

2025年 12月 3 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

This document is received on 2025 -12- 3 0
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT/761
	Date Received 收到日期	2025-12-30

- 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)

張智揚 Cheung Chi Yeung

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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 706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第118約地段第706號 (部份)
(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 900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 460 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 Tai Tong Outline Zoning Plan No. S/YL-TT/20 大棠分區計劃大綱核准圖編號 S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" 「農業」
(f) Current use(s) 現時用途	現時是空置的 (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)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land 擬議臨時動物寄養所及相關填土工程 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	440 sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	460 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	460 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	460 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物1: 臨時動物寄養所，1層高，面積約230平方米，總面積約230平方米，高度不多於7米。 構築物2: 臨時動物寄養所，1層高，面積約230平方米，總面積約230平方米，高度不多於7米。	
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	0
Motorcycle Parking Spaces 電單車車位	0
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	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																																					
星期一至星期日上午九時至下午六時，包括公眾假期。																																					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <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)) 可從元朗棠大樹下西路經地區道路前往 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <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) </td> </tr> </table>	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)) 可從元朗棠大樹下西路經地區道路前往	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																																
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(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																				
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input type="checkbox"/> Diversion of stream 河道改道 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <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 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <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 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="text-align: center; vertical-align: top;"><input type="checkbox"/></td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)		<input type="checkbox"/> Diversion of stream 河道改道		<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約		<input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約		<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	No 否	<input type="checkbox"/>																								
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 15%;">Yes 會 <input type="checkbox"/></td> <td style="width: 15%;">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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></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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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"/>																																			

	<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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p>(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</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Ms Hermose Chong

Manager

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
代表 Allgain Land Planning Limited

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

Date 日期

18/12/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第118約地段第706號(部份)
Site area 地盤面積	900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 大棠分區計劃大綱核准圖編號 S/YL-TT/20
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years 擬議臨時動物寄養所及相關填土工程(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	460 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.51 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<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
(iv) Site coverage 上蓋面積	51.1 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	0	
	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)	0 0 0 0 0 0	
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	0 0 0 0 0	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
Site Plan , Location Plan , Land Filling Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗大棠丈量約份第 118 約地段第 706 號 (部份)

擬議臨時動物寄養所及相關填土工程 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 動物寄養所的營運詳情-----P.2
3. 申請原因-----P.3
4. 擬議發展計劃的各方面影響-----P.4-5

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗大棠丈量約份第 118 約地段第 706 號(部份)的規劃申請，擬在上述地段申請為期三年的臨時動物寄養所及相關填土工程。
2. 申請地點位於元朗南坑排村附近，在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」用途。
3. 申請地盤面積為約 900 平方米，上蓋總面積為 460 平方米，露天地方面積為 440 平方米，上蓋覆蓋率為 51.1 %。
4. 申請地點將設有 2 個構築物，用途為臨時動物寄養所，1 層高，每個構築物的面積約 230 平方米，總面積約 460 平方米，高度不多於 7 米。
5. 申請地點不涉及任何上落貨車位及私家車停車位。
6. 擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。。
7. 申請地點可從元朗棠大樹下西路經地區道路前往。

