

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

According to TPB PG-No. 12C, the Site falls within the Wetland Conservation Area (WCA) and Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

WCA

- (a) the WCA comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. The intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area;
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an ecological impact assessment (EcoIA) to demonstrate that the development would not result in a net loss in wetland function and negative disturbances impact;
- (c) subject to submission of EcoIA, the types of activities which may be considered within the WCA must be related to uses concerning (i) conservation of the wetland in Deep Bay Area, (ii) environmental education, or (iii) essential infrastructure projects needed for public purpose for which no suitable alternative locations outside the WCA could be identified; and should not add to the pollution loading of the Deep Bay Area;

WBA

- (d) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (e) within the WBA, for development or redevelopment which requires planning permission, an EcoIA would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

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

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee)	Rejection Reasons
A/DPA/YL-MP/25	Residential Development	6.5.1994	(1) to (4)

Rejection Reasons

- (1) not in line with the planning intention for the area which is primarily to restrict development to agricultural and recreational uses only;
- (2) falling within Deep Bay Buffer Zone 2, the proposed development cannot meet the Board's Guidelines in that there is no sufficient information in the submission to demonstrate that the proposed development will have insignificant impacts on the environment, ecology, sewerage and traffic in the area including Mai Po Nature Reserve and Inner Deep Bay;
- (3) there is insufficient information to demonstrate that the proposed development will not increase the pollution load on Deep Bay; and
- (4) the proposed vehicular access options are not acceptable. The proposed access in Option 1 will be to close the emergency access of Palm Springs on Castle Peak Road, while Option 2 will require the use of the emergency access to Palm Spring as the main access.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) having an area of about 804m², of which actual site area and boundary of the GL involved will be subject to verification and fine-tuning upon processing of short term tenancy (STT) application; and
- advisory comments are detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- considering the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', it is noted that the proposed uses would not involve traffic of heavy vehicle and dusty operations. There are residential premises within 100m from the boundary of the Site;
- considering the nature of the application as an animal boarding establishment with cats and dogs, the applicant has proposed the following measures on Structure 2 for controlling potential environmental nuisance:
 - (i) the structure will be enclosed and constructed with acoustic materials;
 - (ii) the number of dogs and other animals for training would be limited;
 - (iii) staff would be present at the facility at night time to manage the animals; and
 - (iv) retractable noise barriers are proposed on the side facing sensitive receivers;
- based on the above, he has no adverse comment on the application from environmental

planning perspective, and he has no adverse comment on the associated filling and excavation of land;

- no environmental complaints relating to the Site were recorded in the past three years; and
- advisory comments are detailed in **Appendix V**.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided on the Site to the satisfaction of D of FS; and
- advisory comments are detailed in **Appendix V**.

5. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo taken in 2025, the Site is located in an area of rural inland plain landscape character comprising low-rise residential development, wetlands/ponds, a drainage channel, temporary structures and scattered tree groups. The Site also partially falls within the Wetland Conservation Area and partially within Wetland Buffer Area according to the Town Planning Board Guidelines No. 12C for 'Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance'. The proposed uses may alter the existing landscape character of the area;
- with reference to site photos taken on 14.4.2026, the Site is generally formed with some self-seeded vegetation. According to the application form submitted by the applicant, no tree felling will be involved. Significant adverse landscape impact arising from this application is not anticipated; and
- advisory comments are detailed in **Appendix V**.

6. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that necessary policy support from the bureau/department (B/D) concerned for short term tenancy (STT) application at the application site (the Site) would be required to implement the proposed uses. Upon receipt of the STT application with policy support being given by the B/D concerned, LandsD will consider the application in accordance with applicable policy and practice and there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion;
- (b) to note the comments of the Commissioner for Transport that:
 - (i) sufficient maneuvering space should be provided within the Site;
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (iii) Geranium Path connecting the Site is not a public road managed by Transport Department. The applicant should obtain consent of the management party of Geranium Path for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves Government Land, which is not under HyD's maintenance purview;
 - (ii) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (iii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Castle Peak Road – Mai Po, including the local track if any; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' should be followed;
 - (ii) from noise perspective, the following design measures should be adopted to minimise the potential nuisance to nearby sensitive receivers:
 - dogs and other animals should stay in enclosed structures with 24 hours ventilation system provided such that they would not rely on open window for ventilation, hence barking noise would not transmit through the window to surroundings;
 - the ventilation system should be properly designed to minimise noise impact and facing away from sensitive receivers in vicinity;

