

此文件在 2025年12月2日 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 - 2 DEC 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2502320

10/10

by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-45/58C
	Date Received 收到日期	- 2 DEC 2025

1. 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。
2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
3. 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)

Yuan Run Aquatic Product Company Limited (源潤水產有限公司)

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)

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 No. 349 in D.D.129, Lau Fau Shan, Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 2,095 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 616 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable 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	Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶
(f) Current use(s) 現時用途	空置 (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. 如上列任何方格的空間不足，請另頁說明)

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

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

sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」郵遞要求同意書&

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

published notices in local newspapers on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

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

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

臨時動物寄養所連附屬設施

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

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

(b) Effective period of permission applied for 申請的許可有效期

 year(s) 年 .. 3 .. month(s) 個月 ..

(c) Development Schedule 發展細節表

1479

Proposed uncovered land area 擬議露天土地面積 sq.m About 約Proposed covered land area 擬議有上蓋土地面積 616 sq.m About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 8 ..

Proposed domestic floor area 擬議住用樓面面積 sq.m About 約Proposed non-domestic floor area 擬議非住用樓面面積 616 sq.m About 約Proposed gross floor area 擬議總樓面面積 616 sq.m About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer layout plan.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間

08:00-18:00(星期一至六) 星期日及公眾假期不會營運

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <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)
		No 否	<input type="checkbox"/>
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
		No 否	<input checked="" type="checkbox"/>
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：
(e) Approval conditions 附帶條件	
	<p>Reason(s) for non-compliance: 仍未履行的原因：</p>
	(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

根據城市規劃條例第16條作出規劃許可申請，擬在新界元朗流浮山丈量約份129地段第349號作為期三年的臨時動物寄養所連附屬設施。

申請地點的總面積為2095平方米，土地為綠化地帶，位於規劃大綱圖S/YL-LFS/11。本擬議發展為臨時性質，因此不會影響申請地點長遠規劃意向。

申請地段將設有8個擬議建築物，一個建築物為糧食存儲，動物輔助設施，動物寄養職員辦公室，動物的休息地點，動物的醫療區間。

本申請旨在向大眾傳播「領養，不棄養」，以非牟利形式運作。

本場地離民居甚遠，減少對附近地區的負擔，本場地不會使用(公共廣播系統、哨子、手提揚聲器或任何形式的擴音系統)及狗隻在露天地方時會配戴狗口罩以減少噪音。

本場地大約有10多隻流浪狗，是受到棄養的動物，主要都是陪伴這些狗隻安享晚年，提供一個場地可以為狗隻遮風擋雨。

希望可以支持發展。

8. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

LIU Kin Ting

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of YUAN RUN AQUATIC PRODUCT COMPANY LIMITED
代表



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

Date 日期

8 Oct 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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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。)