動物寄養所的營運詳情

1. 擬議動物寄養所是涉及商業營運的，涉及收費。
2. 擬議動物寄養所預計會有一個臨時洗手間，設在構築物 1 內。
3. 擬議動物寄養所預計最多寄養合共 15 隻貓和狗。
4. 擬議動物寄養所接受的動物種類：貓及狗，只涉及寄養服務，讓寵物有足夠的空間進食、運動、排便、自由地走動和睡覺。
5. 擬議動物寄養所不涉及任何動物的繁殖和寄賣轉售等服務。
6. 在營運時間內，寵物主人需要經電話預約，才能前來視察環境或帶寵物入住。
7. 在營運時間內，申請人或職員會給予寄養動物適當的護理和照顧。
8. 在非營運時間內，寄養所不會對外開放，申請人也會聘請職員輪班照顧寵物。
9. 擬議動物寄養所的上蓋，將會由臨時物料搭建，而且是四邊都密封的(會預留門口出入)，到時會安裝合適數量的窗戶和抽氣扇，確保室內抽風正常。
10. 擬議動物寄養所內寄養的動物是會通宵留宿的。
11. 擬議動物寄養所的對外開放時間為早上 9 時至晚上 6 時，此時間以外不對外開放，而職員會輪更上班(職員實際上班時間為早上 7 時至晚上 9 時)，職員在下班前，會安置好所有寄養的動物，然後就會離開，不會有職員通宵留宿。
12. 動物是會在構築物 1 通宵留宿的，申請人會把每隻動物安置在獨立的籠子內，確保每隻動物的安全和有獨立的休息地方。
13. 申請人預計訪客會乘坐的士或乘坐交通工具前來有沒有車位，每天預計不會多於 6 名訪客，同一時段不會多於 2 名訪客。
14. 擬議動物寄養所涉及部份填土工程，主要用作固定構築物，填土高度不多於 0.2 米，填土物料為混凝土。

申請原因

1. 申請地點是「農業」，而擬議用途為動物寄養所，申請用途屬「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 申請地點雖然是「農業」地帶，但已缺乏復耕能力。
3. 申請用途不會破壞土地上的花草樹木，香港愈來愈多人養寵物，有時主人需要出國旅行或公幹或家中裝修，寄養到朋友或親戚家有時不太方便，他們就會選擇帶寵物到寵物酒店寄養，所以需求十分大。
4. 申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 如獲城規會批准，申請人將會正規向漁農自然護理署(漁護署)申請動物寄養所牌照，合法經營動物寄養服務。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗大棠丈量約份第 118 約地段第 706 號 (部份) 作為期不超過三年的擬議臨時動物寄養所及相關填土工程。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 2 個上蓋構築物，如申請獲城規會批准，申請人將會向元朗地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從大樹下西路經一條鄉村地區道路前往，入口設有約 3 米闊的大門。

3. 擬議發展的交通安排

申請用途不涉及任何上落車位和停車位，訪客及職員都需乘坐交通工具前往。

4. 環境方面

申請人會按照環保署對臨時動物寄養所的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時動物寄養所，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時動物寄養所，入夜後動物大多都已休息，而有職員輪班照顧狗隻的需要，盡量減少狗隻吠的情況。而附近主要都是露天存放及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途涉及一個洗手間(位於構築物 1 內), 申請人會建造合適容量的化糞池, 並安排公司定期來吸糞。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠, 不會影響周邊環境。