- dogs and other animals should be staying in enclosed structures during night-time period; and
 - provision of staff to handle complaint/enquiry from the public;
- (iii) on sewerage disposal, the sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note 1/23 (ProPECC PN 1/23); and
- (iv) all relevant pollution control ordinances, particularly on waste management and disposal, should be strictly observed and necessary precautionary/pollution control measures should be put in place to prevent any pollution/nuisance to nearby sensitive receivers as a result of the construction/operation activities;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- (i) 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;
 - (ii) the establishment and ancillary facilities which is licensed under the Public Health (Animals) (Boarding Establishment) Regulations (Cap 139I) must always fulfill the criteria listed in the Regulations;
 - (iii) dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance (Cap. 421), and the Prevention of Cruelty to Animals Ordinance (Cap 169) should be observed at all times; and
 - (iv) detailed information and guidance on animal boarding establishment will be provided upon the receipt of the licence application submitted by the applicant;
- (f) to note the comments of the Director of Fire Services that:
- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Approval for any proposed tree works from relevant departments should be sought prior to commencement of the works; and
- (h) to note the comments for the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the applicant concerned with planning, designing, organizing 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. The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation should also be observed when carrying out works in the vicinity of the electricity supply lines.

Appendix VI of RNTPC
Paper No. A/YL-MP/410A

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-MP/410

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

見 附 頁

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

簽署 Signature

鍾志超

日期 Date

2/4/2016

規劃申請編號：A/YL-MP/410

本人黎志超 為新田鄉鄉事委員會副主席，對題述規劃申請，收到大量村民提出強烈反對，反對擬議「動物寄養所」理由如下：

環境衛生與噪音問題

大量動物聚集會產生不可避免的狗吠聲，高分貝噪音擾民，嚴重影響附近民居的寧靜及騷擾。會降低周邊環境的質素。

氣味與衛生

若衛生管理不善，狗糞、尿味及衛生環境惡劣，導致惡臭及病菌傳播傳染病風險，動物排泄物處理不當可能導致惡臭及蚊蟲滋生，影響周邊公共衛生。

傳染病威脅

群體密集度高可能導致動物傳染病（如犬瘟熱）快速傳播。

對居民潛在威脅

擔心若管理不善，動物逃脫可能導致追車或攻擊行人的事件。

排污憂慮

憂慮動物排泄物污染周邊環境，鄉郊臨時動物寄養所可能位於無污水渠網的地區，污水處理依賴化糞池等設施，容易引發污水溢出或過濾不足。未經適當處理便排放，生態破壞及病菌傳播。

考慮到附近居民擔憂，本人對題述的規劃申請提出反對。
謝謝貴會能多加關注。

簽署：



「提意見人」姓名：黎志超

日期：

2026年4月2日

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

260406-222853-34732

Reference Number:**提交限期**

21/04/2026

Deadline for submission:**提交日期及時間**

06/04/2026 22:28:53

Date and time of submission:**有關的規劃申請編號**

A/YL-MP/410

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Cheung Chi Leung

Name of person making this comment:**意見詳情****Details of the Comment :**

本人 / 本組織就上述規劃申請表示反對。該地段位於低窪或排水條件較差的位置，四周亦有民居環繞，若按申請內容作有關用途，會對附近居民造成實質滋擾及衛生問題。

首先，該地段的排水情況非常困難，一旦發生大雨或長期使用，容易出現積水、泥濘及污水倒流等問題，增加環境衛生風險，亦可能影響鄰近居民的日常生活與安全。

其次，申請涉及養狗或相關用途，必然會產生大量噪音、狗糞及異味。如管理不善，狗隻排泄物有機會散落周邊，令衛生環境極差，亦會滋生蚊蟲及細菌，對附近住戶造成長遠影響。

再者，該地段四周均為民居，尤其會直接影響加州花園住客的居住安寧、空氣質素及社區環境。此類用途與周邊住宅環境並不相容，亦有損居民生活質素。

基於以上理由，懇請 貴部門 / 城規會慎重考慮，拒絕上述申請，以保障附近居民的居住環境、衛生及安全。

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

參考編號
Reference Number: 260406-223521-94420

提交限期
Deadline for submission: 21/04/2026

提交日期及時間
Date and time of submission: 06/04/2026 22:35:21

有關的規劃申請編號
The application no. to which the comment relates: A/YL-MP/410

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Yeung Kwai Fong

意見詳情
Details of the Comment :

