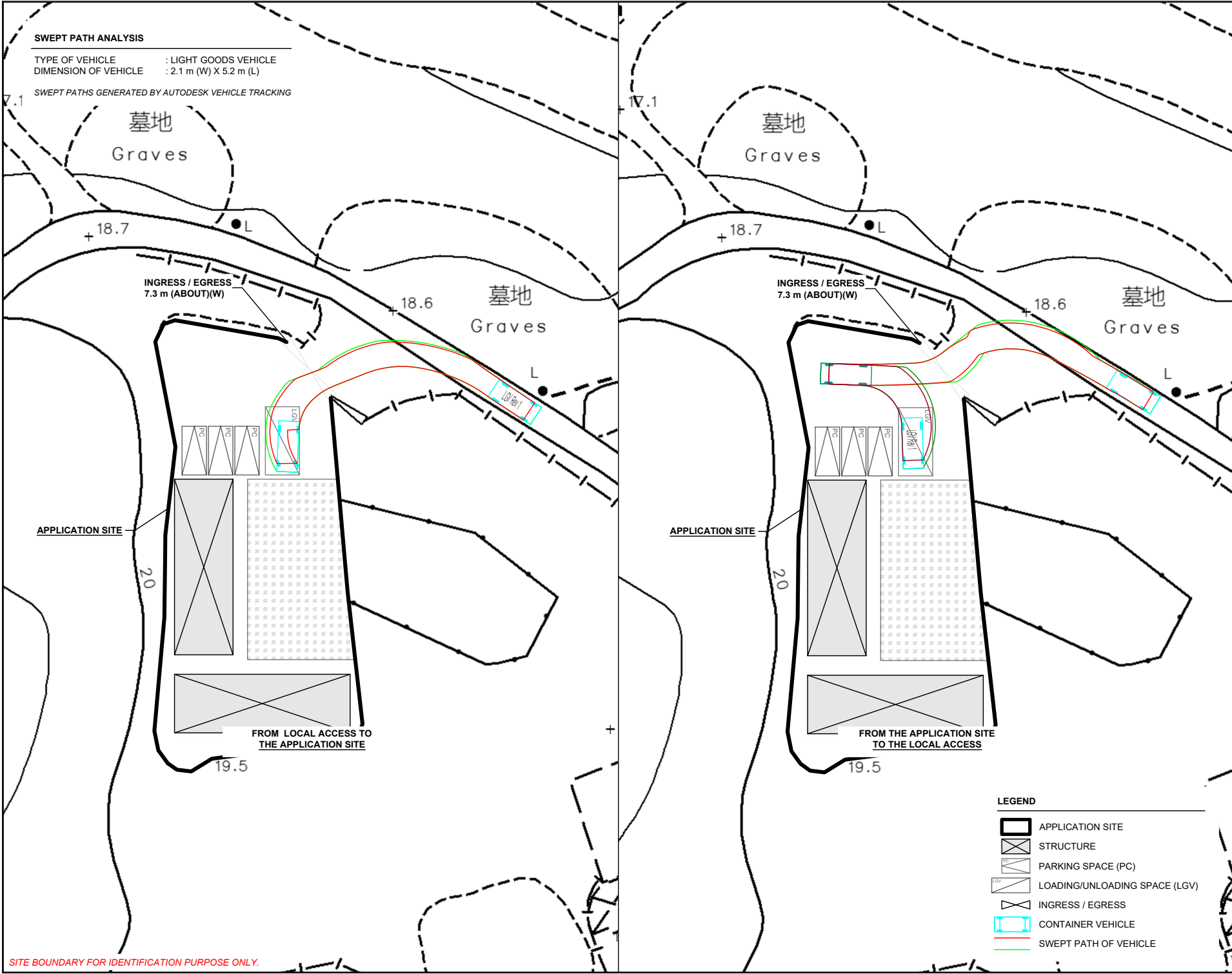
SITE LOCATION
LOT 137 IN D.D. 79, PING CHE,
TA KWU LING, NEW
TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY MN	DATE 29.8.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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NORTH

PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	29.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 6	001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

規 劃 署

沙田・大埔及北區規劃處
香港新界沙田上禾輋路一號
沙田政府合署
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD79 Lot 137
本署檔號 Our Reference () in TPB/A/NE-TKL/701
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

26 June 2024

R-riches Property Consultants Ltd.

(Attn.: Matthew NG)

Dear Sir/Madam,

**Proposed Temporary Animal Boarding Establishment for a Period of
5 Years and Filling of Land in "Agriculture" Zone, Lot 137 in D.D. 79, Ping Che**
(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/701)

I refer to your submission received by this office on 6.6.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) has been consulted and considered the approval condition (c) has been complied with. Please proceed to implement the accepted drainage proposal for compliance with approval condition (d).

Should you have any queries related to planning matters, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

Our Ref.: DD79 Lot 137
Your Ref.: TPB/A/NE-TKL/701

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

By Email

6 June 2024

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lot 137 in D.D. 79, Ping Che, New Territories**

(S.16 Planning Application No. A/NE-TKL/701)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (c) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Christian CHIM at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Matthew NG
Planning and Development Manager

**Proposed Temporary Animal Boarding Establishment
for a Period of 5 Years and Filling of Land
Lot 137 in D.D. 79,
Ping Che, New Territories
(Planning Application No.: NE-TKL/701)**

Stormwater Drainage Proposal Report

June 2024



LI KOK KEUNG
MEng MICE MiStructE
MHKIE CEng RPE

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Appendix F – Drainage Design Calculation

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Responses to comments from the Drainage Services Department:

Comments	Response
1. The cover levels of proposed channels should be flush with the existing adjoining ground level.	Noted.
2. The formation levels and fall direction of the subject site and the areas in the vicinity should be clearly shown on the plan for reference.	Noted. The formation levels and fall direction of the subject site and the areas in the vicinity are shown on the plan.
3. The applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system.	The existing stream course downstream to which the proposed connection will be made has long been naturally and exigently serving the Application Site and its associated catchments for decades without causing flooding problems. The Application Site is mainly a grass land and the proposed development is just temporary for a period of 5 years and involves no major site formation and filling works. No significant additional discharge will be generated from the development and overloading of the existing drainage system is not anticipated.
4. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.	Noted. In addition to the proposed peripheral channels to accept and discharge adjacent overland flows, the bottom part of the metal hoarding/wall erected along the site boundary will be kept open by building 150 x 150 openings at 2m intervals as shown in the revised drainage plans to allow existing overland flows passing through the Application Site.
5. Please consider to construct a u-channel instead of underground pipe connecting from subject site to existing streamcourse.	Noted. U-channel is proposed to discharge stormwater from the proposed site and to collect and discharge any flow from the adjacent lands to the existing streamcourse.
6. The existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by this office. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.	Noted.
7. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and	Noted. Peripheral surface channel together with 150 x 150 openings at 2m intervals at the bottom part of all metal hoardings are proposed to intercept and discharge existing overland flows to the existing streamcourse downstream of the Application Site. In addition, the implementation of the proposed development requires no site formation / filling works.

watercourses on or in the vicinity of the subject site any time during or after the works.	
8. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner of their own expenses.	Noted.
9. For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	Noted.
10. The applicant should make good all the adjacent affected areas upon the completion of the drainage works. Cross section showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. All excavated soil for the construction of the surface channels will be disposed off site. The adjacent affected areas will be made good upon the completion of the drainage works. The ground levels of the captioned site with respect to the adjacent areas will be practically unchanged as shown in the cross sections enclosed in the revised report.
11. The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.	Noted.
12. Since the subject development may also collect the existing flow from the adjoining lots, the applicant should consider including the catchment at the north-west and west of the subject lots.	Noted. The catchments at the north-west and west of the subject lots are included in the drainage design enclosed in Appendix F of the drainage report. All sub-catchment areas are shown in the Catchment Areas Plan in Appendix F.
13. The applicant is required to provide photos showing the conditions of the site and the adjoining areas, the existing drainage facilities and the proposed final discharge point for our information. A plan should be submitted to indicate the locations of the camera and directions of all photos taken.	Noted. Photos showing the conditions of the site and the adjoining areas, the existing drainage facilities and the proposed final discharge point are enclosed in Appendix G of the revised drainage report.
14. The applicant is required to provide the sectional views of the site in 2 different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for our reference.	Noted. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas are included in the Appendix F of the revised drainage report.

1. Introduction

The owner of the captioned lots submitted a town planning application to the Town Planning Board (TPB) seeking planning permission for using the application site for temporary animal boarding establishment for a period of 5 years. The Planning Department approved the application on 23 September 2022. A copy of the approval letter is enclosed in **Appendix A** of this report for reference.

One of the approval conditions mentioned in the approval letter is the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.

This report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

2. The Existing Site

The proposed site is generally flat with site area of about 789m². The Site is currently vacant and mainly covered with grass. The Site is accessible via a local track from Ping Yuen Road. The location plan, site plan and site photos submitted by the applicant are shown in Plans A-1 to A-4 enclosed in **Appendix B**.

The proposed site layout plan is enclosed in **Appendix C**. According to the applicant, the proposed development comprises two 2-storey structures of about 7m in height with a total floor area of about 432 m² for animal boarding establishment, storage and site offices uses. No major site formation works will be performed.

The surroundings of the Site are predominantly rural landscape character surrounded by active /fallow agricultural lands, unused land and temporary domestic structures. To the further southeast of the site are two open storage yards.

3. Existing Drainage Facilities

3.1 Existing Public Drainage Facilities

Drainage records for the Application Site and its surrounding areas were retrieved from the Geoinfo Map, a copy of which is enclosed in **Appendix D** of the report. The drainage records showed that there is no public stormwater drain constructed by the government in the vicinity of the Application Site. As shown in the drainage record, there is an existing stream located about 50m north of the Application Site running in an east to west direction. The stormwaters collected from within the Application Site and its adjacent areas all fall naturally towards this existing stream course. Owing to the presence of this big stream course in the vicinity of the site, there are no past floodings recorded in the site and its adjacent areas.

4. Proposed Drainage Facilities

The application site is located about 50m south of an existing stream course of about 5m wide. Rainwaters falling onto the Application Site and its adjacent lots presently are all discharging into this existing stream course without records of flooding. It is proposed to keep the drainage path unchanged. A system of peripheral covered surface channels and desilting catchpits as shown in

the proposed drainage plan in **Appendix E** is proposed to collect rainwater from within the site and discharge the flow into the existing stream course. The proposed peripheral surface channels are 300mm in size discharging water to the proposed 1.5m x 1.5m catchpit C1 to be constructed within the site. A covered 300mm surface channel is proposed to convey the runoff from the Application Site and its associated adjacent lands to the existing stream course as shown in the proposed drainage plan. The design calculation with sub-catchment areas plan and cross sections of the site and the adjacent lands for the proposed drainage system are enclosed in **Appendix F**. In order not to affect the passage of surface runoff into the Application Site from the adjacent areas, the boundary walls or hoardings, if any, will be provided with openings of minimum 150mm x 150mm at 2m c/c.

5. Conclusions

The proposed site is small and is located close to an existing stream course north of the Application Site running in an east to west direction. Storm water from within the Application Site and its adjacent areas will all flow into this existing stream course with no records of flooding.

It is proposed to construct a system of peripheral surface channels and desilting catchpits in the Application Site to collect the rainwater from within the site to catchpits, C1 and C2, and then discharge the water to the existing streamcourse via a covered surface channel of size 300mm. Boundary walls or hoardings, if any, will be provided with openings of minimum 150mm x 150mm at 2m c/c to avoid obstruction to existing overland flows. The owner of the site will keep monitoring the conditions of the drainage establishment within and outside the site and maintain the said system at the owner's cost.

Since the proposed drainage works to be undertaken outside the lot boundary, the Applicant will obtain consent and agreement from DLO/N and/or relevant private lot owners prior to commencement of proposed works.

