

29 OCT 2021

This document is received on
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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/NE-77A/207
	Date Received 收到日期	29 OCT 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Yu Fuk Hau (余馥后)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 S.E (Part) in D.D.87, Ta Kwu Ling, 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	<input checked="" type="checkbox"/> Site area 地盤面積 1,660 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 950 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)	Nil 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 Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant with a temporary structure (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
15/9/2021 (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 23/9/2021 & 21/10/2021 (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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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 (Dog Kennel) for a Period of 3 Years	
	(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	710	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	950	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	950	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	950	.....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)		
Structure 1: Dog kennel, site office & toilet (Not exceeding 4m, 1 storey)		
.....		
.....		
.....		
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	8 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	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))																															
	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)																															
(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，請另頁表示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？	Yes 是 No 否 <input checked="" type="checkbox"/>	<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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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"/>																															

	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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/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	
(e) Approval conditions 附帶條件	<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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (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。

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-FTA/205.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. All the dogs will leave the application site after the operation hours.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. No public announcement system at the application site. All the dogs will stay within an enclosed structure with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. No site formation is proposed. The uncovered land area will be covered with short grass.
13. The dog kennel will be an enclosed structure with soundproofing materials and mechanical ventilation.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The outdoor area and the dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel will be maintained in a sanitary condition.
20. No blowing of whistle will be used at the site and all dogs will stay within enclosed structures at all times.
21. The applicant would follow the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites.
22. Altogether 42 dogs will be housed within Structure 1. After the deduction of the access within the structures, about 10m² will be available for each dog.
23. Two staff will station at the application site after office hours to take care of the dogs. The dogs will stay at the application site overnight.
24. The proposed development is intended to provide dog kennel service to the public and it would not involve other services.
25. The proposed development may carry out dog adoption programme so that it needs an office with size 210m².

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 an application to the Board 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


.....
Patrick Tsui



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

.....
Consultant

Name in Block Letters
姓名 (請以正楷填寫)

.....
Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

24/9/2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 S.E (Part) in D.D.87, Ta Kwu Ling, N.T.
Site area 地盤面積	1,660 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 Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 (Dog Kennel) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	950 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.57 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	57.22 % <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		8
	Private Car Parking Spaces 私家車車位 8 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) NA		
	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 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, Site plan, proposed vehicular access 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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years

at

Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 S.E (Part) in D.D.87, Ta Kwu Ling, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupied an area of about 1,660m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the east and west. To the south is public road. An open drain is found to the immediate west. A dog kennel has been approved to the immediate north and east of the application site, i.e., A/NE-FTA/205.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 It has a gradient sloping from south to north from about +26.2mPD to +25.6mPD.

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land. As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 4**, an open drain is found to the immediate west of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,660m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 26.2\text{m} - 25.6\text{m} = 0.6\text{m}$$

$$L = 46\text{m}$$

$$\therefore \text{Average fall} = 0.6\text{m in } 46\text{m} \text{ or } 1\text{m in } 76.67\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [46 / (1.3^{0.2} \times 1,660^{0.1})]$$

$$t_c = 3.01 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 310 mm/hr

By Rational Method, $Q_1 = 1 \times 310 \times 1,660 / 3,600$

$$\therefore Q_1 = 142.94 \text{ l/s} = 8,576.67 \text{ l/min} = 0.14\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:90 in order to follow the gradient of the application site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the open drain to the immediate west of the application site periphery.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting an unnamed Road. It is situated amidst the 'Agriculture' ("AGR") zone of which animal boarding establishment is a column 2 use which requires the prior planning permission from the Town Planning Board.
- 2.2 The maximum number of visitors is 21 per day which can be accommodated by 7 private cars because the site would allow the parking of 7 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 3 staffs at the application site during operation hours. No more than 42 dogs will be accommodated at the application site and most of the dogs will stay overnight at the application site.
- 2.3 Also, the proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