本人為加州花園業主，就A/YL-MP/410 規劃題目作出反對：

原因：

環境衛生與噪音問題

大量動物聚集會產生不可避免的狗吠聲，高分貝噪音擾民，嚴重影響我們的寧靜及騷擾會降低周邊環境的質素。

氣味與衛生

若衛生管理不善，狗糞，尿味及衛生環境惡劣，導致惡臭及病菌傳播傳染病風險動物排泄物處理不當可能導致惡臭及蚊蟲滋生，影響周邊公共衛生。

傳染病威脅

群體密集度高可能導致動物傳染病（如犬瘟熱）快速傳播。

對我們居住有潛在威脅

擔心若管理不善，動物逃脫可能導致追車或攻擊行人的事件。

排污憂慮

憂慮動物排泄物污染周邊環境，鄉郊臨時動物寄養所可能位於無污水渠網的地區，污水處理依賴化糞池等設施，容易引發污水溢出或過濾不足。

未經適當處理便排放，生態破壞及病菌傳播。

考慮到附近我們居民擔憂，本人對題述的規劃申請提出反對

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

參考編號

Reference Number:

260409-113232-60435

提交限期

Deadline for submission:

21/04/2026

提交日期及時間

Date and time of submission:

09/04/2026 11:32:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/410

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Stanley chan

意見詳情

Details of the Comment :

香港政府參與國家「十五五」規劃的濕地環保承諾

香港特區政府正全面對接國家「第十五個五年規劃」(2026-2030)，圍繞濕地保護與生態環保作出了一系列具體承諾，核心是「以生態優先、協同發展」，具體體現在以下方面：

 核心政策與重點項目

- 更新生物多樣性策略：2025年12月發布《香港生物多樣性策略及行動計劃(2035)》，對接國家《中國生物多樣性保護戰略與行動計劃(2023-2030年)》，提出10項總體目標、30項優先行動及81個優先項目，將濕地保護網絡建設列為首要行動之一。
- 推進濕地公園體系：落實「新積極保育政策」，規劃建設三桠灣濕地保護區，第一期預計2026/2027年動工，2031年完成，整體2039年或之前竣工，旨在形成以米埔內後海灣為核心的濕地保育網絡，提升棲息地连通性。
- 深化區域協同保育：2023年與深圳簽署《深圳灣(後海灣)濕地保護框架安排》，聯合保護紅樹林、潮間帶泥灘等重點生態，共同打造粵港澳大灣區生態協同示范。
- 強化自然基解決方案應用：2026年3月發布《香港自然基解決方案設計指引》，將濕地保護融入城市開發，在河流、濕地等場景中應用生態友好設計，提升生態系統韌性。

 核心承諾與目標

- 生態保育：強化米埔內後海灣拉姆薩爾濕地及三桠灣等重點濕地管理，恢復具生態價值的私人魚塘，擴大保護面積，支持水鳥及瀕危物種棲息地建設。
- 可持續利用：在保育前提下，推動濕地生態教育、生態旅遊與漁業現代化協同發展，實

現「人與自然和諧共生」。

- 氣候適應：將濕地保護納入氣候行動，提升沿海及內陸濕地應對極端天氣、海平面上升的能力，助力碳中和目標。
- 公眾參與：通過濕地公園、生態導覽、志願計劃等，提升公眾濕地保護意識，鼓勵社會共同參與。

時間與落地

- 香港正制定首個專屬五年規劃，預計2026年第四季度啟動諮詢，年底前發布正式文件，全面對接國家「十五五」規劃。
- 濕地保護項目與北都發展、美麗海灣建設等國家戰略同步推進，確保生態與發展雙贏。

基於以上原因 本區業主委員會/與居民都反對以上改變此地性質與用途。
相信 地政總署不可能與 港府唱反調 ！

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

參考編號

Reference Number:

260410-100031-49099

提交限期

Deadline for submission:

21/04/2026

提交日期及時間

Date and time of submission:

10/04/2026 10:00:31

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/410

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Waikuen Tin

意見詳情

Details of the Comment :

環境衛生與噪音問題

大量動物聚集會產生不可避免的狗吠聲，高分貝噪音擾民，嚴重影響附近民居的寧靜及騷擾會降低周邊環境的質素。

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傳染病威脅

群體密集度高可能導致動物傳染病（如犬瘟熱）快速傳播。

對居民潛在威脅

擔心若管理不善，動物逃脫可能導致追車或攻擊行人的事件。

排污憂慮

憂慮動物排泄物污染周邊環境，鄉郊臨時動物寄養所可能位於無污水渠網的地區，污水處理依賴化糞池等設施，容易引發污水溢出或過濾不足。

未經適當處理便排放，生態破壞及病菌傳播。

考慮到附近居民擔憂，本人對題述的規劃申請提出反對

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260412-174754-15979

提交限期**Deadline for submission:**

21/04/2026

提交日期及時間**Date and time of submission:**

12/04/2026 17:47:54

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

A/YL-MP/410

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

先生 Mr. 柯俊文

意見詳情**Details of the Comment :****環境衛生與噪音問題**

大量動物聚集會產生不可避免的狗吠聲，高分貝噪音擾民，嚴重影響附近民居的寧靜及騷擾會降低周邊環境的質素。

氣味與衛生

若衛生管理不善，狗糞，尿味及衛生環境惡劣，導致惡臭及病菌傳播傳染病風險動物排泄物處理不當可能導致惡臭及蚊蟲滋生，影響周邊公共衛生。

傳染病威脅

群體密集度高可能導致動物傳染病（如犬瘟熱）快速傳播。

對居民潛在威脅

擔心若管理不善，動物逃脫可能導致追車或攻擊行人的事件。

排污憂慮

憂慮動物排泄物污染周邊環境，鄉郊臨時動物寄養所可能位於無污水渠網的地區，污水處理依賴化糞池等設施，容易引發污水溢出或過濾不足。

未經適當處理便排放，生態破壞及病菌傳播。

考慮到附近居民擔憂，本人對題述的規劃申請提出反對

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月15日星期三 8:56
收件者: tpbpd/PLAND
副本: tspd/PLAND
主旨: A/YL-MP/410 強烈反對

類別: Internet Email

致：城市規劃委員會 / 規劃處 / 有關政府部門
主題：強烈反對 編號 A/YL-MP/410 規劃申請

敬啟者：

豐盛汽車集團就上述規劃申請表示強烈反對。

該地段緊鄰本集團之汽車業務設施，本集團已在本區作出重大投資，若批准該申請，將對本集團的日常商業運作造成嚴重影響，同時亦會對附近居民造成實質滋擾、衛生問題及生態破壞。

首先，該地段的排水情況非常困難，一旦發生大雨或長期使用，容易出現積水、泥濘及污水倒流等問題，增加環境衛生風險，亦可能影響鄰近居民及本集團設施的日常生活與安全。

其次，申請涉及動物寄養所用途，必然會產生大量狗糞、污水及異味。如管理不善，狗隻排泄物有機會散落周邊，令衛生環境極差，亦會滋生蚊蟲及細菌，對附近住戶及本集團客戶造成長遠影響。

再者，該地段四周均為民居，尤其會直接影響加州花園住客的居住安寧、空氣質素及社區環境。此類用途與周邊住宅及商業環境並不相容，亦有損居民生活質素及本集團的專業形象。

此外，動物寄養所會產生持續的噪音滋擾（大量狗隻吠叫），尤其在夜間及清晨，嚴重影響本集團客戶服務體驗、員工工作效率及居民安寧。

另者，擬議的教育中心及動物寄養所將大幅增加車輛及人流（客戶接送寵物及活動參與者），導致附近道路交通擁擠、泊車困難，並直接影響本集團車輛展示、客戶進出及日常商業運作，帶來交通安全隱患。

再者，申請涉及填土及挖土工程，會破壞原有地貌及土壤結構，可能導致土壤侵蝕、污染地下水及影響米埔一帶的生態系統。動物寄養所產生的廢物及污水，有機會滲入附近濕地保育區，嚴重影響候鳥及其他受保護野生動物的棲息環境，與該地帶的濕地保育及康樂規劃意向明顯衝突，亦不符合可持續發展原則。