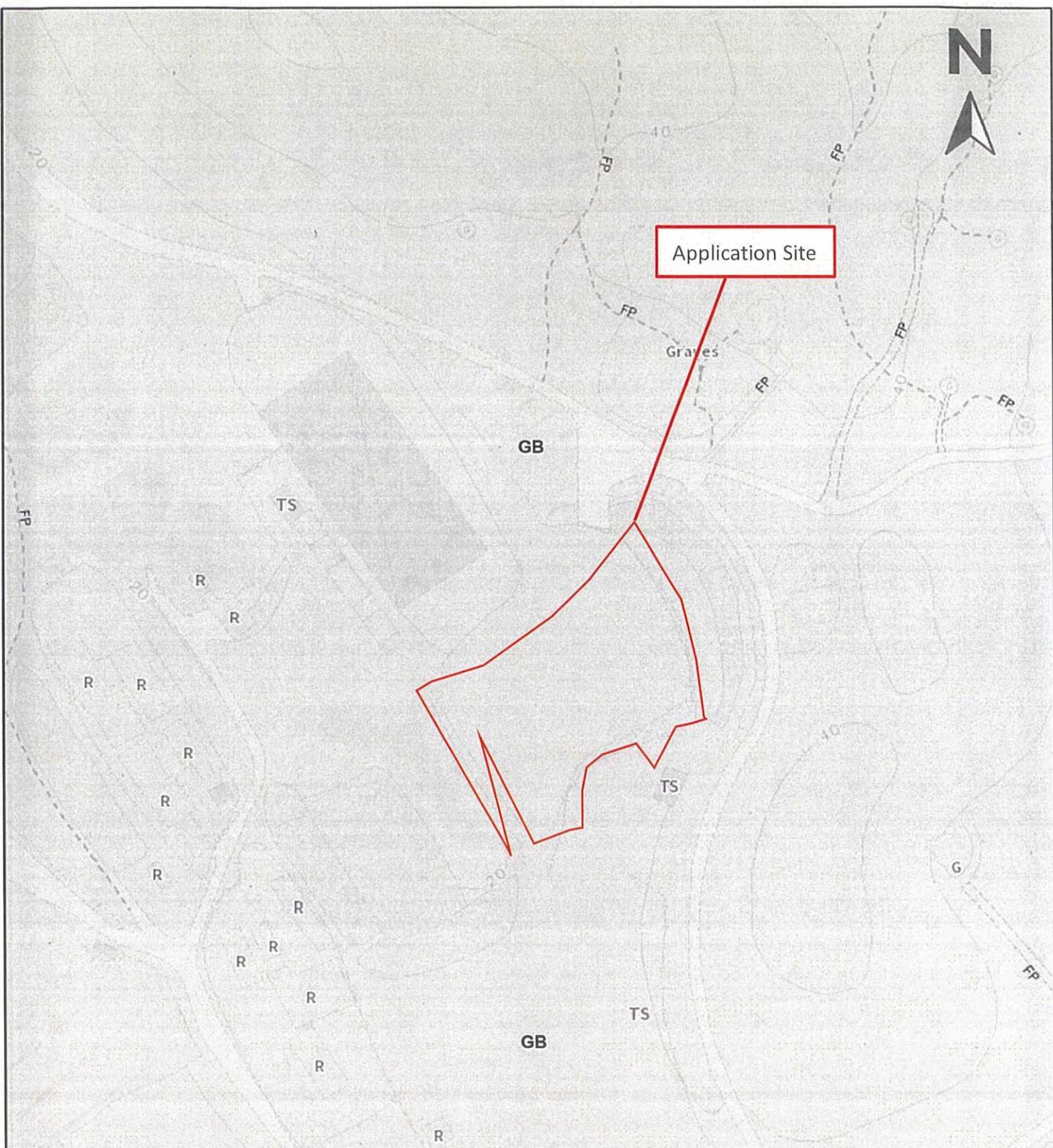
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 349 in D.D.129, Lau Fau Shan, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	2,095 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Plan No. S/YL-LFS/11
Zoning 地帶	綠化地帶
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	臨時動物寄養所連附屬設施

(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	
		<input type="checkbox"/> About 約	<input type="checkbox"/> About 約
	Domestic 住用	<input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約	<input checked="" type="checkbox"/> About 約
		616	<input type="checkbox"/> Not more than 不多於
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8	<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	Non-domestic 非住用	3	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	29.4 %	<input checked="" type="checkbox"/> About 約
	Private Car Parking Spaces 私家車車位	2	
	Motorcycle Parking Spaces 電單車車位	1	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	1	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)	0	
	<hr/> <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0	
	Taxi Spaces 的士車位	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	0	
	Medium Goods Vehicle Spaces 中型貨車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)	0	
	<hr/> <hr/>		

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

	<u>Chinese</u> 中文	<u>English</u> 英文
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> - Location plan, Lot index plan, As-built drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> 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。



本摘要圖於 2025年7月10日 擬備，所根據的資料為測量圖編號 2-SW-18A, 2-SW-18B

Extract Plan prepared on 10.7.2025 is based on Survey No. 2-SW-18A, 2-SW-18B

位置圖 Location Plan

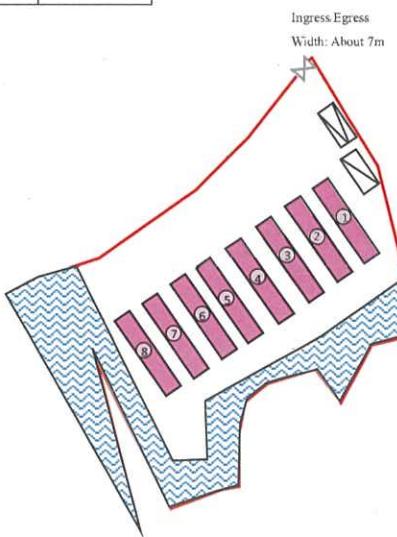
0 30 60 90m

本摘要圖由城市規劃委員會法定規劃綜合網站 3 匯出。
This Extract Plan was exported by the Town Planning Board Statutory Planning Portal 3.

參考編號
REFERENCE No.