APPENDIX A

Planning Application Approval Letter

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKL/701

By Post & Fax

23 September 2022

R-Riches Property Consultants Ltd

(Attn.: Matthew Ng / Orpheus Lee)

Dear Sir/Madam,

**Proposed Temporary Animal Boarding Establishment for a Period of
5 Years and Filling of Land in "Agriculture" Zone, Lot 137 in D.D. 79, Ping Che**

I refer to my letter to you dated 17.8.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 9.9.2027 and is subject to the following conditions:

- (a) all dogs shall be kept inside the enclosed structures on the site between 6:00 p.m. and 9:00 a.m., as proposed by you, during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;

- (g) in relation to (f) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 10.9.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/703_rnt_agenda.html) and the

relevant extract of minutes of the TPB meeting held on 9.9.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 14.10.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

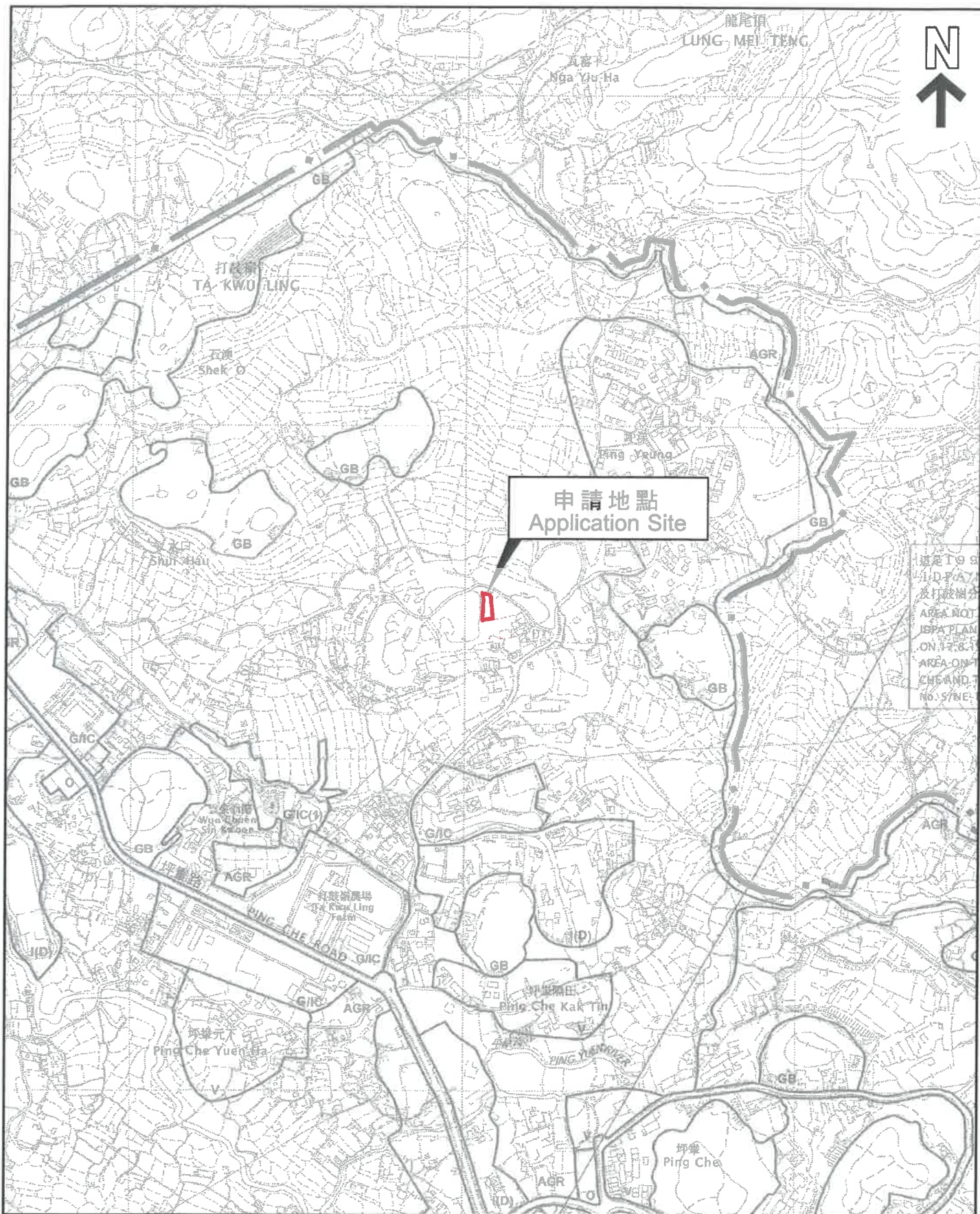


(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CC/d

APPENDIX B

Proposed Site Location Plans and Site Photos



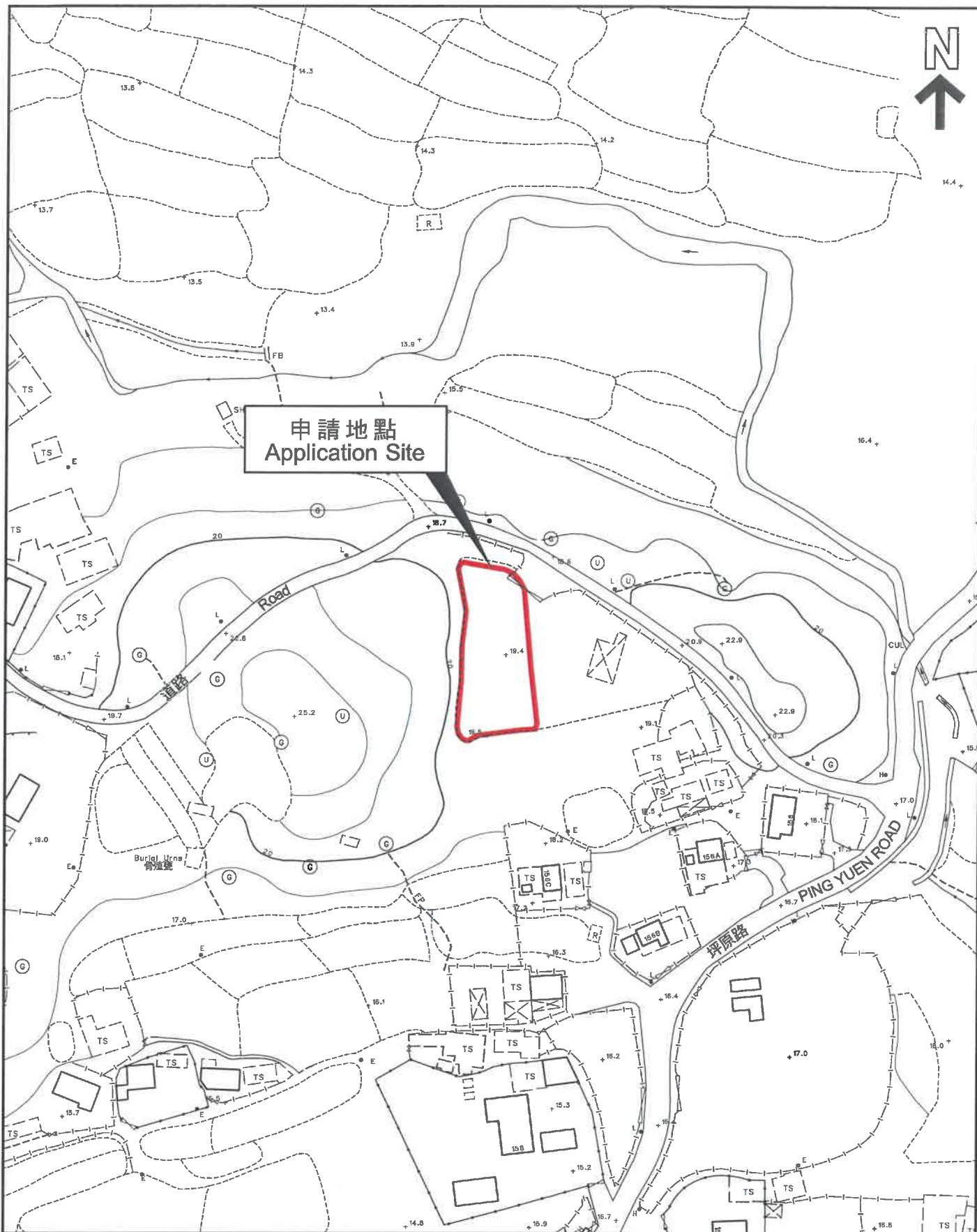
位置圖 LOCATION PLAN

本摘要圖於2022年6月27日擬備，
所根據的資料為於2010年2月2日
核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 27.6.2022
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKL/14 APPROVED ON 2.2.2010

SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/701

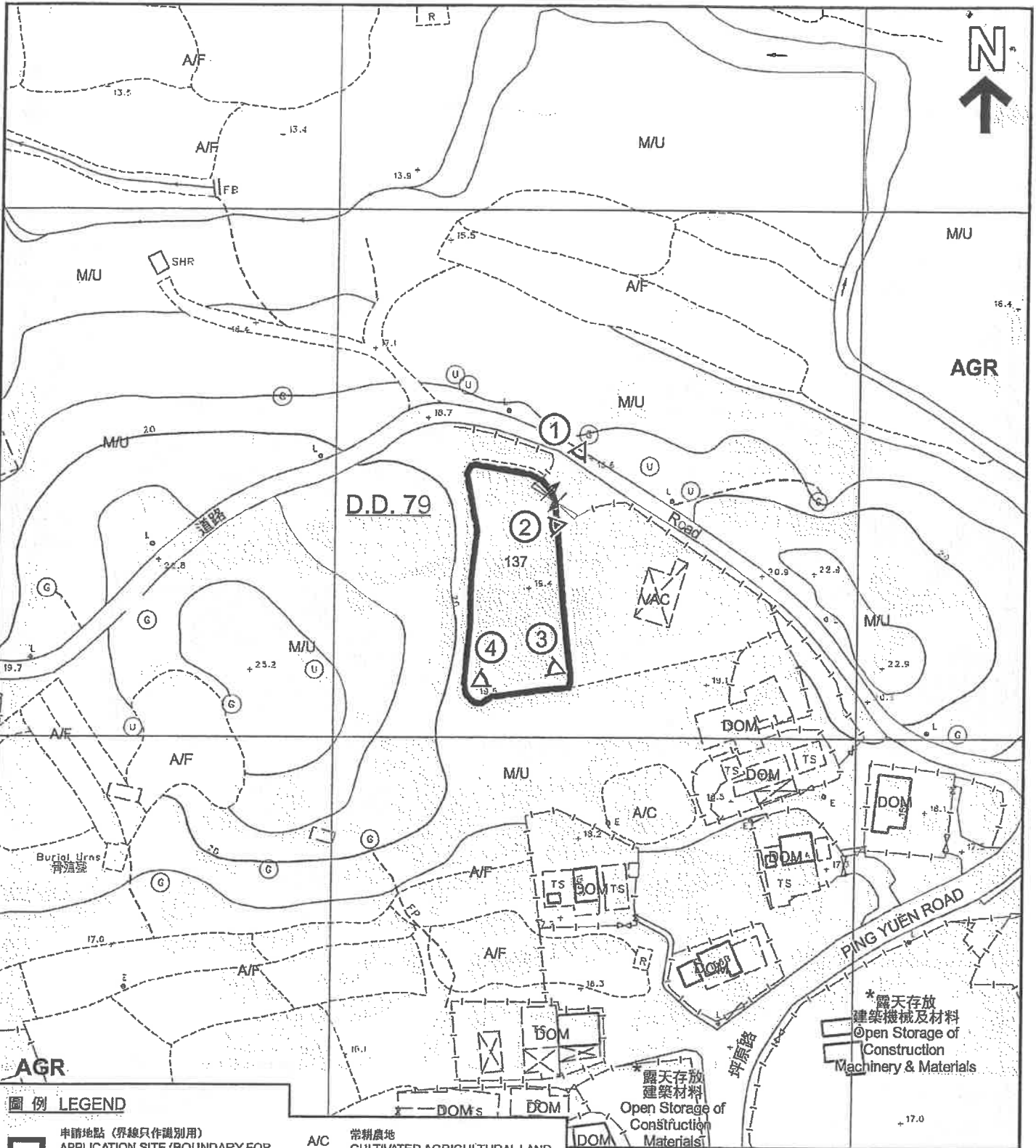


平面圖 SITE PLAN

本摘要圖於2022年6月27日擬備，
所根據的資料為測量圖編號
3-NW-18B、18D、19A及19C
EXTRACT PLAN PREPARED ON 27.6.2022
BASED ON SURVEY SHEETS No.
3-NW-18B, 18D, 19A & 19C

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/701



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- AGR** 農業
AGRICULTURE
- 入口/出口
INGRESS / EGRESS
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

- A/C** 常耕農地
CULTIVATED AGRICULTURAL LAND
- A/F** 休耕農地
FALLOW AGRICULTURAL LAND
- DOM** 住用建築物
DOMESTIC STRUCTURE
- M/U** 荒地
UNUSED LAND
- VAC** 空地
VACANT

註釋 Notes :

- (1) 2022年7月18日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 18.7.2022
- (2) * 土地用途跟1990年12月10日勘测的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 10.12.1990

平面圖 SITE PLAN

擬議臨時動物寄養所 (為期5年) 及進行填土工程
新界坪塘第79約地段第137號
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 137 IN D.D. 79, PING CHE, N.T.

SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

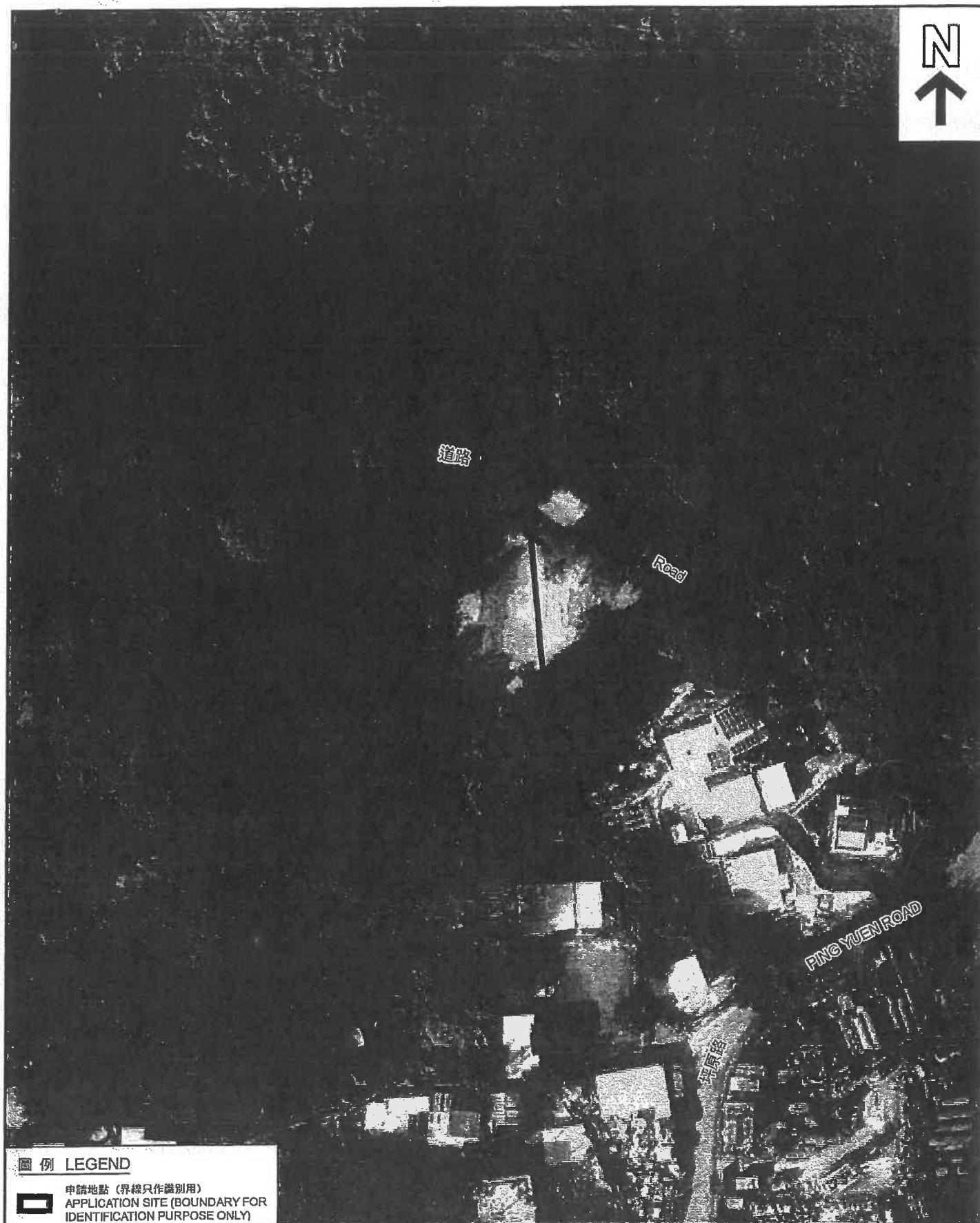
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKL/701

圖 PLAN
A-2

本摘要圖於2022年8月31日擬備，
所根據的資料為測量圖編號
3-NW-18B, 18D, 19A及19C
EXTRACT PLAN PREPARED ON
31.8.2021
BASED ON SURVEY SHEETS No.
3-NW-18B, 18D, 19A & 19C



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

本摘要圖於2022年8月10日擬備，
所根據的資料為地政總署於2021年11月26日
拍得的航攝照片編號E141771C
EXTRACT PLAN PREPARED ON 10.8.2022
BASED ON AERIAL PHOTO No. E141771C
TAKEN ON 26.11.2021

航攝照片 AERIAL PHOTO

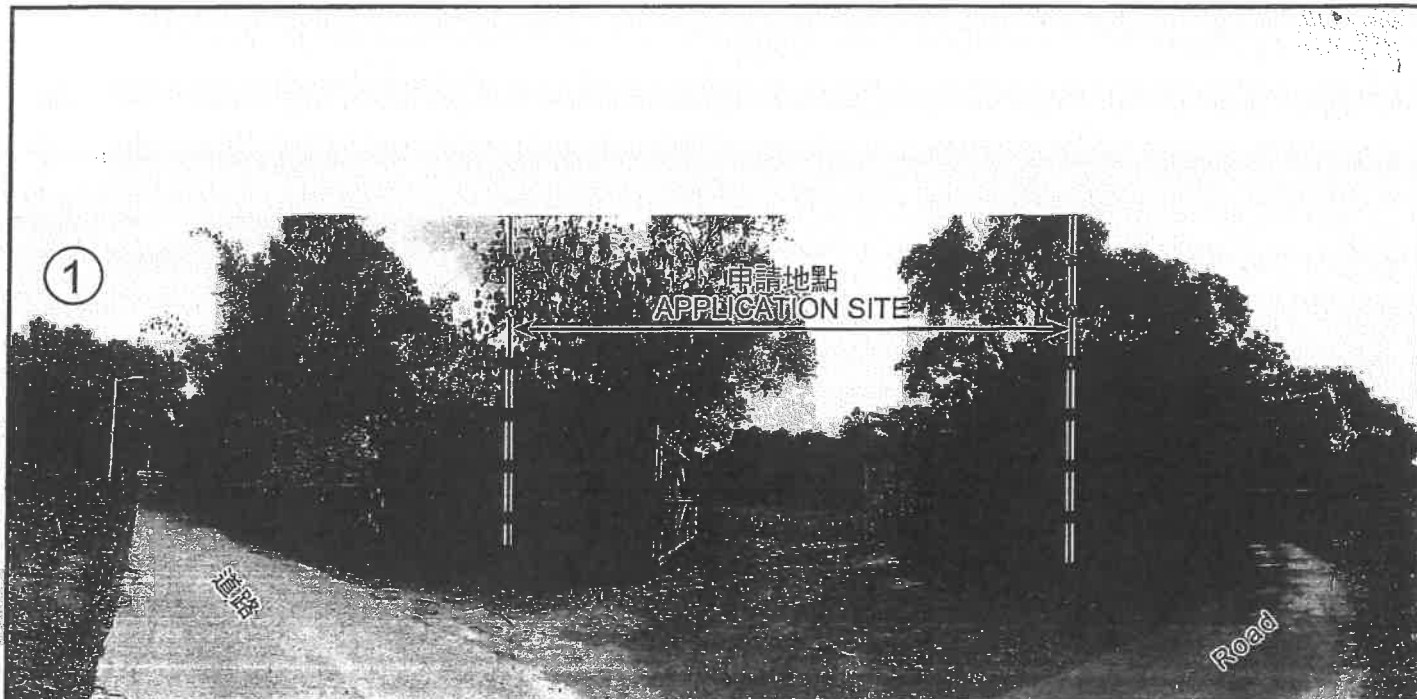
擬議臨時動物寄養所 (為期5年) 及進行填土工程
新界坪輦第79約地段第137號
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 137 IN D.D. 79, PING CHE, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKL/701

圖 PLAN
A-3



實地照片 SITE PHOTOS

擬議臨時動物寄養所(為期5年)及進行填土工程
 新界坪輦第79約地段第137號
 PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
 FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
 LOT 137 IN D.D. 79, PING CHE, N.T.

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.

A/NE-TKL/701

圖 PLAN

A-4a

本圖於2022年8月12日擬備，
 所根據的資料為攝於2022年7月18日
 的實地照片
 PLAN PREPARED ON 12.8.2022
 BASED ON SITE PHOTOS TAKEN ON
 18.7.2022

3

申請地點
APPLICATION SITE

4

申請地點
APPLICATION SITE

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議臨時動物寄養所(為期5年)及進行填土工程
新界坪輦第79約地段第137號
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 137 IN D.D. 79, PING CHE, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/NE-TKL/701

圖 PLAN

A-4b

本圖於2022年8月31日擬備，
所根據的資料為攝於2022年7月18日
的實地照片
PLAN PREPARED ON 31.8.2022
BASED ON SITE PHOTOS TAKEN ON
18.7.2022

APPENDIX C

Site Layout Plan

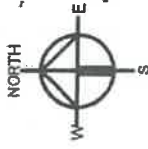
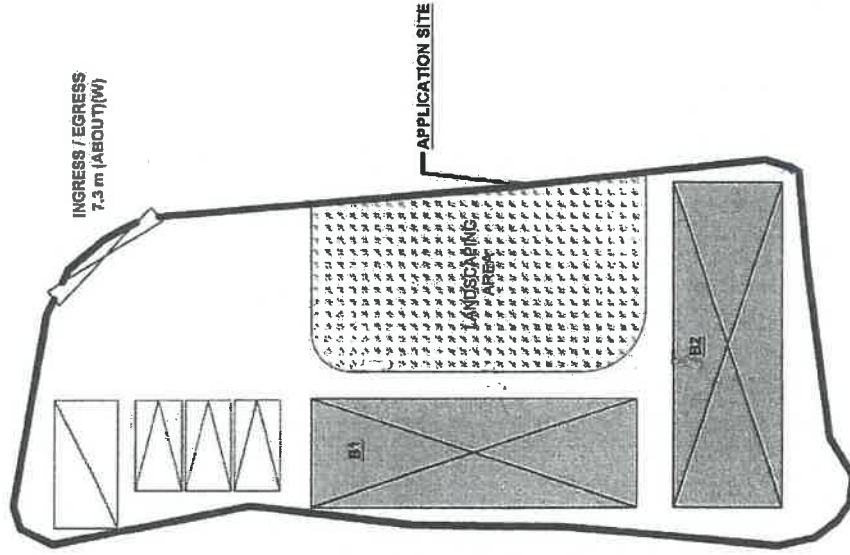
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 789 m ²	(ABOUT)
COVERED AREA	: 216 m ²	(ABOUT)
UNCOVERED AREA	: 573 m ²	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE

USE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	108 m ² (ABOUT)	7m (ABOUT)(2-STORY)
	ANIMAL BOARDING ESTABLISHMENT		108 m ² (ABOUT)	
	STORAGE OF PET GOODS			
B2 (G/F)	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	108 m ² (ABOUT)	7m (ABOUT)(2-STORY)
	ANIMAL BOARDING ESTABLISHMENT		108 m ² (ABOUT)	
	SITE OFFICE			
TOTAL		216 m ² (ABOUT)	432 m ² (ABOUT)	



PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

PROPOSED
ANIMAL
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE,
FANLING, NEW TERRITORIES

SCALE

1:400 @ A4

DRAWN BY

MN

CHECKED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

申請編號 Application No. : A / N E - TKL / 701

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

PARKING AND LOADING/UNLOADING PROVISIONS

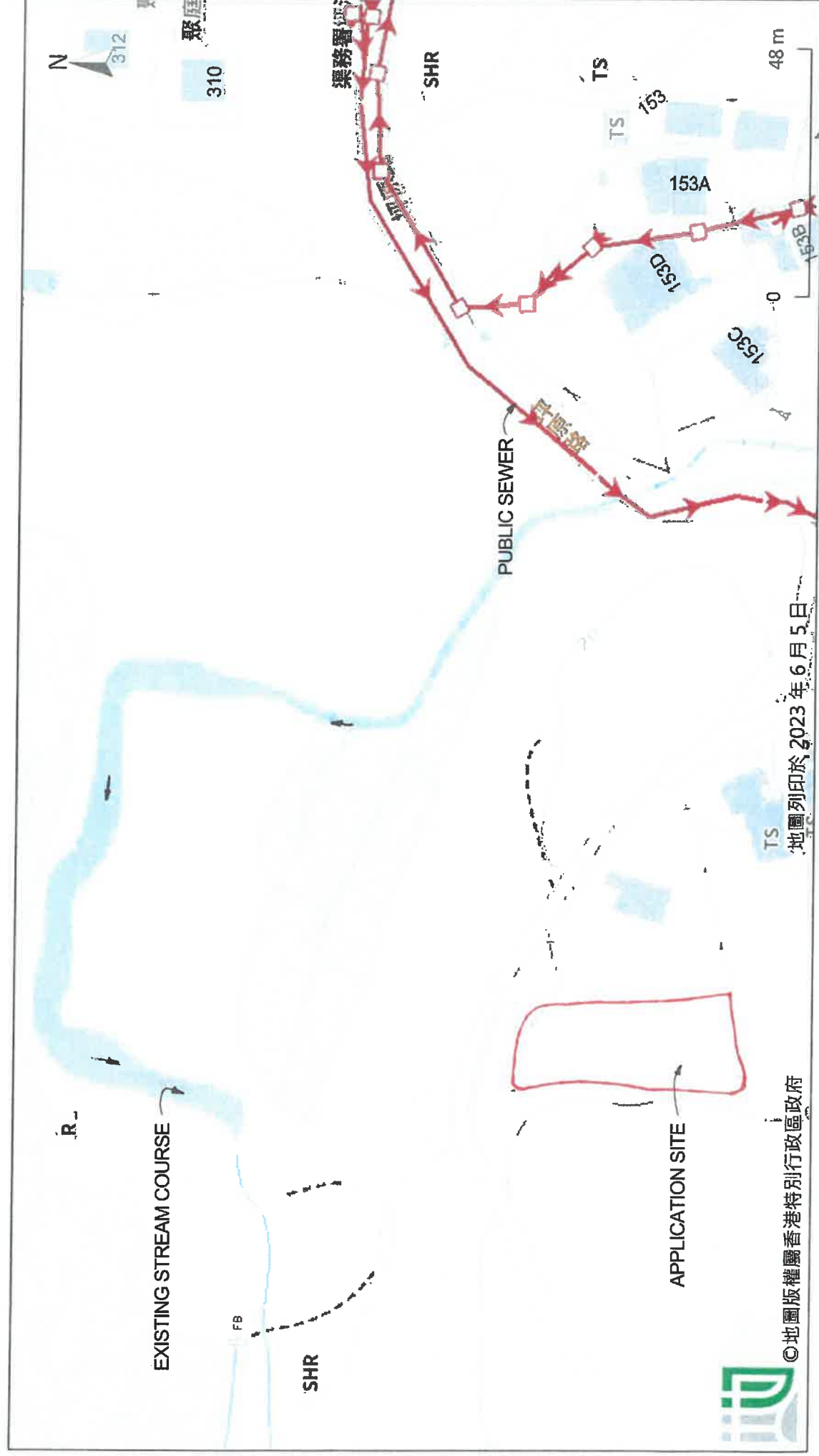
NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)

VER.

001

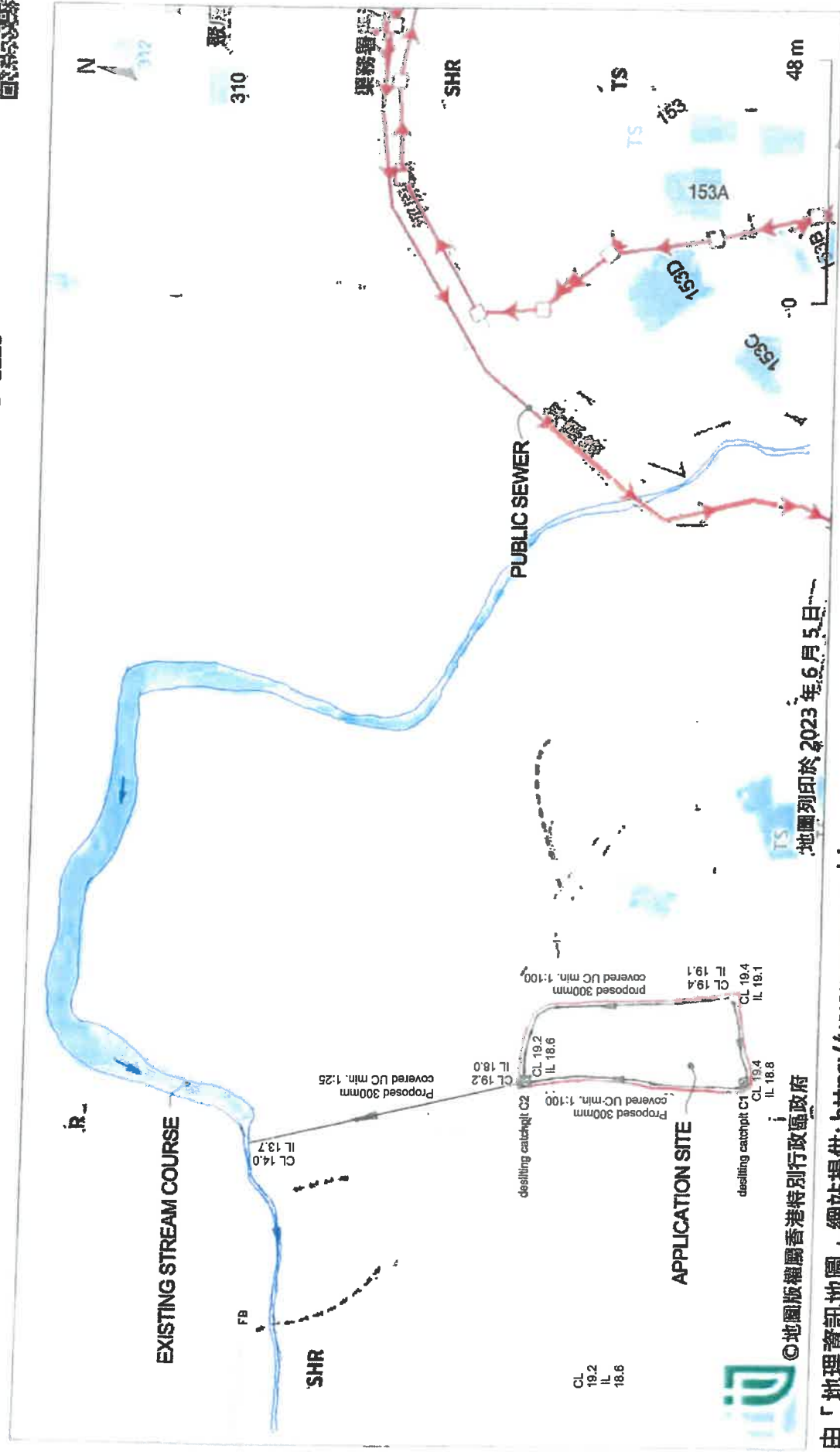
APPENDIX D

Drainage Plan Showing Existing Drainage Arrangements



APPENDIX E

Proposed Drainage Plan

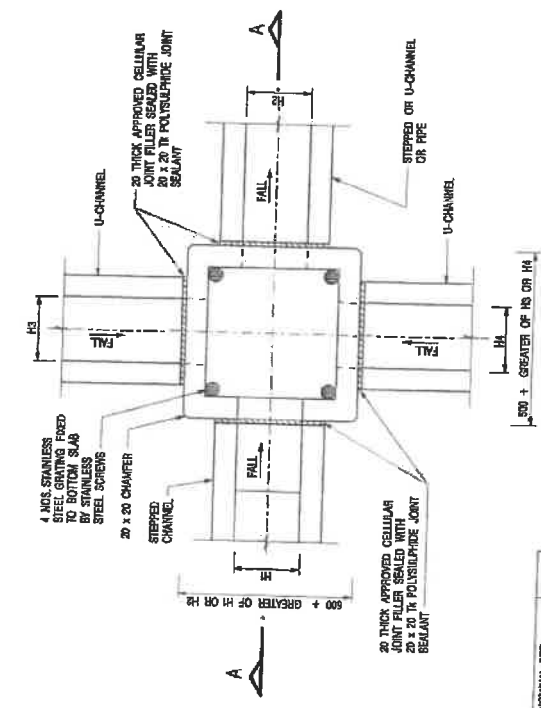


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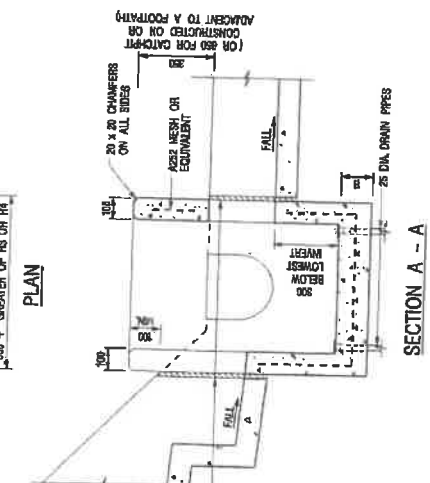
地圖列印於 2023 年 6 月 5 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

PROPOSED DRAINAGE PLAN

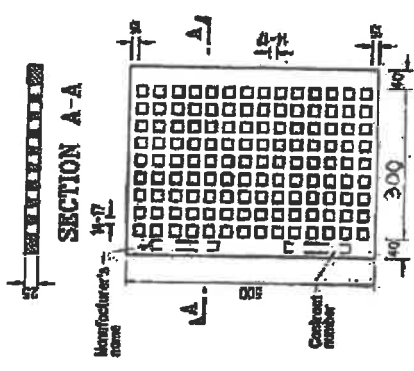


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
200 - 500	150
575 - 900	175



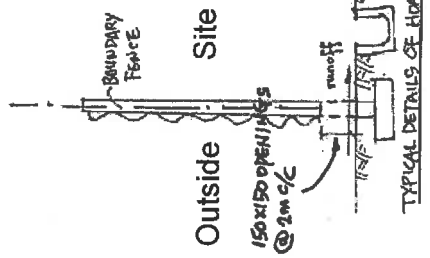
- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

TYPICAL DETAILS OF CATCHPIT

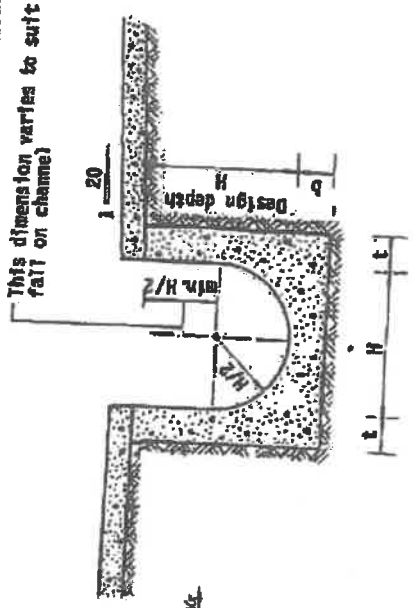


GRATING - SQUARE HOLES PATTERN

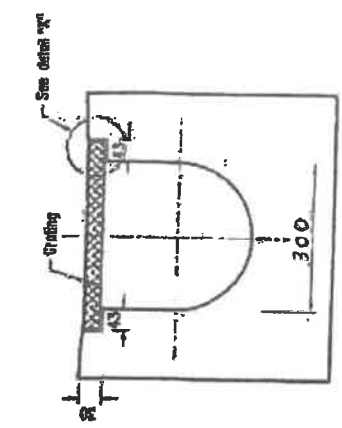
(All holes are 20x20 in size and all ribs are of equal width. Exact no. of holes and ribs to be adjusted to suit channel width)