9. 消防方面

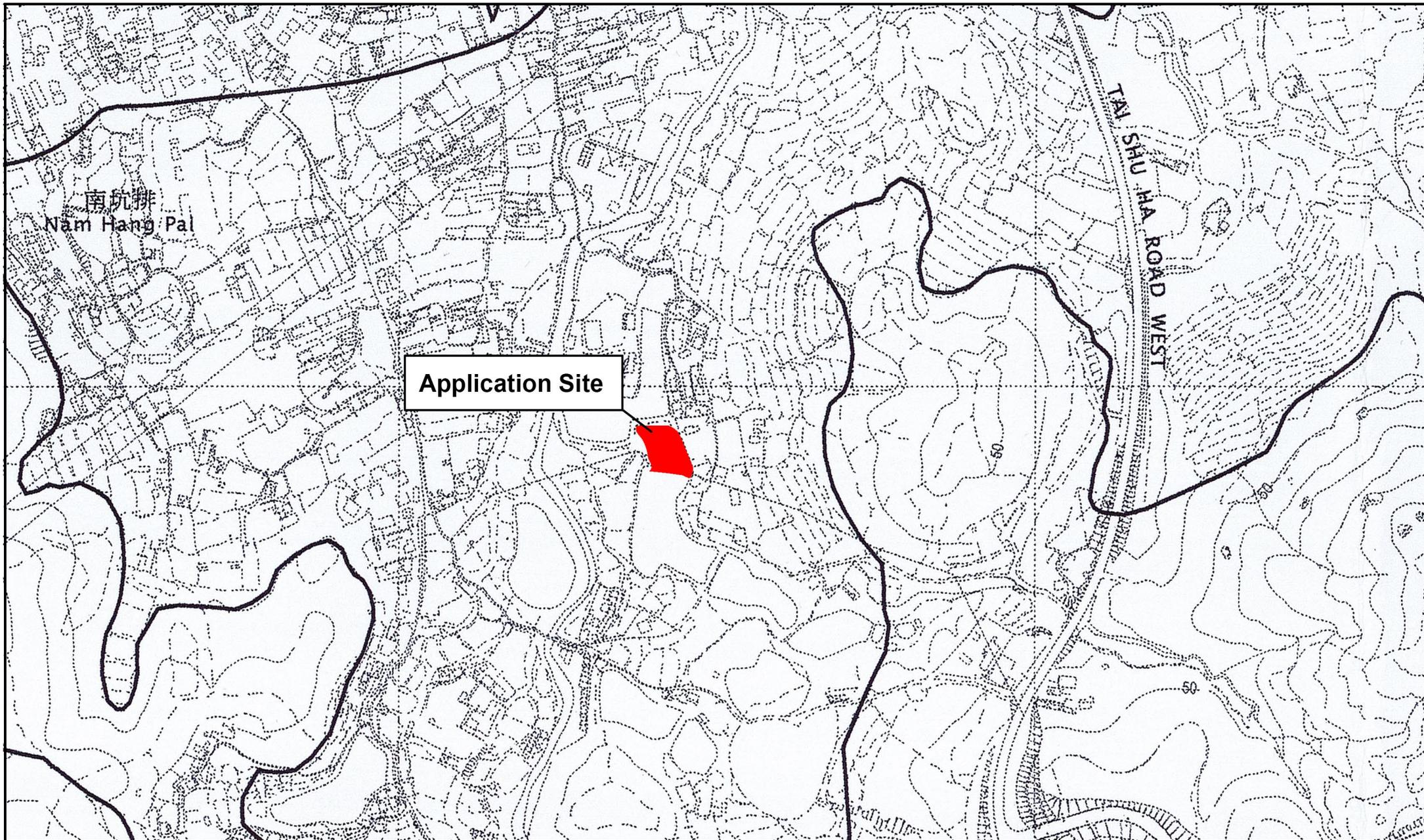
申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木, 並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途, 將會盡力減少對周邊環境影響, 並承諾在規劃許可到期後, 還原申請地點。