圖 PLAN

Proposed Structures Details					
	Structures	Gross Floor Area(GFA)	Height (Not Exceeding)	Storey	Proposed/ Existing
1	Ancillary Storage	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
2	Ancillary Storage	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
3	Ancillary Storage	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
4	Animal Boarding Establishment	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
5	Animal Boarding Establishment	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
6	Animal Boarding Establishment	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
7	Ancillary Clinic for Dog	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
8	Ancillary Staff Lounge	About 12.19m x 2.44m = 77m ²	3m	1	Proposed Structure
	Private Car Parking Space	5.5m x 2.5m	N/A	N/A	N/A
	LGV Parking Space	6m x 2.5m	N/A	N/A	N/A



Project 項目名稱：
臨時動物寄養所連附屬設施

Drawing Title 圖目：
Proposed Layout Plan

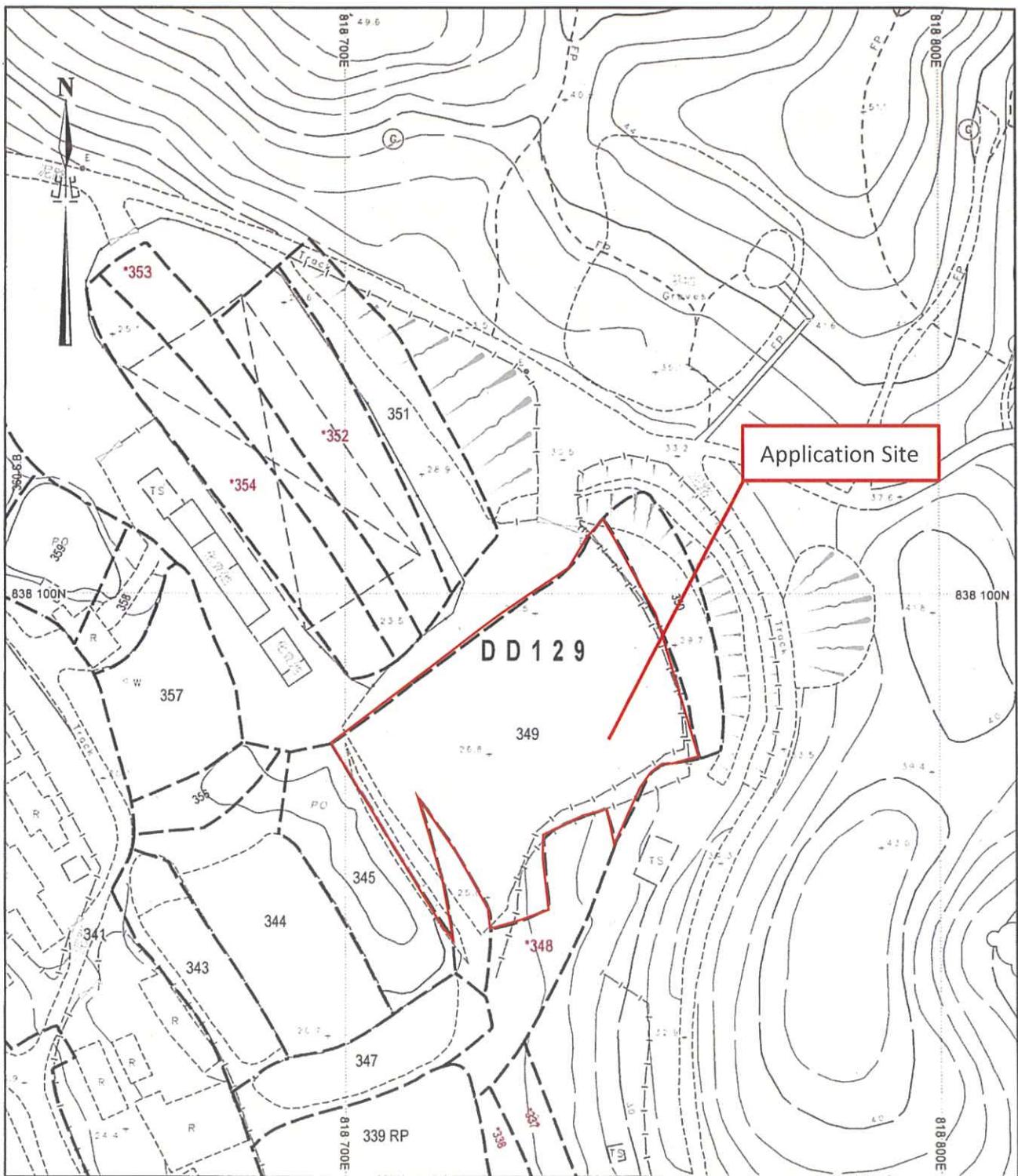
Location :
D.D. 129 Lot 349

Legend:

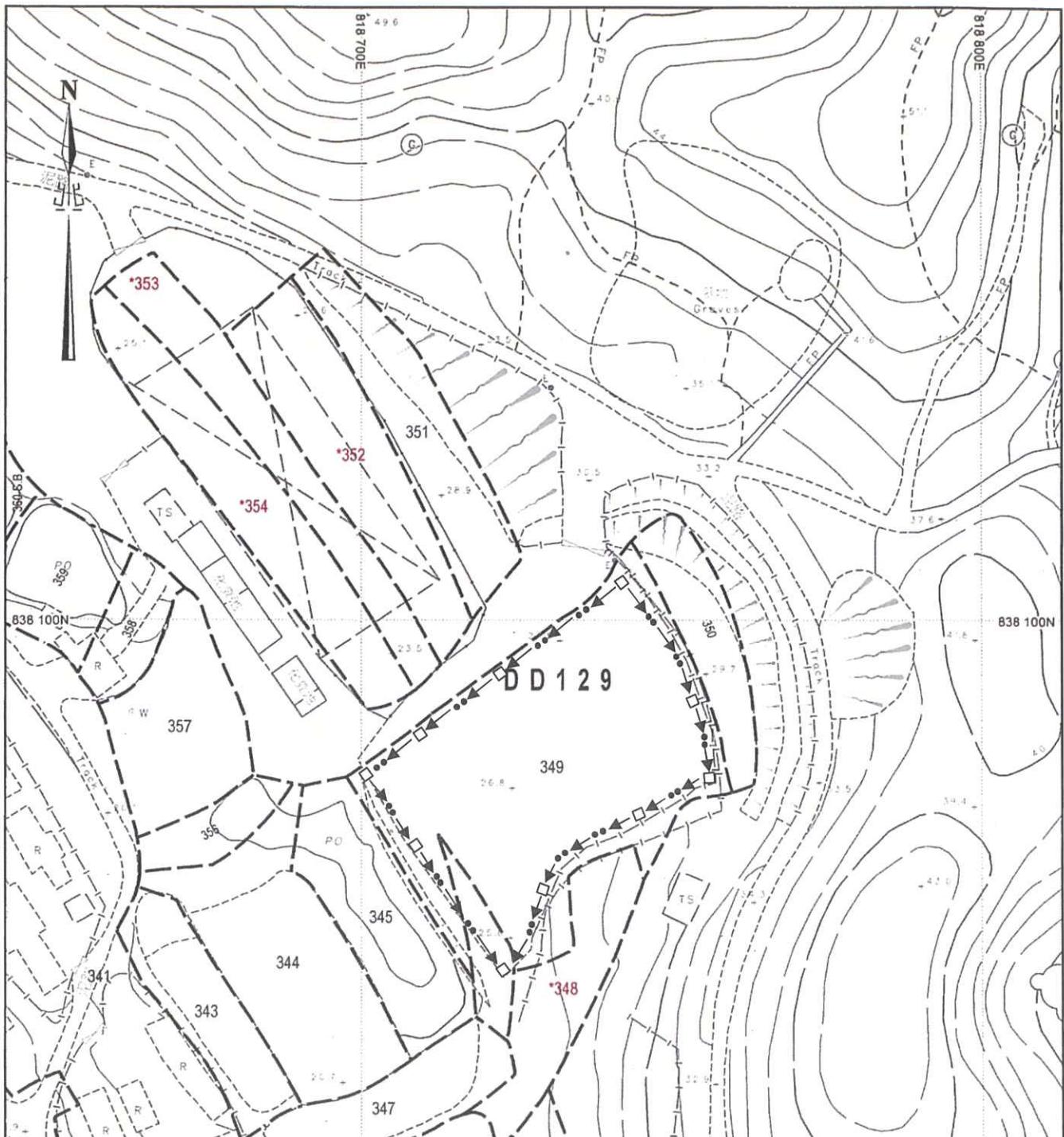
- Proposed Structure
- \ \ / Private Car Parking Space
- / \ \ / LGV Parking Space
- \ \ / Slope Area

Scale 比例：
1:1000

地段索引圖 LOT INDEX PLAN



地段索引圖 LOT INDEX PLAN



Project 項目名稱： 臨時動物寄養所連附屬設施	Drawing Title 圖目： As-built Drainage Plan	Remarks 備註： <input type="checkbox"/> Existing catchpit +25.8 Level (in mPD)  Flow of surface runoff
	Drawing No 圖號： Figure 4	Scale 比例： 1:1000