此外，政府在本港擁有大量閒置土地及近山區、偏遠位置，完全可供有關團體或機構作動物寄養及教育中心等用途。本申請地點位於元朗青山公路附近，屬民居及商業活動密集區域，與上述用途明顯不相容。政府應優先安排此類用途於更合適的偏遠或近山區位置，而非批准在此敏感地帶進行，以避免不必要的社區衝突及資源錯配。香港社會經過幾年動盪不安，好不容易現在開始穩定，政府強調現階段是由治及興，請不要因此激發起居民怨聲載道，造成不和諧！

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

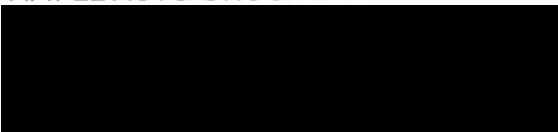
基於以上理由，特別是緊鄰本集團重大投資物業並直接影響日常商業運作，懇請貴部門／城規會慎重考慮，拒絕上述申請，以保障附近居民的居住環境、衛生、安全、本集團的合法商業權益及米埔濕地的生態價值。

此致

Best Regards

BB. BOBO CHOI

AMPLE AUTO GROUP LTD



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月19日星期日 4:10
收件者: tpbpd/PLAND
主旨: A/YL-MP/410 DD 104 Mai Po Wetlands
類別: Internet Email

A/YL-MP/410

Government Land in D.D. 104, Mai Po, Yuen Long

Site area: About 804sq.m

Zoning: "Other Specified Uses" annotated "Wetland Conservation Park" and "Recreation"

Applied use/: Education Centre / Animal Boarding Establishment / 1 Vehicle Parking / **Filling and Excavation of Land**

Dear TPB Members,

STRONG OBJECTIONS.

There are numerous vacant schools that can be used for this purpose.

There is no justification to introduce animal boarding into the wetlands area. The fact that noise barriers are mentioned underlines one of the issues. Another is potential contamination of the surroundings.

The site is already filled in so no grassy area where animals could exercise in the open air. Exercising on cement surface leads to damage to paws and joint pain. This is effectively a form of cruelty to animals.

The application should be rejected. There are many lots designated Cat 2 Agriculture Zoning that would be more appropriate also.

Mary Mulvihill

致：城市規劃委員會 / 規劃處 / 有關政府部門

主題：強烈反對 編號 A/YL-MP/410 規劃申請

敬啟者：

豐盛汽車集團就上述規劃申請表示**強烈反對**。該地段緊鄰本集團之汽車業務設施，本集團已在本區作出重大投資，若批准該申請，將對本集團的日常商業運作造成嚴重影響，同時亦會對附近居民造成實質滋擾、衛生問題及生態破壞。

首先，該地段的排水情況非常困難，一旦發生大雨或長期使用，容易出現積水、泥濘及污水倒流等問題，增加環境衛生風險，亦可能影響鄰近居民及本集團設施的日常生活與安全。

其次，申請涉及動物寄養所用途，必然會產生大量狗糞、污水及異味。如管理不善，狗隻排泄物有機會散落周邊，令衛生環境極差，亦會滋生蚊蟲及細菌，對附近住戶及本集團客戶造成長遠影響。

再者，該地段四周均為民居，尤其會直接影響加州花園住客的居住安寧、空氣質素及社區環境。此類用途與周邊住宅及商業環境並不相容，亦有損居民生活質素及本集團的專業形象。

此外，動物寄養所會產生持續的**噪音滋擾**（大量狗隻吠叫），尤其在夜間及清晨，嚴重影響本集團客戶服務體驗、員工工作效率及居民安寧。

另者，擬議的教育中心及動物寄養所將大幅增加車輛及人流（客戶接送寵物及活動參與者），導致附近道路交通擁擠、泊車困難，並直接影響本集團車輛展示、客戶進出及日常商業運作，帶來交通安全隱患。