懇請城市規劃委員會寬大批准新界元朗大棠丈量約份第 118 約地段第 706 號 (部份) 作為期不超過三年的臨時動物寄養所及相關填土工程。

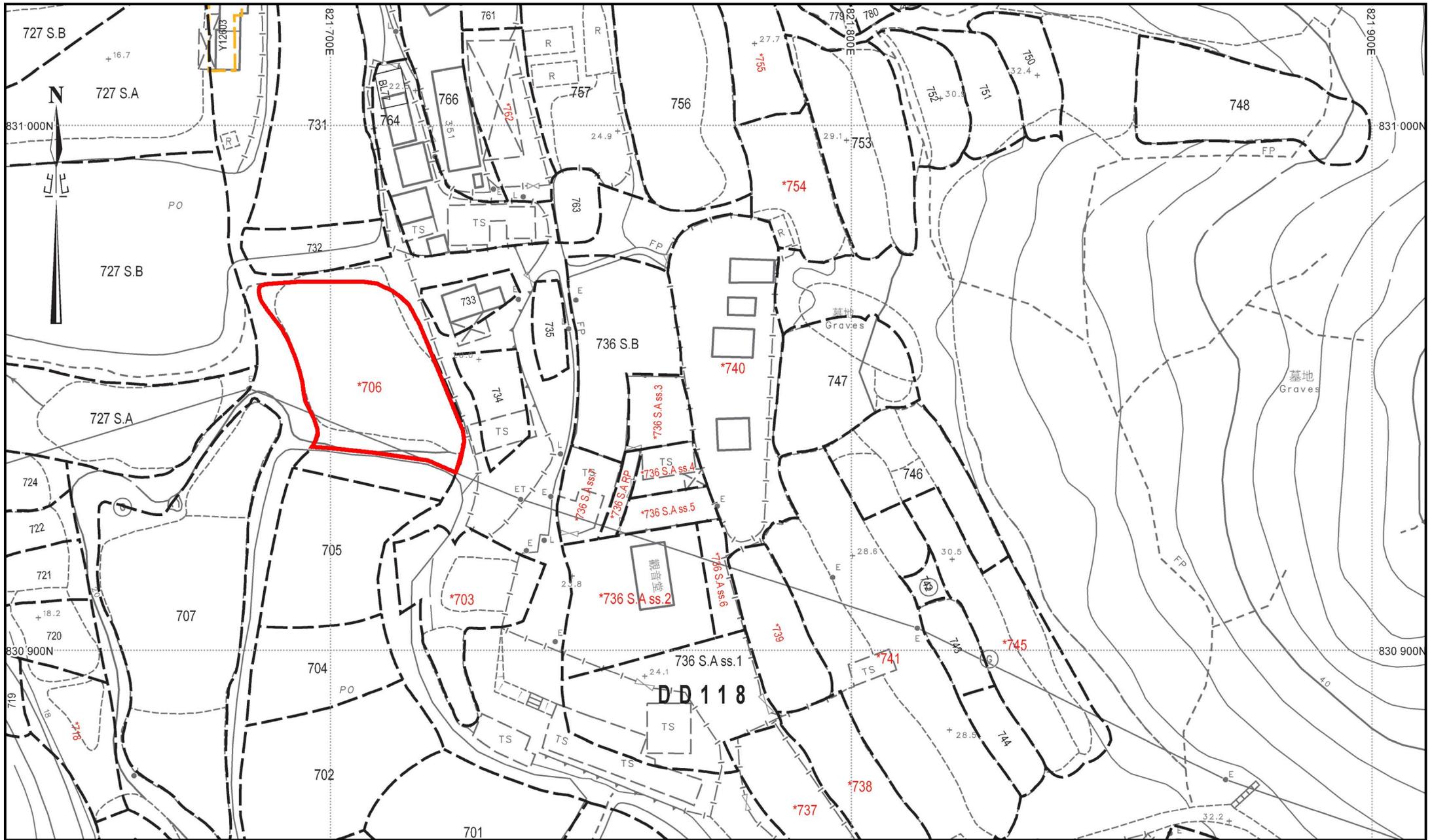


Project 項目名稱:
Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years at Lot 706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:
Location Plan

Drawing No. 圖號:
20251218

Remarks 備註:



Project 項目名稱:
Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years at Lot 706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories

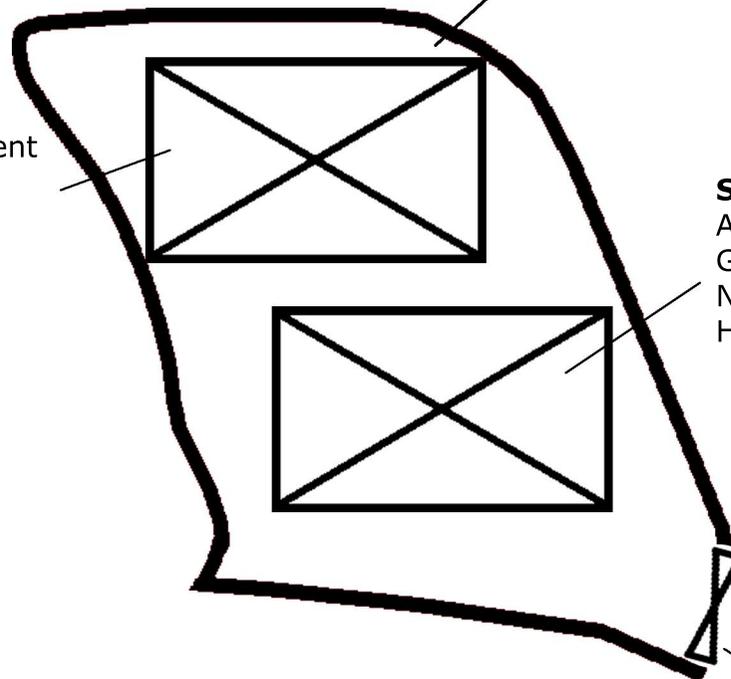
Drawing Title 圖紙標題:
Site Plan

Drawing No. 圖號:
20251218

Remarks 備註:
 **Application Site**

Application Site

Structure 1
Animal Boarding Establishment
GFA: 230m² (About)
No. of storey: 1
Height: Not exceeding 7m