Christina Ki Na LEE/PLAND

寄件者: Tracy Wing Sum LAW/PLAND
寄件日期: 2025年12月05日星期五 11:35
收件者: tpbpd/PLAND
副本: Wilfred Ka Hing CHU/PLAND; Christina Ki Na LEE/PLAND; Belva Yuen King TONG/PLAND
主旨: Fw: A/YL-LFS/586 revised appendix 2
附件: 行車路線圖.pdf; 車流量報告.pdf; 其他補充資料.pdf; 構築物用途.pdf; Page6.pdf

SI for A/YL-LFS/586

From:

Sent: Friday, December 5, 2025 11:29 AM

To: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>

Subject: A/YL-LFS/586 revised appendix 2

Dear Ms Law,

Here is the revised appendix for the application thanks!

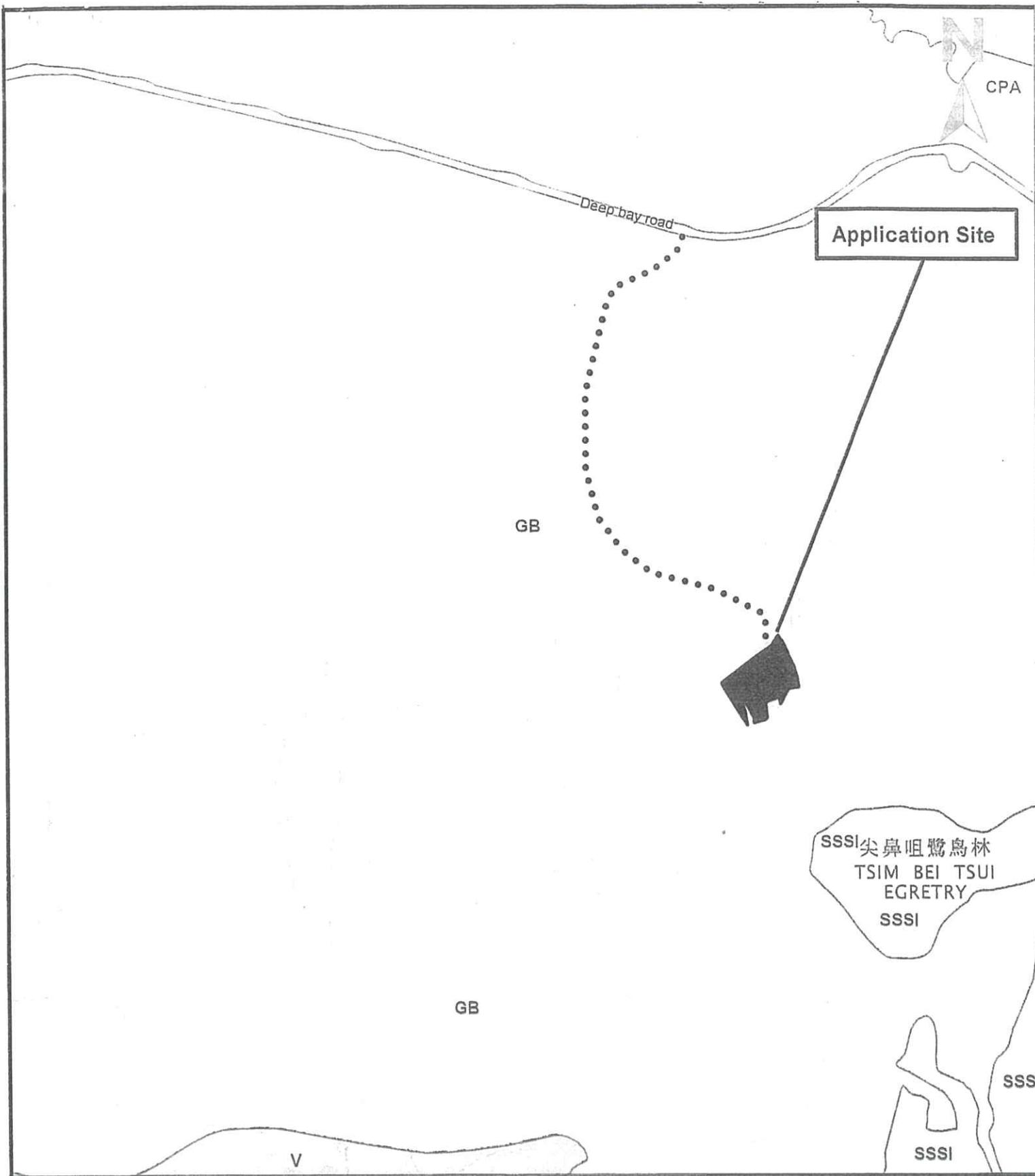
Best regards

Joe LIU

Proposed operating hours 擬議營運時間

09:00-17:00(星期一至六)(星期日及公眾假期不營運)