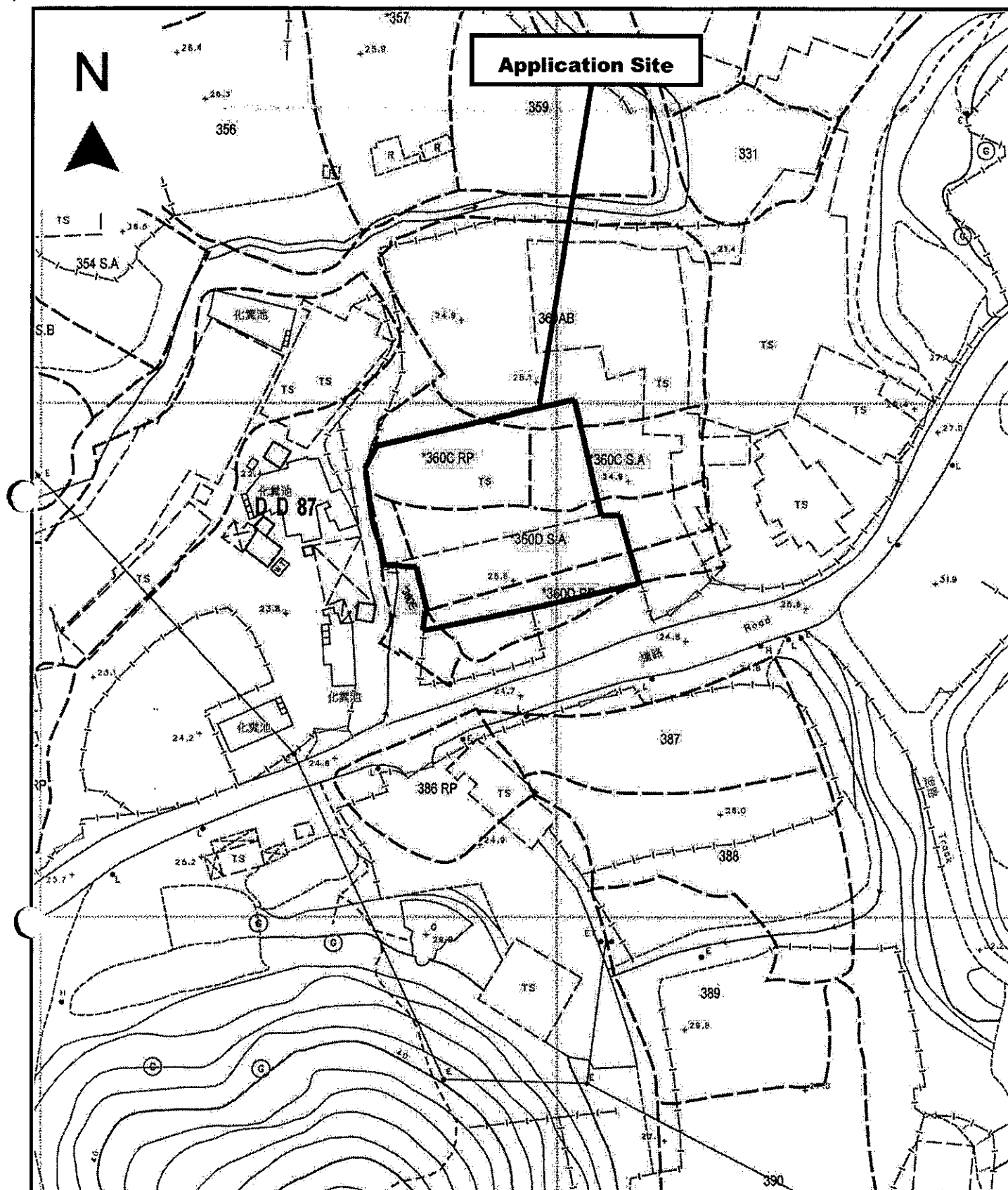
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	1.0	1.0	3	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is taken as 1; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the unnamed road leading from Kong Nga Po Road. The negligible increase in traffic would not aggravate the traffic condition of nearby road networks.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 S.E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