Structure 2
Animal Boarding Establishment
GFA: 230m² (About)
No. of storey: 1
Height: Not exceeding 7m

Ingress/Egress

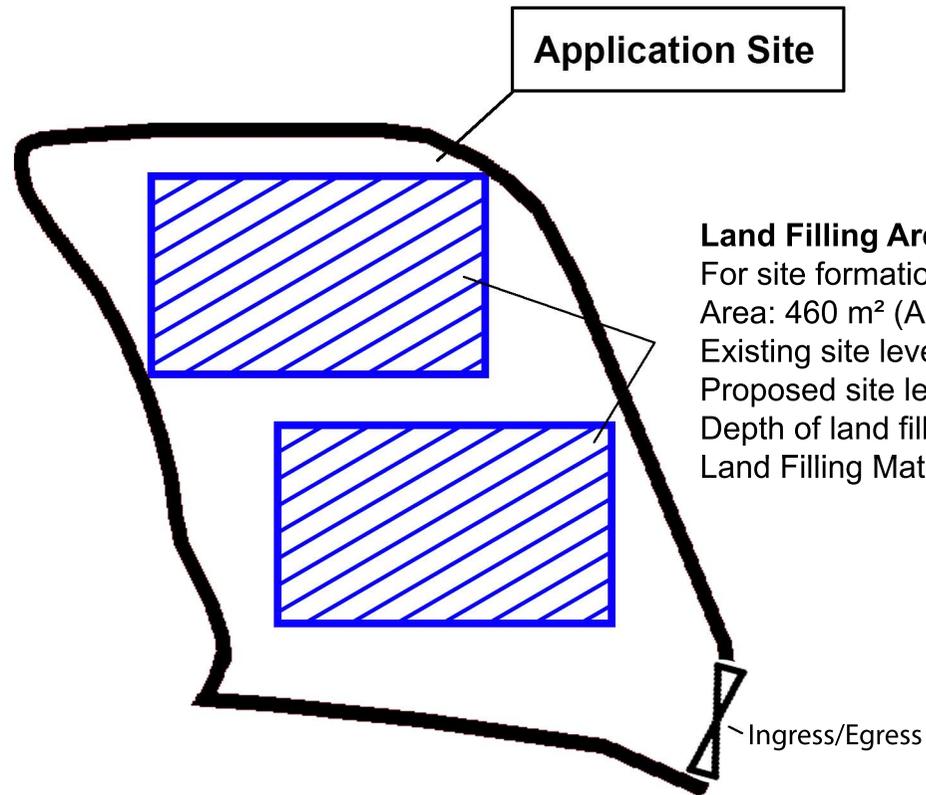


Project 項目名稱:
Proposed Temporary Animal Boarding Establishment and
Associated Filling of Land for a Period of 3 Years at Lot
706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:
20251218

Remarks 備註:
 Structure



Application Site

Land Filling Area

For site formation of structures and circulation path
 Area: 460 m² (ABOUT)
 Existing site level: +20.0mPD (ABOUT)
 Proposed site level: +20.2mPD (ABOUT)
 Depth of land filling: No more than 0.2m
 Land Filling Materials: Concrete

Ingress/Egress



Project 項目名稱:
 Proposed Temporary Animal Boarding Establishment and
 Associated Filling of Land for a Period of 3 Years at Lot
 706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:
Land Filing Plan

Drawing No. 圖號:
 20251218

Remarks 備註:

-  Structure
-  Land Filling Area

寄件者: Chong Hermose [REDACTED]
寄件日期: 2026年01月29日星期四 15:52
收件者: tpbpd/PLAND
副本: Kevin Ting Hong LAM/PLAND; Eva Ka Yan TAM/PLAND
主旨: s16 No. A/YL-TT/761 : 回應部門意見
附件: A_YL-TT_761_回應部門意見.pdf

城規會/規劃處：

大家好。

有關規劃申請編號： A/YL-TT/761，現附上申請人回應部門意見，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/YL-TT/761

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from EPD (Contact Person: Jeremy FONG, Tel: 2835 2164)	
1	please confirm that whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person;	申請人確認擬議興建的化糞池，將會按照環保處的指引興建，並會委任認可人士監督，會遵守相關條款及指引。
2	please clarify whether the proposed use will involve the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing; and	申請人不會使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。
3	please clarify whether all animals will be kept inside enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning system.	申請人確認所有動物都是寄養在有隔音物料、24 小時通風和空調系統的封閉式構築物內。

寄件者: Chong Hermose [REDACTED]
寄件日期: 2026年02月10日星期二 13:00
收件者: tpbpd/PLAND
副本: Kevin Ting Hong LAM/PLAND; Eva Ka Yan TAM/PLAND
主旨: s16 No. A/YL-TT/761 : 回應部門意見
附件: Pedestrian access plan.jpg; A_YL-TT_761_回應部門意見.pdf

城規會/規劃處：

大家好。

有關規劃申請編號：A/YL-TT/761，現附上申請人回應部門意見，請查收。

這電郵將取代 2026 年 2 月 6 日的電郵。

如有什麼問題，請隨時聯絡我。

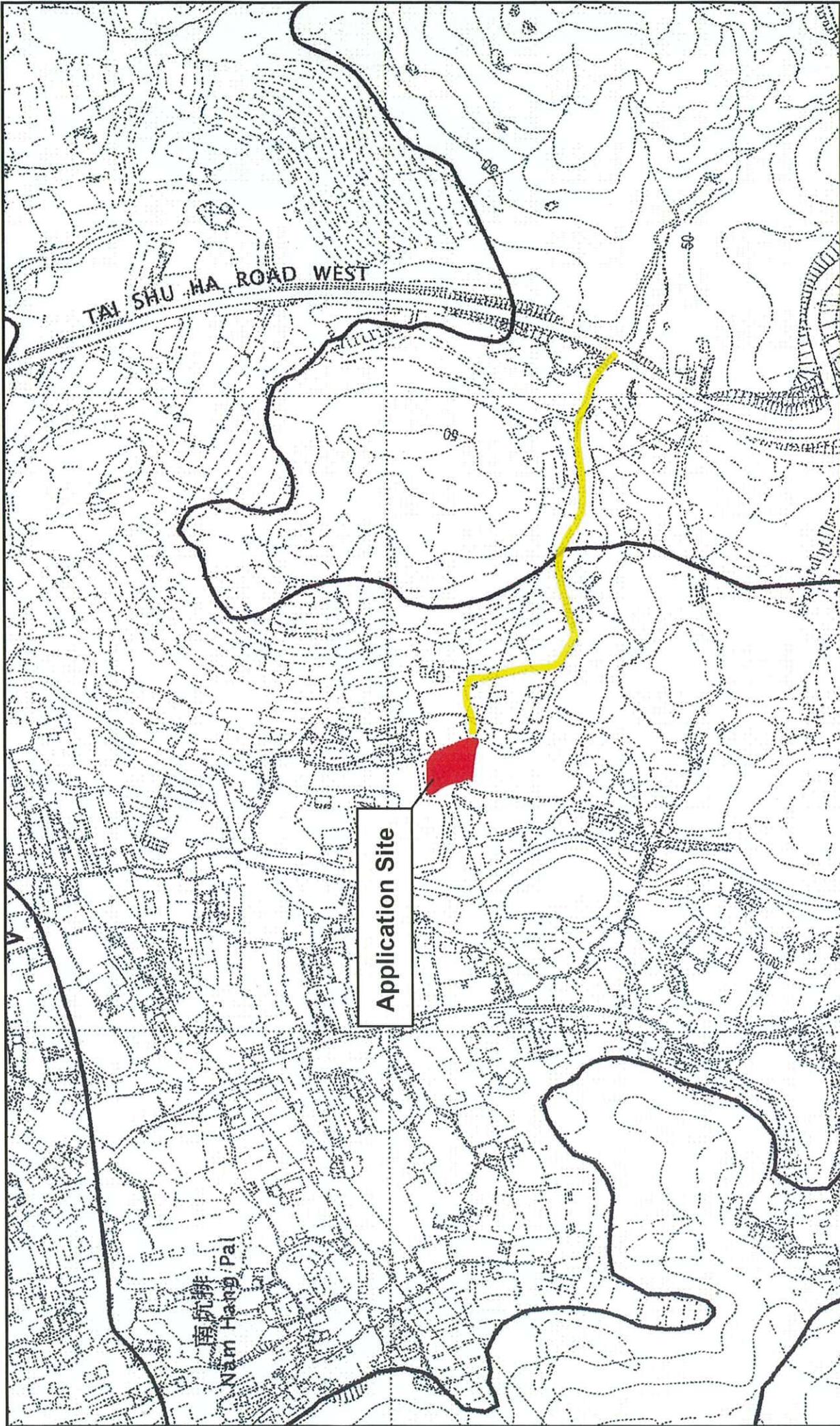
謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/YL-TT/761