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 深灣路 <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) <input type="checkbox"/>
		No 否	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>
		No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
		No 否	<input checked="" type="checkbox"/>
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>



Project 項目名稱： Temporary open storage of construction material for a Period of 3 Years at Lots 349 in D.D.129, Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.	Drawing Title 圖目： Location Plan	Remarks 備註： ••••• Vehicular access leading from Deep Bay Road
	Drawing No 圖號： Figure 2	Scale 比例： 1:7500

根據城市規劃條例第 16 條作出規劃許可申請

擬在丈量約分第 129 約地段第 349 號

作為期三年的臨時動物寄養所連附屬設施

預計輕型貨車及私家車進出流量報告 (星期一至星期六) (星期日及公眾假期不營運)

時間	進入車輛	離開車輛
00:00-09:00	0	0
09:00-10:00	1	0
10:00-11:00	1	0
11:00-12:00	0	0
12:00-13:00	0	1
13:00-14:00	0	0
14:00-15:00	0	0
15:00-16:00	1	0
16:00-17:00	0	2
17:00-18:00	0	0
18:00-19:00	0	0
19:00-20:00	0	0
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-24:00	0	0

根據城市規劃條例第 16 條作出規劃許可申請
擬在丈量約分第 129 約地段第 349 號
作為期三年的臨時動物寄養所連附屬設施

其他補充資料

現時狗隻大概十隻左右，稍後在三年的使用期內可能會填加但總數不會超過三十隻。
另外貓類都會有，暫時是兩隻左右，稍後在三年的使用期內可能會填加但總數不會超過三十隻。
噪音管制方面，晚間員工 17:00 下班前會把狗隻放在寄養所裡面，寄養所會設有隔音棉。
通風系統方面，寄養所內會設有空調、抽氣扇及空氣清新機。
最後員工會在 17:00 前離開，並且不會在辦公室內過夜及留守。
不設員工洗手間，如有需要會步行去附行公廁。動物排泄物會由員工清理後，再使用車輛運至垃圾站。

動物主人方面，一般都比較少，因為主要是幫助遺棄的動物。可能會有探訪活動，會由管理方接送他們，最多只會有一輛私家車泊在寄養所的停車位。

不設洗手間，如有需要會接送他們去附近公廁。

根據城市規劃條例第 16 條作出規劃許可申請

擬在丈量約分第 129 約地段第 349 號

作為期三年的臨時動物寄養所連附屬設施

構築物用途

1. 附屬貯物處

設有三個附屬貯物處，需要三個貯物處因為第一個需要儲存糧食、肉類保鮮，乾糧等。第二個是動物的尿片、貓砂、吸水地墊、玩具等的貯存，第三個是建築物的維修材料貯存、籠。

2. 動物寄養所

動物寄養所設有三個，主要兩個寄養所是保持狗隻晚上生活睡眠時有足夠空間，另外分開會打架的狗隻到不同的寄養所，第三個寄養所是讓年老或生病的狗隻隔離所用。

3. 動物診所

動物診所主要是用來餵藥和簡單清理傷口，希望有個無菌的工作間。

4. 員工辦公室

員工辦公主是用來計算開支及預訂糧食等等，不設洗手間，員工會步行下去附近公廁。員工會在 9:00-17:00 時間彈性上班，並且不會留在臨時動物寄養所內過夜。

Belva Yuen King TONG/PLAND

寄件者: tmlywdpo_pd/PLAND
寄件日期: 2026年01月02日星期五 11:14
收件者: Wilfred Ka Hing CHU/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Belva Yuen King TONG/PLAND
主旨: 轉寄: A/YL-LFS/586 application
附件: 公廁.pdf; 非牟利88.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, January 2, 2026 10:57 AM
To: tmlywdpo_pd/PLAND <tmlywdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <cymyyiu@pland.gov.hk>
Subject: Fw: A/YL-LFS/586 application

From: [REDACTED]
Sent: Friday, January 2, 2026 10:55 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/586 application

Dear town planning board,

Here is the additional supporting document for the application, thank you!