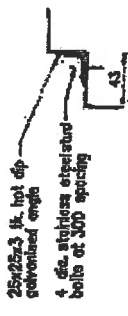
TYPICAL DETAILS OF HOARDING



TYPICAL DETAILS OF U CHANNEL



TYPICAL CROSS SECTION OF CHANNEL

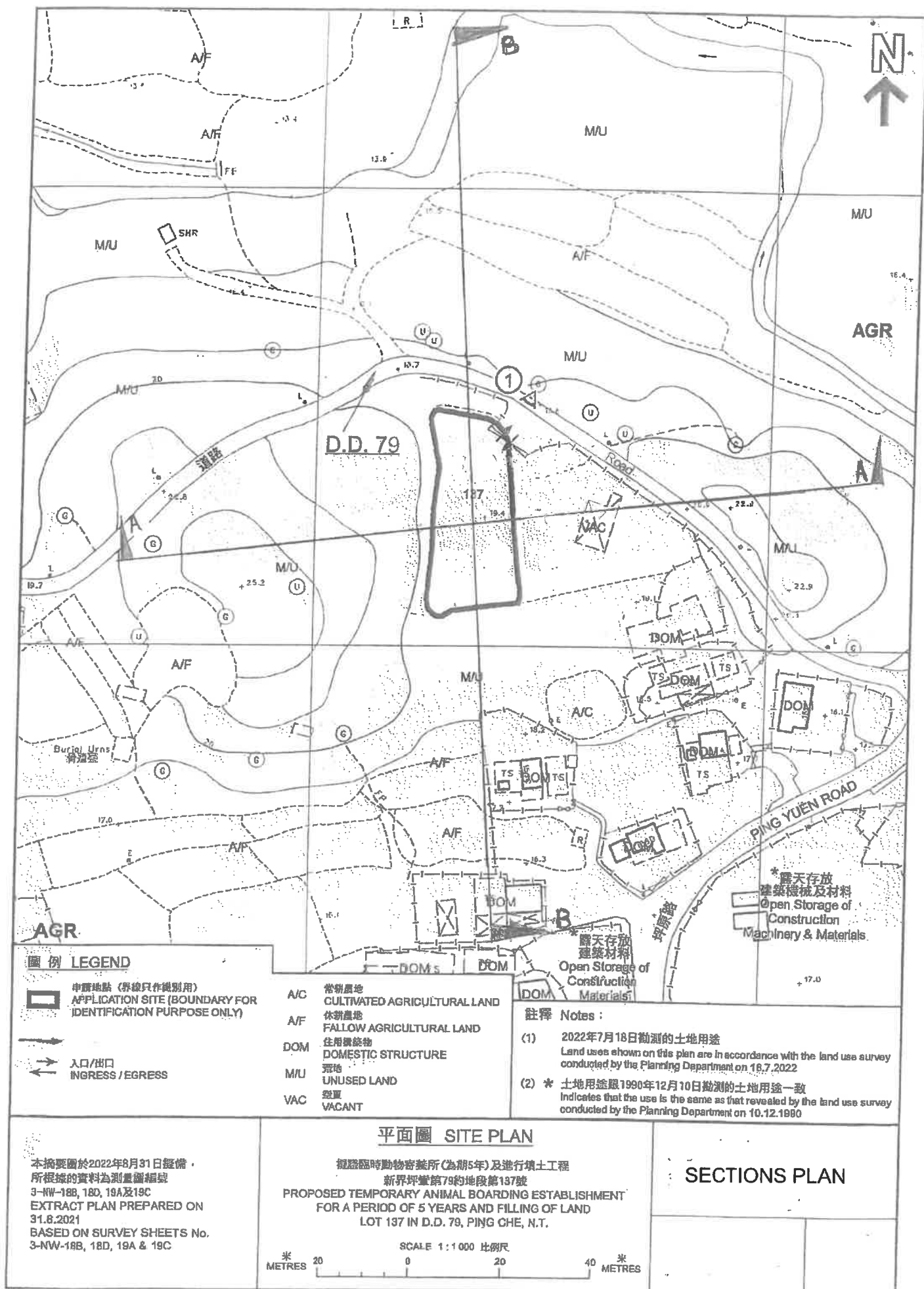


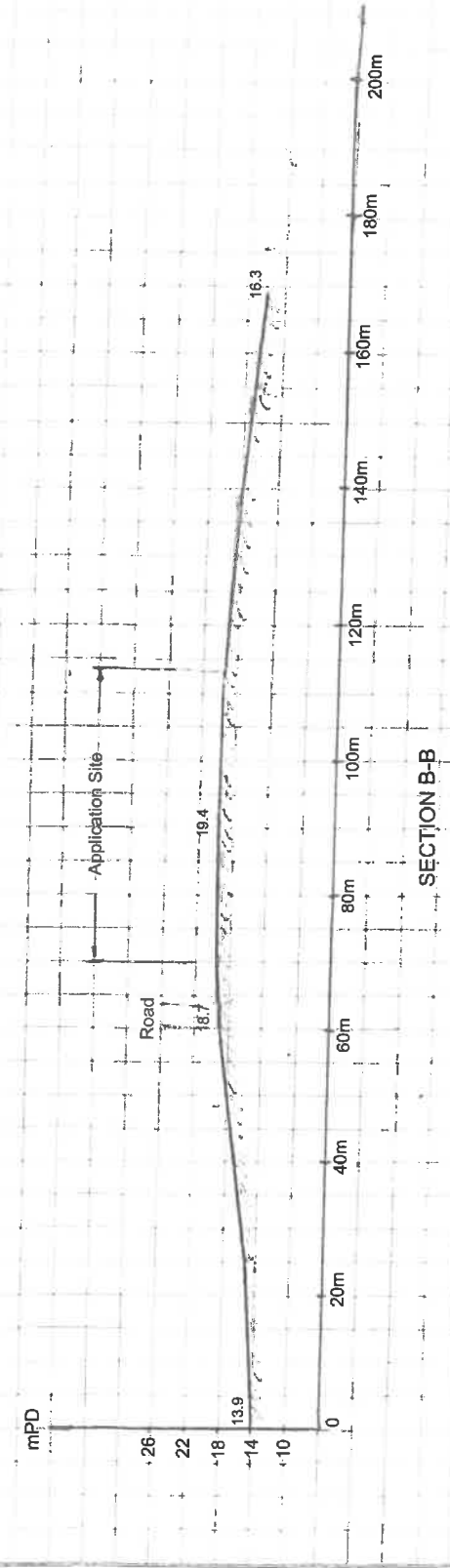
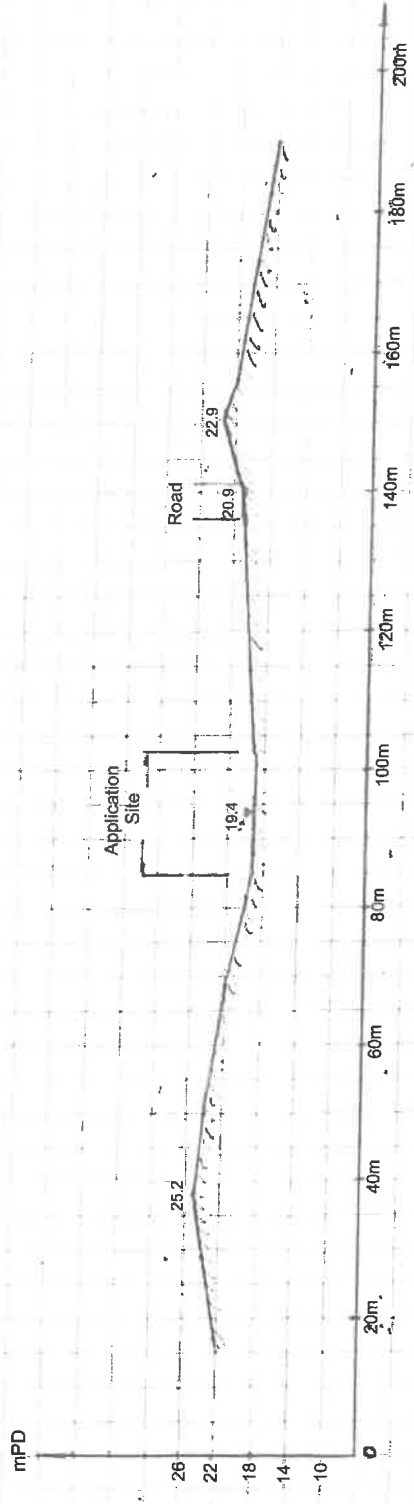
DETAIL "X"

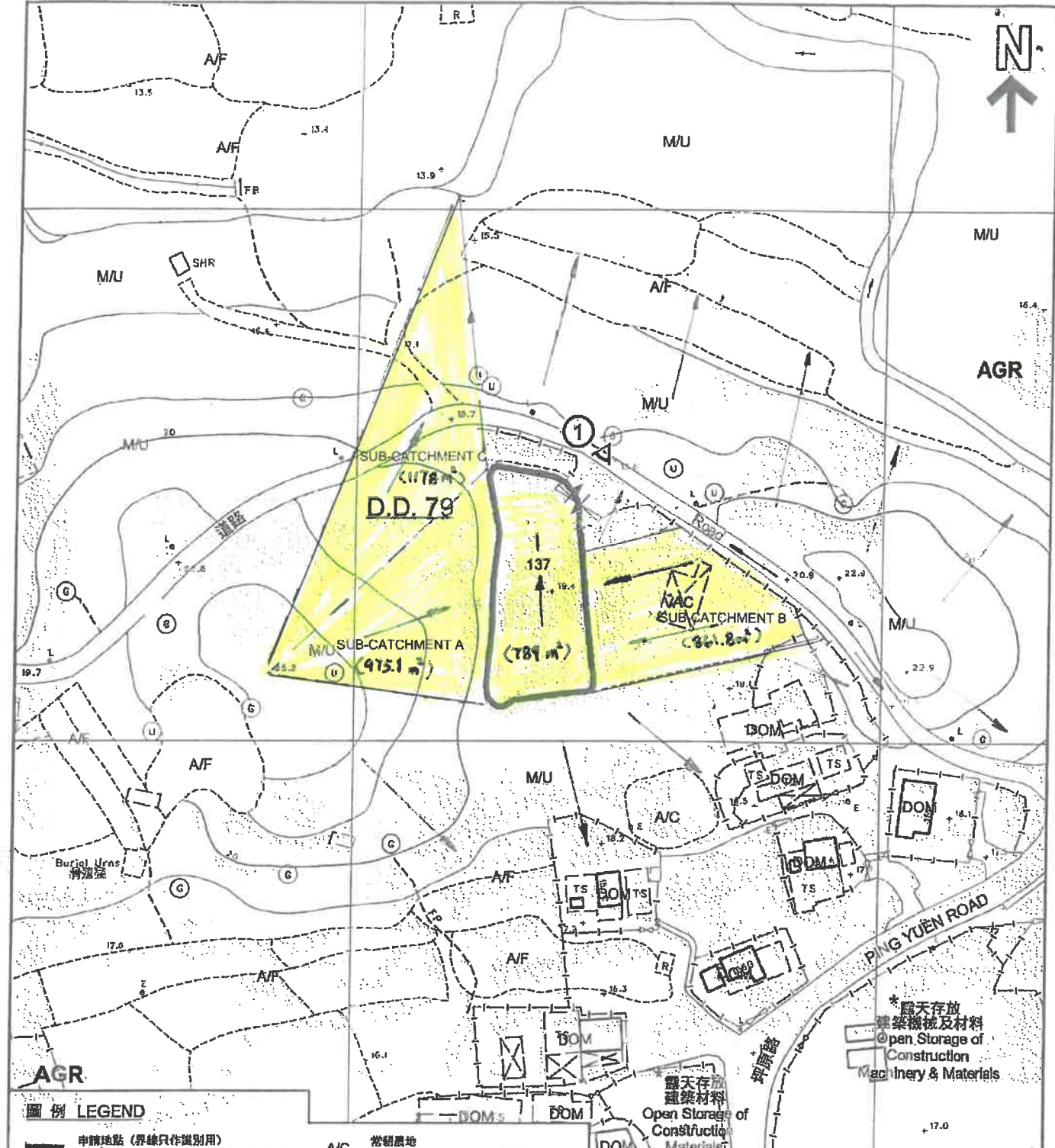
(Scale 1:5)
This dimension varies to suit fall on channel

APPENDIX F

Drainage Design Calculation







圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- STORMWATER FLOW DIRECTION
- 入口/出口
INGRESS / EGRESS

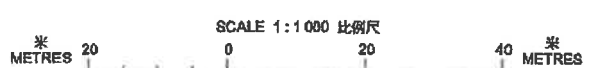
- A/C 常耕農地
CULTIVATED AGRICULTURAL LAND
- A/F 休耕農地
FALLOW AGRICULTURAL LAND
- DOM 住用建築物
DOMESTIC STRUCTURE
- M/U 荒地
UNUSED LAND
- VAC 空地
VACANT

註釋 Notes:

- (1) 2022年7月18日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 18.7.2022
- (2) * 土地用途跟1990年12月10日勘测的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 10.12.1990

平面圖 SITE PLAN

擬建臨時動物寄養所(為期5年)及進行填土工程
新界坪輦第79約地段第137號
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 137 IN D.D. 79, PING CHE, N.T.



CATCHMENT AREAS PLAN

本摘要圖於2022年8月31日擬備，
所根據的資料為測量圖編號
3-NW-18B, 18D, 19A及19C
EXTRACT PLAN PREPARED ON
31.8.2021
BASED ON SURVEY SHEETS No.
3-NW-18B, 18D, 19A & 19C

Drainage Design Calculation

Catchments

The proposed site was generally flat with site area of about 789m²

Sub-catchment area west of the development = Sub-catchment A = 975.1 m²

Sub-catchment area from area east of development = sub-catchment B = 861.8 m²

Sub-catchment area from area north west of the development = sub-catchment C = 1178 m²

Assuming the catchment area of the development is shared equally by the proposed eastern and western periphery channels.

Total catchment area for the proposed eastern u-channel = $1/2 \times 789 + 861.8 = 1253.2 \text{ m}^2$

Total catchment area for the proposed western u-channel = $1/2 \times 789 + 975.1 = 1369.6 \text{ m}^2$

Total catchment area for the discharging u-channel = $1253.2 + 1369.6 + 1178 = 3800.8 \text{ m}^2$

Checking of Capacity of Proposed 300mm Covered Periphery Channels :-

Design catchment area for the eastern and western channels, A = 1369.6 m²

Runoff coefficient k = 1.0 (conservatively assumed)

Rainstorm return period = 1 in 50 year

Assume time of concentration = 5 minute,

i = 220 mm/hr (From enclosed Intensity-Duration Frequency Curve)

Using Rational Equation:

Max. flow u-channel, $Q = kAi/3600 = 1 \times 1369.6 \times 220 / 3600 = 83.7 \text{ l/s} = 5022 \text{ l/min.}$

From Figure 8.7,

For 300 UC of gradient of 1 : 100,

$Q = 7,500 \text{ l/min.} > 5022 \text{ l/min.}$ O.K.