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from AFCD (Contact Person: Dr. Azaria K.Y. WONG, Tel: 2150 6932)	
1	<p>Nature Conservation Perspective</p> <p>There is a pond to the south of the application site.</p> <p>Should the application be approved, the applicant should take appropriate measures to prevent polluting the pond.</p>	<p>申請人知悉，該魚塘位於在申請範圍外面，擬議申請的發展不會影響到魚塘。</p> <p>如擬議申請獲城規會批准，申請人會採取適當措施防止污染池塘。</p>



Application Site

南坑排
Nam Hang Pai

TAI SHU HA ROAD WEST

Project: 項目名稱:

Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years at Lot 706 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories

Drawing Title: 圖紙標題:

Location Plan

Remarks 備註:

 Pedestrian access between the application site and Tai Shu Ha Road West Road

Drawing No. 圖號:



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

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/512	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021 (revoked on 9.3.2023)
2	A/YL-TT/525	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	15.10.2021 (revoked on 15.4.2023)
3	A/YL-TT/551	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	24.6.2022 (revoked on 24.12.2023)
4	A/YL-TT/562	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	9.9.2022 (revoked on 9.3.2023)
5	A/YL-TT/573	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
6	A/YL-TT/574	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	25.11.2022 (revoked on 25.11.2023)
7	A/YL-TT/577	Temporary Animal Boarding Establishment for a Period of 3 Years	3.3.2023 (revoked on 3.9.2023)
8	A/YL-TT/582	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023 (revoked on 3.11.2024)
9	A/YL-TT/584	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
10	A/YL-TT/589	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	14.7.2023 (revoked on 14.1.2024)
11	A/YL-TT/616	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
12	A/YL-TT/621	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
13	A/YL-TT/655	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	16.8.2024
14	A/YL-TT/665	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	8.11.2024
15	A/YL-TT/701	Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years	11.4.2025
16	A/YL-TT/729	Temporary Animal Boarding Establishment (Dog Kennel) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10.10.2025

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

(a) Comment of the Commissioner for Transport:

- No adverse comment on the application.

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

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

3. Drainage

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

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

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.

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

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

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

7. Agricultural, Nature Conservation and Animal Management

Comments of the Director of Agriculture, Fisheries and Conservation:

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

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

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

9. Electricity Safety

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

10. District Officer’s Comments

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

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

11. Landscape

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

The Site is covered by bare soil and distinctive landscape resources are not observed. As no tree felling is involved, no significant adverse landscape impact arising from the proposed use is anticipated.