再者，申請涉及**填土及挖土工程**，會破壞原有地貌及土壤結構，可能導致土壤侵蝕、污染地下水及影響米埔一帶的生態系統。動物寄養所產生的廢物及污水，有機會滲入附近濕地保育區，嚴重影響候鳥及其他受保護野生動物的棲息環境，與該地帶的**濕地保育及康樂**規劃意向明顯衝突，亦不符合可持續發展原則。

此外，政府在本港擁有大量閒置土地及近山區、偏遠位置，完全可供有關團體或機構作動物寄養及教育中心等用途。本申請地點位於**元朗青山公路附近**，屬民居及商業活動密集區域，與上述用途明顯不相容。政府應優先安排此類用途於更合適的偏遠或近山區位置，而非批准在此敏感地帶進行，**以避免不必要的社區衝突及資源錯配**。香港社會經過幾年動盪不安，好不容易現在開始穩定，政府強調現階段是由治及興，請不要因此激發起居民怨聲載道，造成不和諧！

基於以上理由，特別是緊鄰本集團重大投資物業並直接影響日常商業運作，懇請貴部門／城規會慎重考慮，**拒絕上述申請**，以保障附近居民的居住環境、衛生、安全、本集團的合法商業權益及米埔濕地的生態價值。

此致

反對人：豐盛汽車集團

聯絡電話：

地址：

日期：2026年4月15日



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月21日星期二 14:04
收件者: tpbpd/PLAND
副本: Stanley Chan
主旨: 反對規劃申請編號 A/YL-MP/410 - 擬議臨時教育中心及動物寄養所 (元朗米埔)
類別: Internet Email

致：城市規劃委員會秘書

本人為申請地點附近的居民，現就上述申請表示堅決反對，理由如下：

噪音騷擾：擬議的「動物寄養所」涉及大量犬隻或其他動物聚集。動物在夜間或受驚時發出的吠叫聲將對鄰近居民造成嚴重的噪音干擾，嚴重影響睡眠質素及日常生活，且申請人未有提出足夠的隔音設施建議。

衛生與氣味問題：大量動物聚集必然產生糞便及異味。米埔一帶通風情況受環境影響，氣味易積聚並飄向民居。此外，若排泄物處理不當，將引致蚊蟲滋生及環境衛生惡化，對公共衛生構成威脅。

交通負荷與安全：申請地點附近的道路狹窄，多為鄉郊小路。擬議設施作教育中心及動物寄養用途，將增加私家車及貨車的出入頻率，加劇交通擠塞，並對平日出入的居民（特別是長者及學童）造成安全隱患。

環境破壞與水浸風險：申請涉及填土及挖土工程。申請地點位於「濕地保育公園」地帶，大規模填土將破壞原有的自然生態及排水系統。本人擔心工程會導致周邊低窪地區在雨季出現嚴重水浸，威脅居民財產安全。

與規劃意向不符：該地帶原意為保護濕地及生態價值。引入具規模的人為設施及工程，會對當地脆弱的生態環境造成不可逆轉的負面影響，不符合該地段的規劃初衷。

基於以上各點，本人懇請 貴會考慮居民的訴求，否決此項申請，以保障現有社區的生活品質及環境安全。

反對人：葉國成

聯絡電話：[REDACTED]

居住地址：[REDACTED]

日期：2026 年 4 月 21 日

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[Yahoo Mail：輕鬆搜尋和整理郵件，助你解決問題](#)

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

參考編號

Reference Number:

260421-144440-72195

提交限期

Deadline for submission:

21/04/2026

提交日期及時間

Date and time of submission:

21/04/2026 14:44:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/410

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAN

意見詳情

Details of the Comment :

該地段的排水情況非常困難，一旦發生大雨或長期使用，容易出現積水、泥濘及污水倒流等問題，增加環境衛生風險，亦可能影響鄰近居民及本集團設施的日常生活與安全。

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

參考編號
Reference Number: 260421-144602-00045

提交限期
Deadline for submission: 21/04/2026

提交日期及時間
Date and time of submission: 21/04/2026 14:46:02

有關的規劃申請編號
The application no. to which the comment relates: A/YL-MP/410

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. WONG

意見詳情
Details of the Comment :

申請涉及動物寄養所用途，必然會產生大量狗糞、污水及異味。如管理不善，狗隻排泄物有機會散落
周邊，令衛生環境極差，亦會滋生蚊蟲及細菌，對附近住戶及本集團客戶造成長遠影響。