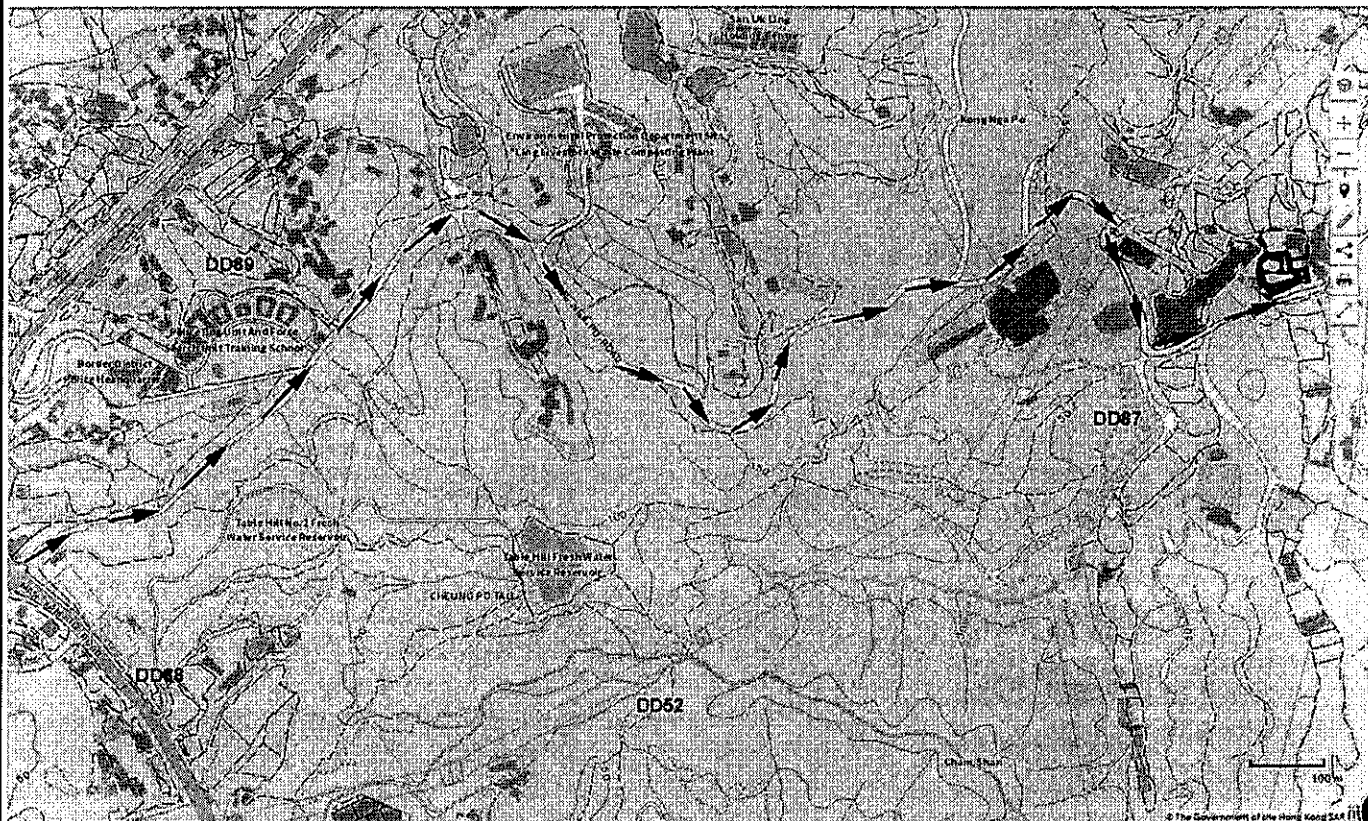
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 S.E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

→ Vehicular access leading to the application site from Man Kam To Road

□ Application site

Scale 比例:

As shown

N



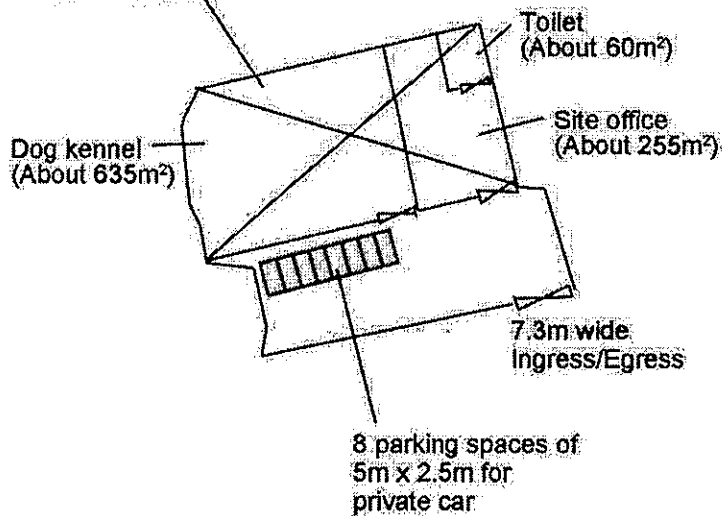
Structure 1

Dog kennel, site office
and toilet

GFA: Not exceeding 950m²

Height: Not exceeding 4m

No. of storey: 1



Project 項目名稱:

Proposed Temporary Animal Boarding
Establishment (Dog Kennel) for a
Period of 3 Years at Lots 360 AB (Part),
360 C S.A (Part), 360 C RP (Part) &
360 D S.A (Part), 360 D RP (Part), 360
S.E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

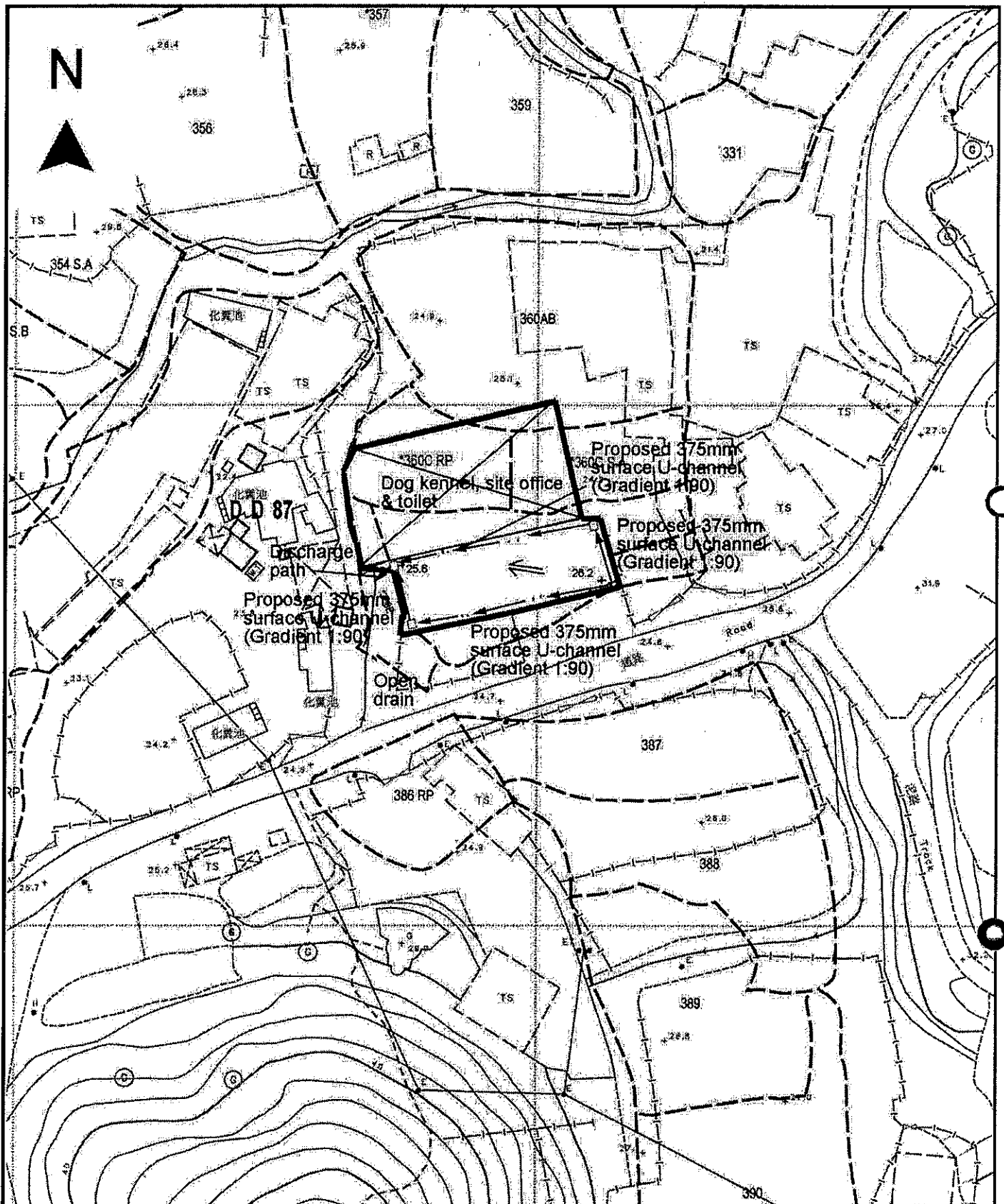
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 S.E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+26.2 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