Best Regards
Joe LIU
[REDACTED]

根據城市規劃條例第 16 條作出規劃許可申請
擬在丈量約分第 129 約地段第 349 號
作為期三年的臨時動物寄養所連附屬設施

我們會讓員工踏單車去流浮山沙橋村上灣公廁，位於元朗流浮山深灣路沙橋村。

香港特別行政區政府 食物環境衛生署			字體大小	Eng	繁	搜尋
50	白牛田公廁 *	元朗白牛田				
51	黎屋村公廁	元朗八鄉錦上路上村黎屋村				
52	橫口壆公廁	元朗山下路橫口村 (近御景園第6座)				
53	橫口村公廁	元朗屏山山下路橫口村				
54	流浮山白泥近菜站公廁	元朗流浮山白泥				
55	流浮山迴旋處公廁 *	元朗流浮山流浮山迴	暫停服務日期: 2025年3月5 日至2026年1月16日 提供流動廁所			
56	流浮山新農村公廁	元朗流浮山流浮山新農村				
57	流浮山沙橋村上灣公廁	元朗流浮山深灣路沙橋村	暫停服務日期: 2025年2月17 日至2025年12月22日 提供流動廁所			



致城規會：

我們是源潤水產有限公司，我們稍後會根據《稅務條例》第 88 條的規定將此地段的項目轉為非牟利用途。但由於申請需要預約稅務局及申請過程需時，我們承諾如能考慮我們的改變土地用途申請後就會盡快處理非牟利用途的申請。

我們的計劃旨在促進社區的可持續發展和環保意識，我們希望能進一步支持我們的申請。如有需要，我們樂意安排會議討論。

感謝您的考慮。我們期待您的回覆。

此致，

源潤水產有限公司

30-12-2025

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds.
- (c) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (d) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (e) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (f) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features.
- (g) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Extract of Town Planning Board Guidelines for
Application for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), the Site falls within the Wetland Buffer Area (WBA).

The main planning criteria are as follows:

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment (EcoIA) would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

Appendix A

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*

- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/539	Temporary Open Storage of Construction Materials for a Period of 3 Years	GB	10.1.2025	(1) to (5)

Rejection Reasons:

- (1) Not in line with the planning intention and no strong justification for a departure.
- (2) Not in line with TPB-PG No. 10.
- (3) Not in line with TPB PG-No. 13G.
- (4) Failure to demonstrate no adverse landscape and traffic impacts.
- (5) Setting of undesirable precedent.

**Similar s.16 Application within the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the Past 5 Years**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/423	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling and Excavation of Land	GB	6.5.2022

Rejected Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/465	Proposed Temporary Animal Boarding Establishment for a Period of 3 years and Filling and Excavation of Land	GB	19.5.2023	(1) to (3)

Rejection Reasons:

- (1) Not in line with the planning intention and no strong justification for a departure.
- (2) Not in line with TPB-PG No. 10.
- (3) Failure to demonstrate no adverse landscape impact.

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) Having reviewed the application, it is noted that the proposed use would not generate traffic of heavy vehicles nor involve dusty operation. According to their desktop review, no residential dwelling is present within 100m from the boundary of the application site (the Site).
- (c) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (d) The applicant should note his advisory comments at **Appendix VI**.

2. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.
- (c) Should the Town Planning Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

3. Fire Safety

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

He has no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

4. Agriculture, Fisheries and Conservation

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

From animal management perspective:

- (a) The subject address has no licensed premises granted by Animal Business Regulatory Section under Cap. 139B, 139F, 139I and 139J.
- (b) 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 fulfill the criteria listed in the Regulations. The applicant 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.

From nature conservation perspective:

- (c) Although the Site falls within the Wetland Buffer Area under TBP PG-No. 12C, it is largely paved and is located at about 300m away from the Wetland Conservation Area. As such, he has no comments on the application from nature conservation perspective. As the surrounding area is largely vegetated and rural, the applicant is advised to adopt appropriate measures to avoid / minimize disturbances to the surrounding natural habitats.
- (d) The applicant should note his advisory comments at **Appendix VI**.

5. Geotechnical

Comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no adverse comment on the application.
- (b) There is an existing man-made feature No. 2SW-D/C48 of approximately 4m high located at northeastern side of the Site. As the stability of this slope feature is uncertain and it could affect or be affected by the proposed development, it is advised to set up a buffer zone from the toe of the slope feature to prevent the positioning of site ingress/egress within the zone. It is noted from the proposed layout plan that no structures will be located in the 'Slope Area'. His Office has no comments on the location of the structures if they are positioned outside the no-build zone (**Plan A-2**).
- (c) The applicant should note his advisory comments at **Appendix VI**.

6. District Officer's Comments

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

His office has not received any feedback from locals.

7. Other Department's Comments

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Chief Engineer/Land Works, (CE/LW), CEDD;
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (g) Project Manager (West), (PM(W)), CEDD; and
- (h) Director of Food and Environmental Hygiene (DFEH).