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

參考編號
Reference Number: 260421-144705-49568

提交限期
Deadline for submission: 21/04/2026

提交日期及時間
Date and time of submission: 21/04/2026 14:47:05

有關的規劃申請編號
The application no. to which the comment relates: A/YL-MP/410

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. TO

意見詳情
Details of the Comment :

該地段四周均為民居，尤其會直接影響加州豪園住客的居住安寧、空氣質素及社區環境。此類用途與
周邊住宅及商業環境並不相容，亦有損居民生活質素及本集團的專業形象。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260421-144903-52142

提交限期**Deadline for submission:**

21/04/2026

提交日期及時間**Date and time of submission:**

21/04/2026 14:49:03

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

A/YL-MP/410

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

先生 Mr. IP

意見詳情**Details of the Comment :**

寵物寄養中心會引致大量車輛來回接送寵物，人流車流大幅增加，造成附近道路擠塞、泊車混亂及行人安全隱患，嚴重影響居民出入及交通安全。

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

參考編號

Reference Number:

260421-145014-66379

提交限期

Deadline for submission:

21/04/2026

提交日期及時間

Date and time of submission:

21/04/2026 14:50:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/410

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. NG

意見詳情

Details of the Comment :

有關申請涉及工程及營運，會破壞區內環境及景觀，並可能影響附近生態環境，與區內以住宅為主的規劃意向不符，亦不利社區宜居環境發展。

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

參考編號
Reference Number: 260421-145108-18586

提交限期
Deadline for submission: 21/04/2026

提交日期及時間
Date and time of submission: 21/04/2026 14:51:08

有關的規劃申請編號
The application no. to which the comment relates: A/YL-MP/410

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YIP

意見詳情
Details of the Comment :

本區以住宅為主，環境寧靜、適合居住，不適合設立此類易產生噪音、異味及衛生問題的營運用途。政府亦有其他更合適的偏遠地區或非住宅用地可供有關用途，不應批准於民居密集區設立寵物寄養場所。

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

260421-145351-75865

Reference Number:**提交限期**

21/04/2026

Deadline for submission:**提交日期及時間**

21/04/2026 14:53:51

Date and time of submission:**有關的規劃申請編號**

A/YL-MP/410

The application no. to which the comment relates:**「提意見人」姓名/名稱**

加州豪園B期業主委員會

Name of person making this comment:**意見詳情****Details of the Comment :**

本會為新界元朗和生圍加州豪園B期業主委員會，現代表加州豪園B期住戶就有關A/YL-MP/410之申請表達嚴正反對，謹請 貴會細閱我方下列反對意見：

- 1.有關地點鄰近密集住宅區，與寵物寄養場所用途極不相容，一旦營運將產生大量犬隻吠叫噪音，尤其於清晨、夜間及假期，嚴重影響居民日常作息、睡眠安寧及生活質素，造成長期噪音滋擾。
- 2.寵物寄養場所會產生大量排泄物、異味及污水，容易造成衛生惡劣、蚊蟲滋生、細菌散播等問題，對附近居民健康構成威脅，亦會嚴重影響居住環境及空氣質素。
- 3.該地段排水條件欠佳，大雨時極易出現積水、泥濘及污水倒流情況，加上寵物廢物及污水處理不當，極易造成環境污染及衛生風險，影響居民日常生活安全。
- 4.寵物寄養中心會引致大量車輛來回接送寵物，人流車流大幅增加，造成附近道路擠塞、泊車混亂及行人安全隱患，嚴重影響居民出入及交通安全。
- 5.有關申請涉及工程及營運，會破壞區內環境及景觀，並可能影響附近生態環境，與區內以住宅為主的規劃意向不符，亦不利社區宜居環境發展。
- 6.本區以住宅為主，環境寧靜、適合居住，不適合設立此類易產生噪音、異味及衛生問題的營運用途。政府亦有其他更合適的偏遠地區或非住宅用地可供有關用途，不應批准於民居密集區設立寵物寄養場所。

基於上述理由，本委員會鄭重反對有關申請，並懇請 貴會在審議時充分考慮區內居民之合理憂慮及實際影響，拒絕有關申請，以減低對周邊環境及居民之影響。