Flow velocity = 1.8 m/s > 1.3 m/s O.K.

Usage of u-channel = $5022 / 7500 \times 100\% = 67\%$

Checking of Capacity of Proposed 300mm Covered Discharge Channel:-

Design total catchment area for the discharge channel, A = 3800.8 m²

Runoff coefficient k = 1.0 (conservatively assumed)

Rainstorm return period = 1 in 50 year

Assume time of concentration = 8 minute,

i = 200 mm/hr (From enclosed Intensity-Duration Frequency Curve)

Using Rational Equation:

Max. flow u-channel, $Q = kAi/3600 = 1 \times 3800.8 \times 200 / 3600 = 211.2 \text{ l/s} = 12670 \text{ l/min.}$

From Figure 8.7,

For 300 UC of gradient of 1 : 25,

$Q = 15,000 \text{ l/min.} > 12,670 \text{ l/min.}$ O.K.

Flow velocity = 3.15 m/s > 1.3 m/s O.K.

Usage of u-channel = $12670 / 15000 \times 100\% = 84.5\%$

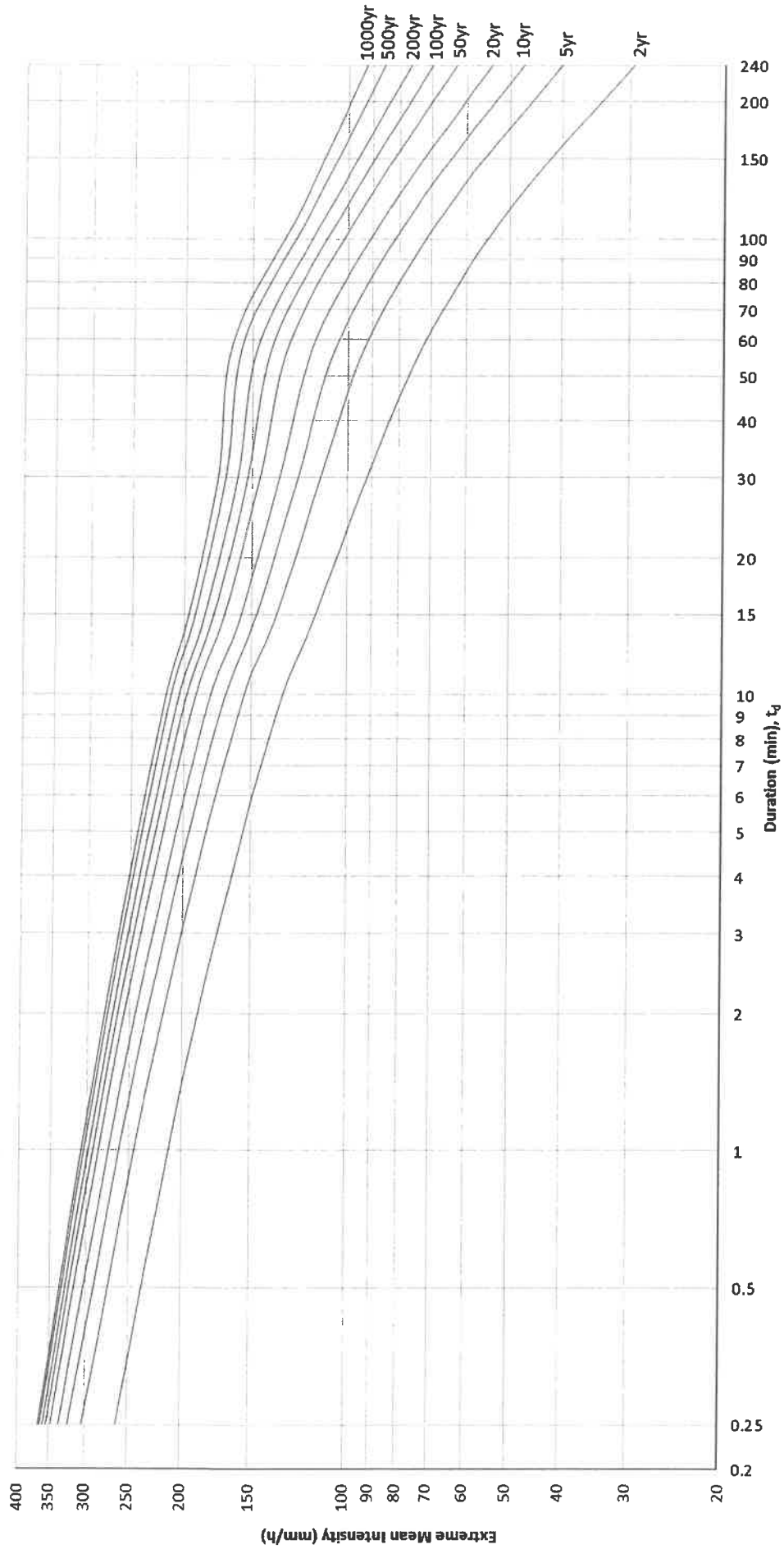


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

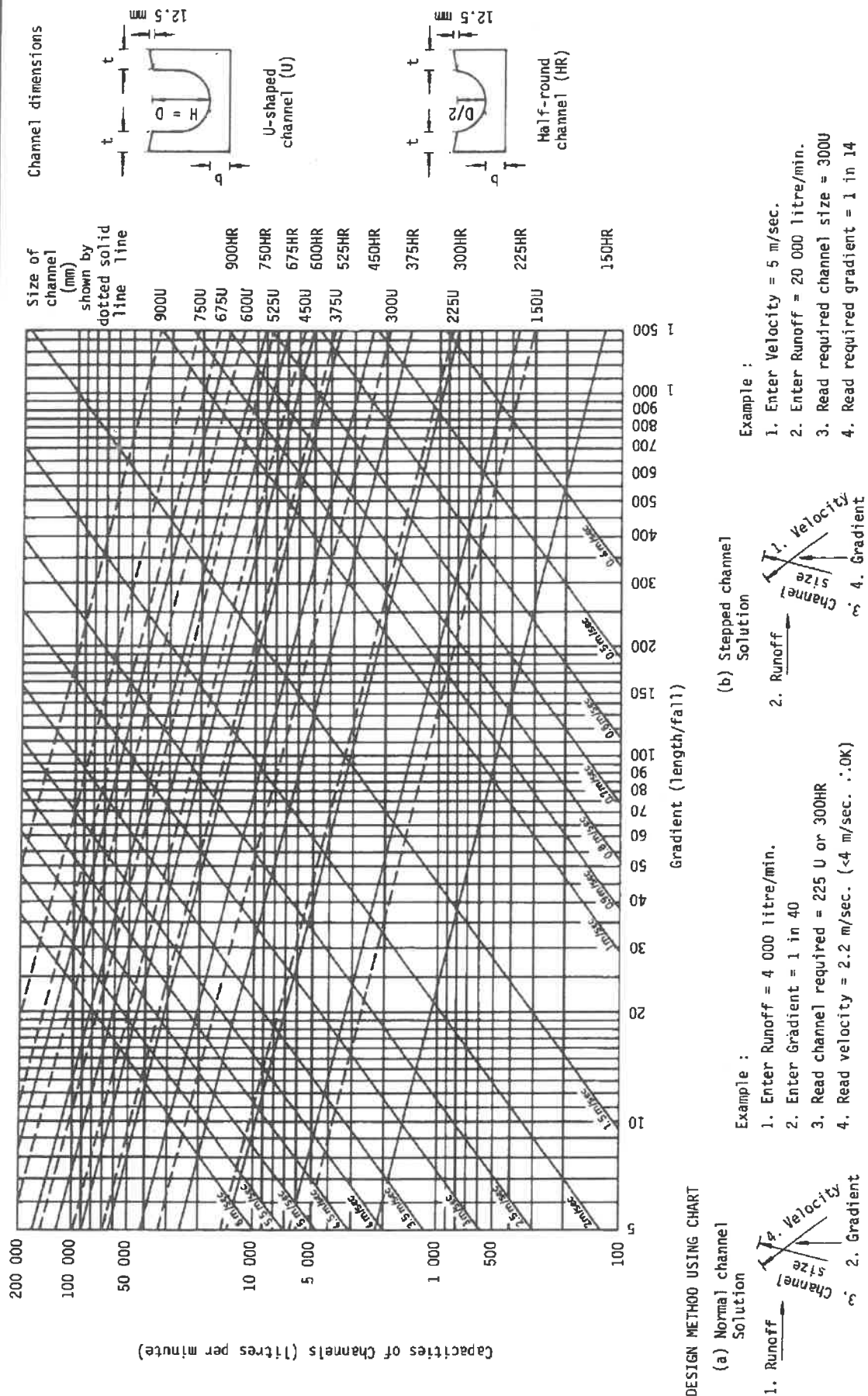


Figure 8.7 - Chart for the Rapid Design of Channels

APPENDIX G

Site Photos

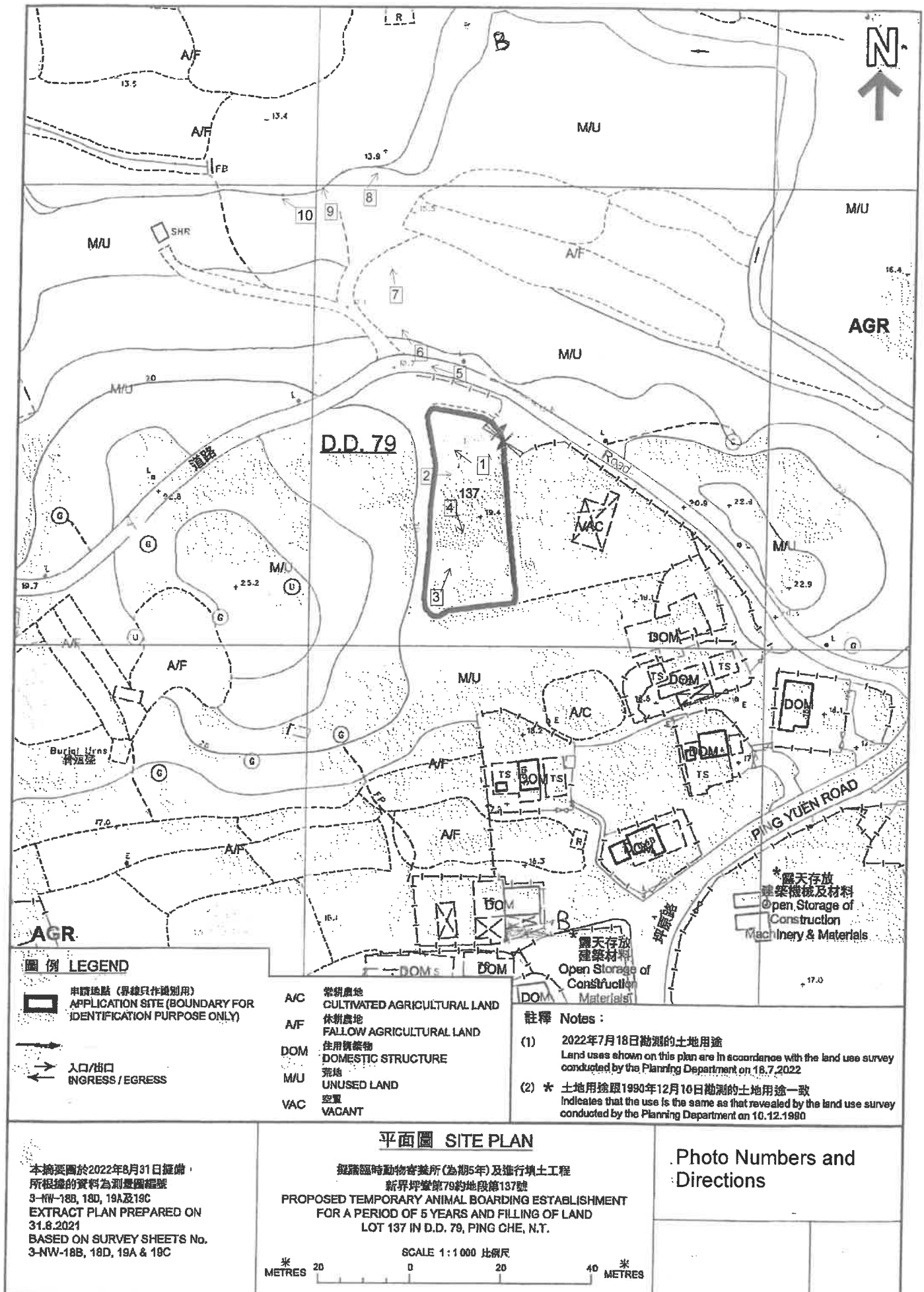




PHOTO NO. 1



PHOTO NO. 2



PHOTO NO. 3



PHOTO NO. 4



PHOTO NO. 5



PHOTO NO. 6



PHOTO NO. 7



PHOTO NO. 8



PHOTO NO. 9

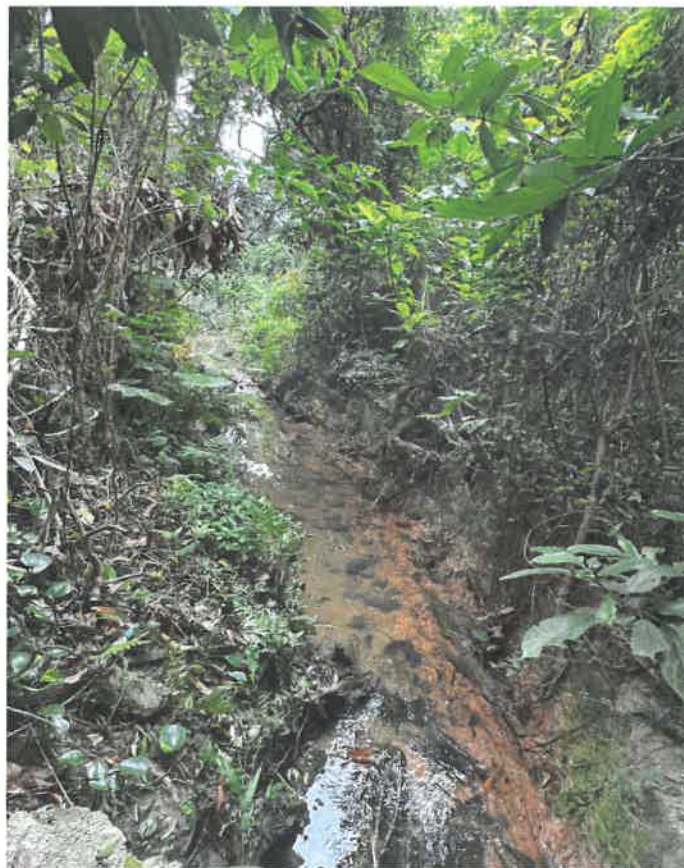


PHOTO NO. 10

FIRE SERVICES NOTES:

1. EXIT SIGN
- 1.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008 .
2. MISCELLANEOUS F.S. INSTALLATION
- 2.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 2.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 2.3 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 2.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1-B2 NOT EXCEEDING 7000 CUBIC METERS.
- 2.5 NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1-B2 NOT EXCEEDING 2000 SQUARE METERS.
- 2.6 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.
3. EMERGENCY LIGHTING
- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALLA BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.

LEGEND (FOR LAYOUT PLAN)

- EXIT

EXIT SIGN
- F.E.

D.P.

4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- ○

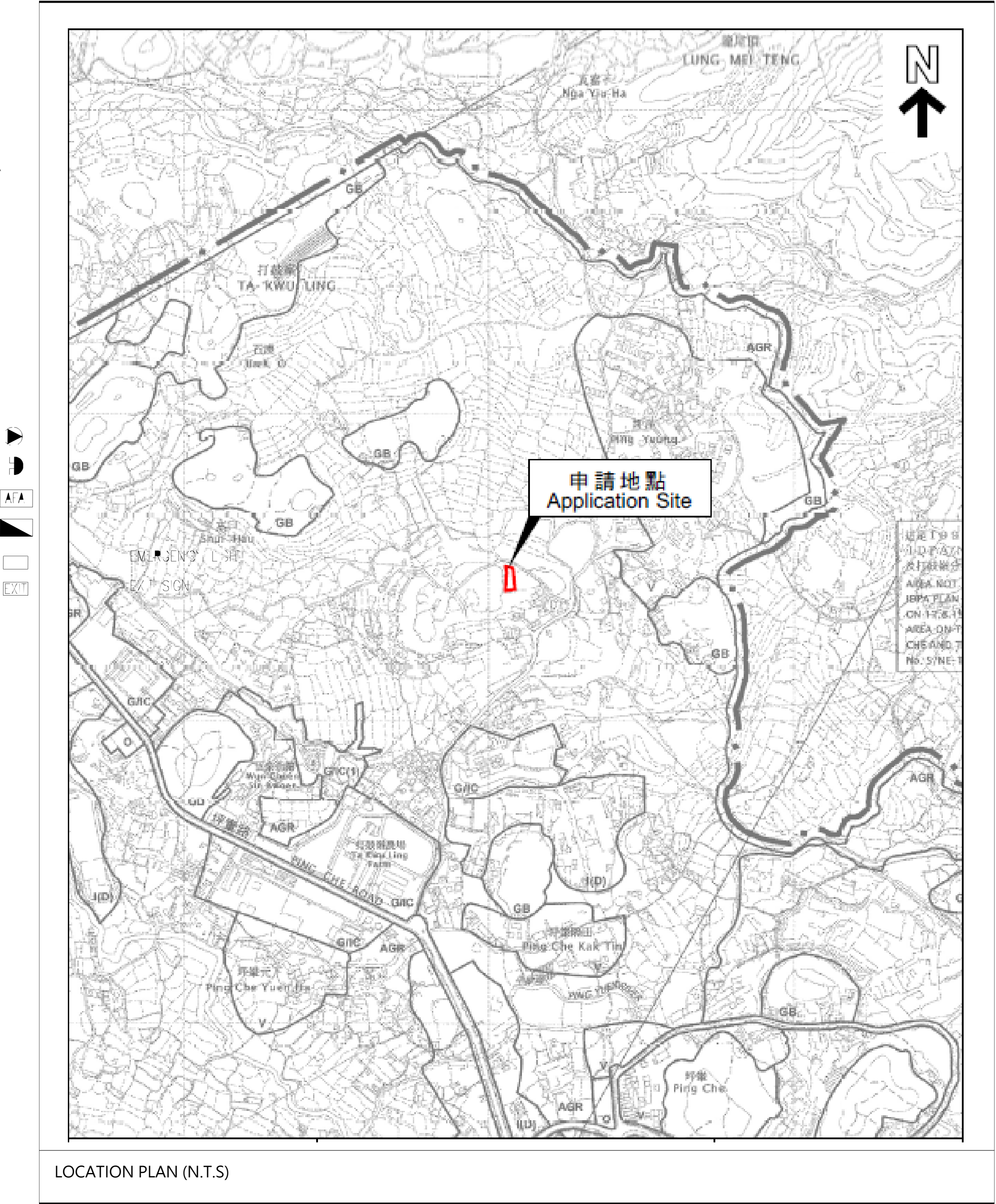
EMERGENCY LIGHT

ABBREVIATION

- F.E.
- F.S.
- FIRE EXTINGUISHER
- FIRE SERVICES

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN



A		30/12/2022	NY
REV	DESCRIPTION	DATE	BY

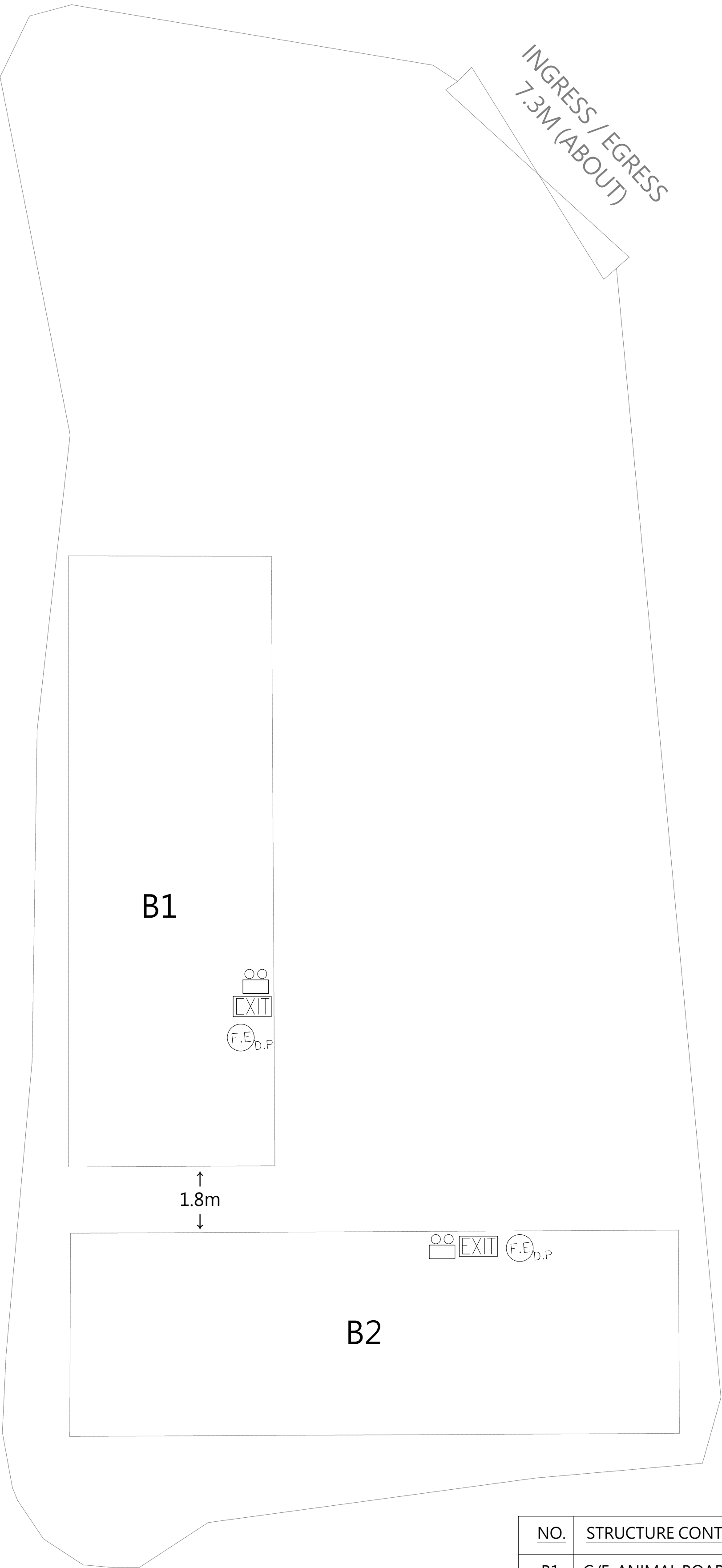
PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT 137 IN DD79., PING CHE, N.T.

DRAWING TITLE

FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	30/12/2022
DESIGNED BY	–	–	–
CHECKED BY	–	–	–
APPROVED BY	–	–	–
PROJECT NO.	A/NE–TKL/701		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP–21021–FS02		
SCALE	1 : 200	REVISION	A



NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M²)	VOLUME: (M³)
B1	G/F, ANIMAL BOARDING ESTABLISHMENT	3.5	108	378
B2	G/F, ANIMAL BOARDING ESTABLISHMENT	3.5	108	378

A		30/12/2022	NY
REV	DESCRIPTION	DATE	BY

PROJECT
FIRE SERVICES INSTALLATION WORK AT LOT 137 IN DD79,, PING CHE, N.T.

DRAWING TITLE
FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	30/12/2022
DESIGNED BY	–	–	–
CHECKED BY	–	–	–
APPROVED BY	–	–	–

PROJECT NO. A/NE–TKL/701