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage of bamboo sticks, plastic road side barriers and other miscellaneous items) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) of the lots will need to apply to his office for Short Term Waiver(s) (STW(s)) to permit the structure(s) erected or to be erected within the subject lot to regularise any irregularities on site, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners / managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the local access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that it is advised to set up a buffer zone from the toe of the slope feature No. 2SW-D/C48 to prevent the positioning of site ingress/egress within the zone. It is noted from the proposed layout plan that no structures will be located in the 'Slope Area'. His Office has no comments on the location of the structures if they are positioned outside the no-build zone (**Plan A-2**);
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the proposed structures for animal boarding establishment should be enclosed with soundproofing material with heat insulation function and provided with 24-hour air ventilation during the planning approval period as proposed by the

applicant;

- (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on-site as proposed during the planning approval period;
- (iii) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (iv) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
- (v) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- (vi) to meet the statutory requirements under relevant environmental legislation;

(h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) 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 applicant 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. As the surrounding area is largely vegetated and rural, the applicant is advised to adopt appropriate measures to avoid / minimize disturbances to the surrounding natural habitats;

(i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- (ii) proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Service Ordinance (Cap. 132) and other relevant legislations for the public and the operation of any business should not cause any obstruction; and
- (iii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass / parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

(j) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval;
- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- (iii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (iv) as the nearest street fire hydrant is not available within 400m, additional fire safety measures shall be imposed; and
- (v) 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; and

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) it is noted that 8 structures are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized 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 the building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of

Part VII of the B(P)R; and

- (vii) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbp/PLAND

寄件者:

寄件日期:

收件者:

主旨:

附件:

2025年12月17日星期三 11:07

tpbp/PLAND

KFBG's submissions on three planning applications

251217 s16 KTS 1109.pdf; 251217 s16 LFS 585.pdf; 251217 s16 LFS 586.pdf

類別:

Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

17th December, 2025.

By email only

Dear Sir/ Madam,

**Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of
3 Years**
(A/YL-LFS/586)

1. We refer to the captioned.
2. There is a rejected application covering the current application site (A/YL-LFS/539; Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years; rejected in 2025). The reasons for rejection are as follows:
 - (a) *the proposed use is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;*
 - (b) *the proposed use is not in line with the TPB Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use is considered not compatible with the surrounding areas, and you fail to demonstrate that the proposed use would not have significant adverse landscape impact on the surrounding areas; and*
 - (c) *the proposed use is not in line with the TPB Guidelines for ‘Application for Open*





嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

Storage and Port Back-up Uses' (TPB PG-No. 13G) in that the Site falls within Category 4 areas and there is no previous planning approval for open storage use; and there are adverse departmental comments on landscape and traffic aspects.

3. The application site is within Green Belt (GB) zone and its planning intention is as follows:

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

4. Regarding 'Animal Boarding Establishment', we also recommend the Board look at a news report relating to this item¹.

5. Please also be reminded that the GB zone of concern is adjoining Site of Special Scientific Interest and Conservation Area zones. We urge the Board to also consider the potential cumulative impacts of approving this application.

6. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of GB zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/本研-5年批60狗場用地-半不符實-疑作跳板-至少15幅兩年內申棕地作業>



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月27日星期六 3:41
收件者: tpbpd/PLAND
主旨: A/YL-LFS/586 DD 129 Lau Fau Shan GB
類別: Internet Email

Dear TPB Members,

539 Rejected 10 Jan

Illegal structures, land clearance since Dec 2023. Occupation of adjoining Government Land. Villager object to traffic.

So back with one of the favourite ploys to secure approval for filling in most of the site.

The location is deep into GB and not far from the Tsim Bei Tsui Egretary that is already under pressure from encroaching developments.

There is absolutely no justification to reward the operator clearly persuing Destroy to Build agenda.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 18 December 2024 3:02 AM HKT
Subject: A/YL-LFS/539 DD 129 Lau Fau Shan'GB

A/YL-LFS/539

Lot 349 in D.D. 129, Lau Fau Shan, Yuen Long

Site area: About 2,095sq.m

Zoning: "Green Belt"

Applied use: Open Storage of Construction Materials / 2 Vehicle Parking

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Dear TPB Members,

Strong Objections. Green Belt and no previous history of approval. No data on removal of trees and vegetation.

The details provided in the Justification indicate that this is effectively a recycling operation. This activity comes with potential impact re discharge and seepage.

This is Cat 4, applications for open storage can only be approved under exceptional circumstances.

This application can certainly not be considered exceptional and must be rejected.

Mary Mulvihill