Total: 14 pages

Date: 4 November 2021

TPB Ref.: A/NE-FTA/207

By Email

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

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C
RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in
D.D.87, Ta Kwu Ling, N.T.**

We have updated the address, i.e., lot Nos., of the application site in Figure 1 to Figure 4, Annex 1 and 2, page 2 and page 10 of the S.16-III application form. We have also updated the number of proposed parking spaces in Figure 3, page 5 and 11 and S.16-III application form. The number of visitors visiting the application site each day has been updated in Annex 2. The justifications in support of the captioned application has also been updated.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

Yu Fuk Hau (余馥后)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, 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	<input checked="" type="checkbox"/> Site area 地盤面積 1,660 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 950 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約	

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
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/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 (Dog Kennel) for a Period of 3 Years (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	710	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	950	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	950	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	950	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)		
Structure 1: Dog kennel, site office & toilet (Not exceeding 4m, 1 storey)		
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	4 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

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。

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-FTA/205.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because the dog kennel will be housed within an enclosed structure and no dog will be allowed to stay outdoor.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. No public announcement system at the application site. All the dogs will stay within an enclosed structure with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. No site formation is proposed. The uncovered land area will be covered with short grass.
13. The dog kennel will be an enclosed structure with soundproofing materials and mechanical ventilation.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel will be maintained in a 'sanitary' condition.
20. No blowing of whistle will be used at the site and all dogs will stay within enclosed structures at all times.
21. The applicant would follow the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites.
22. Altogether 42 dogs will be housed within Structure I. After the deduction of the access within the structures, about 10m² will be available for each dog.
23. Three staff will station at the application site. Two staff will station at the application site after office hours to take care of the dogs. The dogs will stay at the application site overnight.
24. The proposed development is intended to provide dog kennel service to the public and it would not involve other services.

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360E (Part) in D.D.87, Ta Kwu Ling, N.T.
Site area 地盤面積	1,660 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 Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 (Dog Kennel) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	950 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.57 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	57.22 % <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		4
	Private Car Parking Spaces 私家車車位 4 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) NA		
	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 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years

at

Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupied an area of about 1,660m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the east and west. To the south is public road. An open drain is found to the immediate west. A dog kennel has been approved to the immediate north and east of the application site, i.e., A/NE-FTA/205.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 It has a gradient sloping from south to north from about +26.2mPD to +25.6mPD.

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 According to Figure 4, it is noted that the level of the application site is comparatively higher than the adjoining land. As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in Figure 4, an open drain is found to the immediate west of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,660m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 26.2\text{m} - 25.6\text{m} = 0.6\text{m}$$

$$L = 46\text{m}$$

$$\therefore \text{Average fall} = 0.6\text{m in } 46\text{m} \text{ or } 1\text{m in } 76.67\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [46 / (1.3^{0.2} \times 1,660^{0.1})]$$

$$t_c = 3.01 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 310 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 310 \times 1,660 / 3,600$$

$$\therefore Q_1 = 142.94 \text{ l/s} = 8,576.67 \text{ l/min} = 0.14\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:90 in order to follow the gradient of the application site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1. Subject to the calculations in 1.2 above, it is determined that proposed 375mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2. Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3. The collected stormwater will then be dissipate to the open drain to the immediate west of the application site periphery.
- 1.3.4. All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 1.3.5. The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting an unnamed Road. It is situated amidst the 'Agriculture' ("AGR") zone of which animal boarding establishment is a column 2 use which requires the prior planning permission from the Town Planning Board.
- 2.2 The maximum number of visitors is 8 per day which can be accommodated by 3 private cars because the site would allow the parking of 3 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 3 staffs at the application site during 9:00a.m. to 7:00p.m. No more than 42 dogs will be accommodated at the application site and most of the dogs will stay overnight at the application site.
- 2.3 Also, the proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