PAPER SIZE	A3	PLOT SCALE	1 : 1
------------	----	------------	-------

DRAWING NO.
EP–21021–FS02

SCALE	1 : 200	REVISION	A
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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9530198

FSD Ref.: _____

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 137 in D.D. 79

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Ping Che

Area :

地區

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 5 kg Dry Powder type F.E.	Land in "Agriculture" Zone	Conforms with FSD requirements	29-11-2024	28-11-2025

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

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

Part 3 第三部 Defects 損壞事項

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



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

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

如證書涉及年檢事項,應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized
Signature :
受權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

Wong Yat Chor

RC3/153

Bright Wong
Engineering Co.

29-11-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9530201

FSD Ref.: _____

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 137 in D.D. 79

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Ping Che

Area :

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	2 Nos. "A&B TS-EL2053" Auto. Emergency Light	Land in "Agriculture" Zone	Conforms with FSD requirements	29-11-2024	28-11-2025
12	2 Nos. Exit Sign	"	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

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



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

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

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

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

Inspected

Key-in

Verified



盈卓規劃有限公司

Our Ref. : DD79 Lot 137
Your Ref. : TPB/A/NE-TKL/820

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

By Email

16 October 2025

Dear Sir,

Supplementary Information

**Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/820)

We are writing to submit supplementary information to support the subject application.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is written over a circular blue ink stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)



Supplementary Information

**Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,
Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/820)

- (i) The applicant enclosed a revised comparison table of details between the current and previous application (Table 1 of the Supplementary Statement) for consideration of government departments (**Appendix II**); and
- (ii) The applicant intended to implement the accepted drainage proposal under the previous application (No. A/NE-TKL/701); however, the applicant did not have sufficient time to submit photographic records of the revised implemented drainage facilities. The applicant will provide the drainage facilities in accordance with the accepted drainage proposal under previous application (No. A/NE-TKL/701) upon approval of the planning application.