12. Other Departments

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

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

Recommended Advisory Clauses

- (a) any unauthorized development on the application site (the Site) would be subject to planning enforcement action;
- (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 Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - (i) from animal management perspective, the Site has no licensed premises granted by Animal Business Regulatory Section under Cap. 139B, 139F, 139I and 139J. Furthermore, there are one licensed boarding establishment, one new application for boarding establishment and two known animal shelters within D.D. 118;
 - (ii) under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the animal owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations;
 - (iii) the dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and the applicant should observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and

- (iv) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing should be avoided;
 - (ii) all animals shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning at all times, as proposed by the applicant, during the planning approval period;
 - (iii) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise the potential environmental nuisances on the surrounding areas;
 - (iv) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
 - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department (FEHD)’s facilities will be affected by the proposed use;
 - (ii) proper license/permit issued by FEHD is required if there is any food business /catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
 - (iii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on his/her own expenses;
- (h) to note the comments of the Director of Fire Services that:
 - (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the

layout plans; and

- (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (iv) two structures and associated filling of land are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of Building Authority should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) if the proposed use is subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-TT/761

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人同意以上申請。

理由如下：

1. 鑑於現存很多人養寵物，建設動物寄養所是有需要的。

2. 而且可以善用土地。

3. 對周邊環境沒有影響。

同環村村代表

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

張月明

簽署 Signature

日期 Date

13-1-2026

Urgent Return receipt Expand Group Restricted Prevent Copy

2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月26日星期一 3:36
收件者: tpbpd/PLAND
主旨: A/YL-TT/761 DD 118 Nam Hang Pai Tsuen ABE
類別: Internet Email

A/YL-TT/761

Lot 706 (Part) in D.D. 118, Nam Hang Pai Tsuen, Tai Tong, Yuen Long

:Site area: About 900sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / ?? Vehicle Parking / **Filling of Land**

Dear TPB Members,

744 withdrawn and back with a retreat from the pond margins.

However previous objections remain relevant and are upheld.

*7. Sewage Disposal: The proposed use involves a toilet (located within Structure 1). The applicant will construct a septic tank of appropriate capacity and **arrange for a company to regularly vacuum the waste.***

But there is no vehicular access???

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 3 November 2025 3:16 AM HKT
Subject: A/YL-TT/744 DD 118 Nam Hang Pai Tsuen ABE

A/YL-TT/744

Lot 706 (Part) in D.D. 118, Nam Hang Pai Tsuen, Tai Tong, Yuen Long

:Site area: About 1,025sq.

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Zoning: "Agriculture"

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Applied use: Animal Boarding Establishment / ?? Vehicle Parking / **Filling of Pond and Land**

Dear TPB Members,

Strongest Objections.

Another FAKE ABE application with the focus on gaining approval to fill in land for eventual brownfield operation.

The applicant proposes to fill in the entire site, including the northern part of a pond. This in an area where there are still active ponds.

The location is far from the brownfield nodes in the district. Close to both waterways and ponds. Certainly not Cat 2.

No mention of how the waste matter generated by the animals and humans would be treated.

Members should also question the issue of supposedly 15 animals requiring 1,000+sq.mts to be housed, note no grassy or other recreation area.

No parking and animals are not allowed on public transport, so why would people go to such a remote location? There is no large residential node in the nearby area.

Members have a duty to look into matters from an objective angle instead of rubber stamping the recommendations of PlanD. The application should be rejected.

Mary Mulvihill

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A/YL-761

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月27日星期二 15:15
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 260127 s16 MUP 227.pdf; 260127 s16 TT 761.pdf; 260127 s16 KTN 1201.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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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

27th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment and Associated Filling of
Land for a Period of 3 Years
(A/YL-TT/761)**

1. We refer to the captioned.
2. First of all, we urge the Board to investigate with relevant authorities as to whether the site is now involved in any ongoing enforcement case/ unauthorised use/ activities; if yes, then consider whether it is appropriate to approve this application.
3. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Sung Shan New Village¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

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





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4. The document¹ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

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

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

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

8. The proposed development is unlikely to be in line with the planning intention of the Agriculture zone, and we urge the Board to reject the application. If this application is to be approved eventually, we urge the Board to consider whether the site (filled area) would need to be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

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





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9. Thank you for your attention.

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