2.4 The Site is the subject of a previous S.16 planning application (No. A/NE-TKL/701) for 'proposed temporary animal boarding establishment and land filling' use, which was approved by the Board in 2022. Comparing with the previous application (No. A/NE-TKL/701), the current submission is submitted by the same applicant with similar development parameters (including but not limited to same site area and layout, no. of structures, etc.; whilst with a smaller gross floor area (GFA) and lesser no. of storey) when comparing with the previous application, with details shown at **Table 1** below:

Table 1 - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous application (No. A/NE-TKL/701) (a)	Current Application (b)	Difference (b) - (a)
Site Area	789 m ² (about)	789 m ² (about)	No Change
Covered Area	216 m ² (about)	216 m ² (about)	No Change
Plot Ratio	0.55 (about)	0.27 (about)	-0.28, -51% (about)
Site Coverage	27 % (about)	27 % (about)	No Change
No. of Structure	2	2	No Change
GFA	432 m ² (about)	216 m ² (about)	-216 m ² , -50% (about)
Building Height	7 m (about)	3.5 m (about)	-3.5 m ² , -50 % (about)
No. of Storey	2	1	1 storey less, -50 %

2.5 The applicant has made effort to comply with approval conditions of the previous application (No. A/NE-TKL/701), details are shown at **Table 2** below:



Our Ref. : DD79 Lot 137
Your Ref. : TPB/A/NE-TKL/820

盈卓
規劃
有限公司

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

By Email

26 November 2025

Dear Sir,

1st Further Information

**Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/820)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

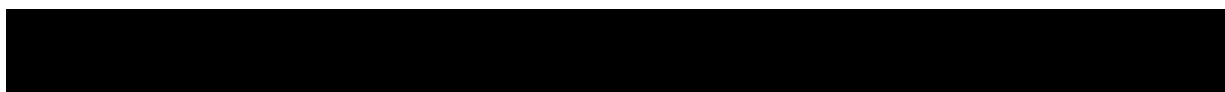
A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)



1st Further Information**Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,
Lot 137 in D.D. 79, Ping Che, Ta Kwu Ling, New Territories****(Application No. A/NE-TKL/820)**

- (i) The applicant would like to clarify that two structures are provided at the Site for animal boarding establishment, site office and washroom uses with total gross floor area (GFA) of 216 m² (about) (**Plan 4** of the original submission). An outdoor dog activities area (Lawn) is provided within the Site for easy and classic activities (e.g. fetch, frisbee, chase games, etc.) for dogs to play and relax under supervision by staff. Other than that, all dogs would be kept indoor within the two structures (i.e. structures B1 and B2) where both are filled/installed with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems at all times. This is to provide sufficient spaces for sheltering kept dogs;
- (ii) The applicant will develop the site according to the development proposal;
- (iii) The applicant has taken actions to alleviate the nuisances to the surrounding environments, including providing fencing along the site boundary; providing soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems within the structures; and prohibiting the usage of public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system within the Site at any time during the planning approval period. Closed Circuit Television (CCTV) will also be installed within the Site and structures so that staff would be able to closely monitor all dogs within the Site;
- (iv) The applicant would also follow 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 the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly for further treatment to ensure no overflowing of sewage at the Site. The applicant would also submit relevant proposals (e.g. drainage and fire service installations) after the planning application is approved by the Town Planning Board. Such measures are provided by the applicant so as to mitigate any adverse impact arising from the development to the surroundings;
- (v) The applicant will also implement mitigation measures listed in the ‘*Recommended Pollution Control Clauses for Construction Contracts*’ during land filling; and

- (vi) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(1)	<p>Our comments from animal business regulatory perspective are as follows:</p> <p>The subject address has NO licence premises granted by this department. And there is one known animal shelter within DD 79.</p>	<p>Noted. The applicant will comply with relevant regulations during the planning approval period so that nuisances will be minimised. The applicant will also submit a Boarding Establishment Licence application to AFCD upon the approval of the planning application.</p>
(2)	<p>Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from this 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. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421, and he is reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169, at all times. We will provide detail information and guidance on Animal Boarding Establishment when the applicant submits licence application to us.</p>	

Previous S.16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/701	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.9.2022 (Revoked on 9.6.2025)

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-TKL/163	Temporary Open Storage of Sundry and Wrecked Vehicles/Parts for a Period of 3 Years	4.5.2001	R1-R4

Rejection Reasons

- R1 The planning intention of the “Agriculture” zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with potential for rehabilitation. No strong justification had been provided for a departure from the planning intention, even on a temporary basis.
- R2 The subject open storage use was incompatible with the surrounding areas which were predominantly rural in character.
- R3 The track leading to the site, which was narrow and substandard, was not suitable for heavy vehicles.
- R4 The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar S.16 Applications for Temporary Animal Boarding Establishment
in the Vicinity of the Application Site within “Agriculture” Zone in the Past Five Years**

Approved Applications

	Application No.	Uses/ Development	Date of Consideration
1	A/NE-TKL/653	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.1.2021 (Revoked on 22.10.2024)
2	A/NE-TKL/685	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	28.1.2022 (Revoked on 28.4.2023)

Detailed Comments from Relevant Government Departments

1. Traffic

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

- no comment on the application from traffic engineering viewpoint noting that the scale, nature and use of the application remain generally unchanged from the last approved application; and
- her advisory comments are at **Appendix V**.

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

- the existing local access road next to the application site (the Site) is not under the maintenance of HyD; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from the public drainage viewpoint;
- as the submitted drainage proposal is identical to that accepted under planning application No. A/NE-TKL/701, approval condition on the submission of drainage proposal can be omitted. Should the application be approved, a condition should be included to request the applicant to implement the accepted drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- it is noted that the application for the applied use is largely the same as the approved planning application No. A/NE-TKL/701 by the same applicant. Having reviewed the case, and in the view that there was no complaint cases related to the Site in the past three years, he maintains his stance as in the previous application that he has no objection to the application from the environmental perspective; and
- his advisory comments are at **Appendix V**.

4. **Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of miscellaneous rural fringe landscape character comprising tree clusters, vegetated areas, farmlands, village houses and temporary structures. Compared with the aerial photos of 2024 and 2021, there is no significant change in the landscape character surrounding the Site. With reference to the site photos taken on 17.10.2025, the Site is generally fenced-off with some temporary structures and a lawn area. Some plants of common species are observed within the Site, with no significant landscape resources within it. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the applied use is not anticipated; and
- her advisory comments are at **Appendix V**.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the submission of FSIs proposal is deemed necessary; and
- his advisory comments are at **Appendix V**.

6. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix V**.

7. **Agriculture and Animal Licensing**

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

Agriculture

- the Site is zoned “Agriculture” and is generally vacant with some structures. 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;

Animal Licensing

- the Site has no licence premises granted by his department and there is one known animal shelter within D.D. 79; and
- his advisory comments are at **Appendix V**.

8. Building Matters

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

- no objection to the application;
- it is noted that two structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- his advisory comments are at **Appendix V**.

9. Other Departments

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

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (North), CEDD (PM(N), CEDD); and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) failure to reinstate the application site (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;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s) of the Site;
- (d) prior planning permission should have been obtained before commencing the applied use at the Site;
- (e) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
- (ii) the following irregularity covered by the planning application has been detected by his office:

unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

- (iii) the following irregularity not covered by the planning application has been detected by his office:

unlawful occupation of GL not covered by the planning application

a portion of the gate and fencing of the Site is erected on GL without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owner shall remove the unauthorized structures and cease the illegal occupation of the GL not covered by the planning application immediately and, subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised

structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (v) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (f) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access arrangement and swept path plan should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads and drains; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be properly maintained at all times and rectified if they are found inadequate/ ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) all dogs shall be kept inside the enclosed structures on the Site between 7 p.m. and 9 a.m., as proposed by the applicant, during the planning approval period;
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period; and

- (iii) the applicant is reminded to implement the proposed environmental mitigation measures to this application and is advised of the requirements of the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ and Professional Persons Environmental Consultative Committee Practice Notes 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ on requirements of sewage disposal;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) he has the following comments on the submitted fire service installations proposal:
 - for enclosed structures with a gross floor area not exceeding 230m², portable fire extinguisher and stand-alone fire detector shall be provided and clearly indicated on the plans;
 - stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
 - in relation to the above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
 - if the applicant self-initiates the provision of emergency lighting, the standards and specification shall be in accordance with “BS 5266-1:2016, BS EN 1838:2013 and the Fire Services Department (FSD) Circular Letter No. 4/2021”; and
 - if the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards;
- (m) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be

reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421, and he is reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169, at all times. He will provide detail information and guidance on Animal Boarding Establishment when the applicant submits licence application to his department;

- (n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that two structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (iv) the applicant's attention is drawn to the following points:
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (o) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.

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

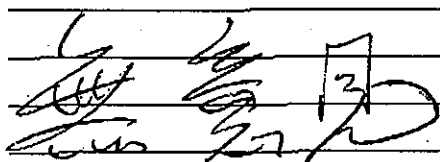
By Fax : 2877 0245 or 2522 8426

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/NE-TKL/820

意見詳情 (如有需要，請另頁說明)

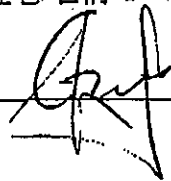
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2025.10.24



坪洋村村務委員會

PING YEUNG VILLAGE RURAL COMMITTEE



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

26 October 2025

Dear Secretary,

Temporary Animal Boarding Establishment

Re: A/NE-TKL/820

1. We represent the Ping Yeung Village Rural Committee. We are writing this letter in laying out our grounds for the objection of the above 'Temporary Animal Boarding Establishment' to be located at Lot 137 in DD 79 Ping Yeung, Ta Kwu Ling, N.T.
2. We strongly object to this Establishment being established in our village based on the following grounds: -
 - The location where this establishment will be built on is very near to a temple where our villagers pay respect and worship these gods regularly, if the establishment is built there it will disturb the tranquillity of these gods and likewise it will disrupt the 'Fung Shui' of the surrounding area.
 - The housing of this Temporary Animal Boarding Establishment will definitely produce excessive noise emitted by these animals being housed there, depending on the number of the animals being housed the larger the number the more noise will be produced, and this will bring noise pollution of the otherwise tranquil peace of the area.
 - Animals are known to produce excessive animal's waste and since the sewage system of the village does not extend to that part of the village

it will be extremely unhygienic, and this will in turn cause a wide spread of infectious diseases associated with animals' waste and excretions.

- Animals especially dogs if not probably kept or look after probably there are numerous diseases such as rabies or leptospirosis associated with the urine or bites from these animals.
 - It is a fact that many animals boarding places are not as what they make out to be, they often lack the hygienic support and proper caring associated with these animals' carers, they will make these animal suffer more than they will make them happy.
3. For the safety and well-being of our villagers our committee as well as preserving the good 'Fung Shui' of the area we will once again object to the establishment of this Animal Boarding Establishment in the proposed area.
4. Should you require any further assistance please see free to contact the village representatives of our village. These representatives can be contacted by requesting an appointment through our secretary Mrs. Chan at [REDACTED] for contacts.

5. Many thanks.


CHAN WA SHING

Chairman of the Ping Yeung Village Rural Committee

c.c. Ms. So Ching Yui HAD North District Office
[REDACTED]

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月01日星期六 3:07
收件者: tpbpd/PLAND
主旨: A/NE-TKL/820 DD 79 Ping Che
類別: Internet Email

Dear TPB Members,

701 approved 9 Sept 2022 and allowed to operate for 3 years with conditions unfilled. Finally revoked on 9 June this year.

Applicant has just recently submitted proposals for fire installations. Clearly no genuine intention to abide by regulations.

Members should request aerial images of the site to determine what is actually going on at the site.

Certainly approval of another 5 years should not be an option.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 17 August 2022 1:29 AM HKT
Subject: Re: A/NE-TKL/701 DD 79 Ping Che

Dear TPB Members,

Some reduction in the filling of land does not dispel the fact that this application is essentially a 'Destroy to Build' and unacceptable trashing of farmland.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 23 July 2022 3:19 AM CST
Subject: A/NE-TKL/701 DD 79 Ping Che

A/NE-TKL/701

Lot 137 in D.D. 79, Ping Che

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

Site area : About 789sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment / **5 Years / Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

This is part of a site rejected in 2001, Application 163, for open storage of wrecked vehicles, a source of toxic discharges into the soil. However it appears that the operation went ahead.

Most of the site would be built over:

two 2-storey structures within the Site with a total floor area of about 432 m²

filling of land by not more than 0.2 m in depth with an area of about 606 m²

No details with regard to how many animals and arrangements for drainage and disposal of waste matter.

With no previous approval there is no justification to legitimize brownfield use of the site.

Mary Mulvihill