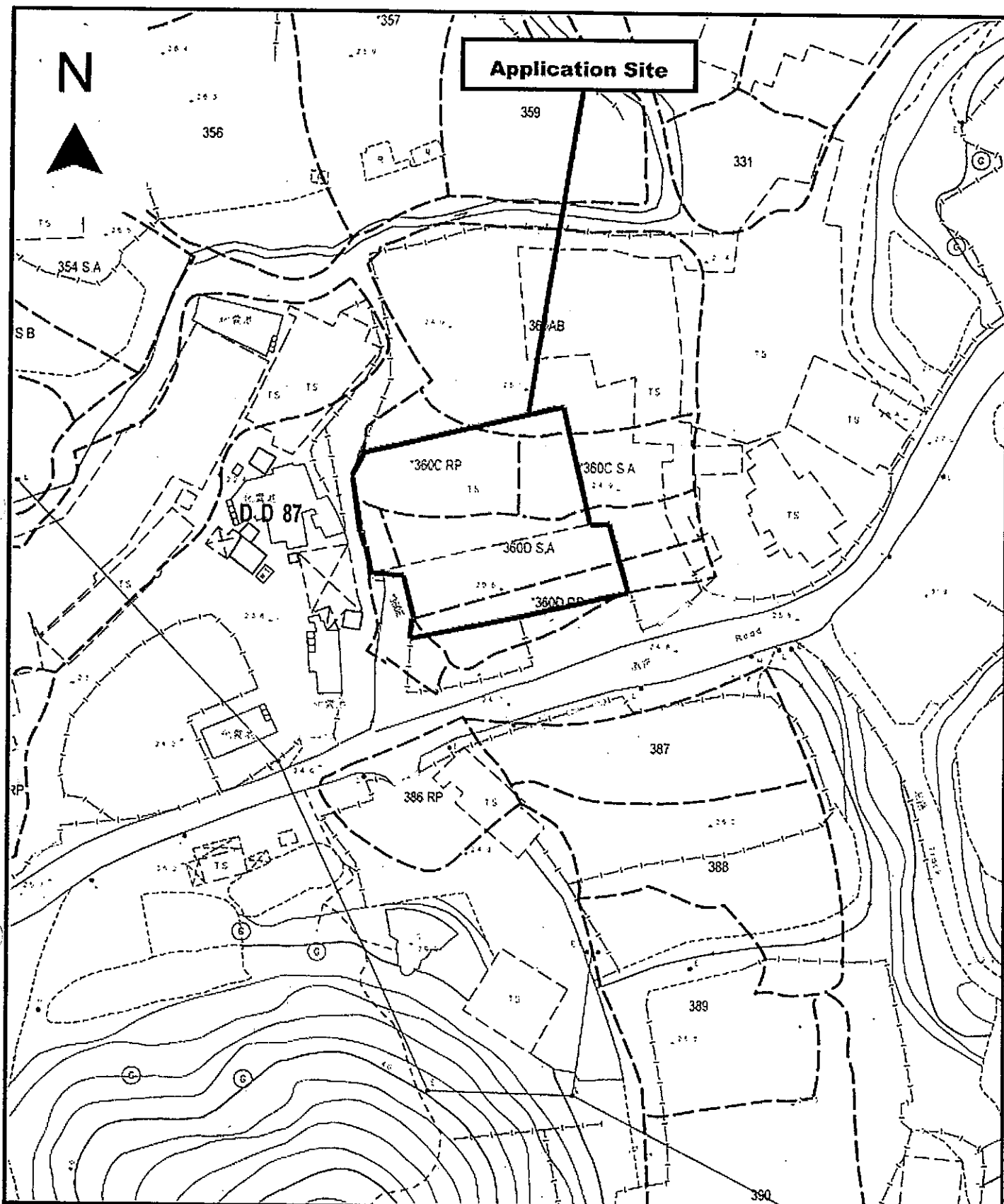
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.6	0.6	3	2

Note 1: The opening hour to the public is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays although the proposed development would be manned 24 hours and overnight stay of dogs is expected;

Note 2: The pcu of private car is taken as 1; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the unnamed road leading from Kong Nga Po Road. The negligible increase in traffic would not aggravate the traffic condition of nearby road networks.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

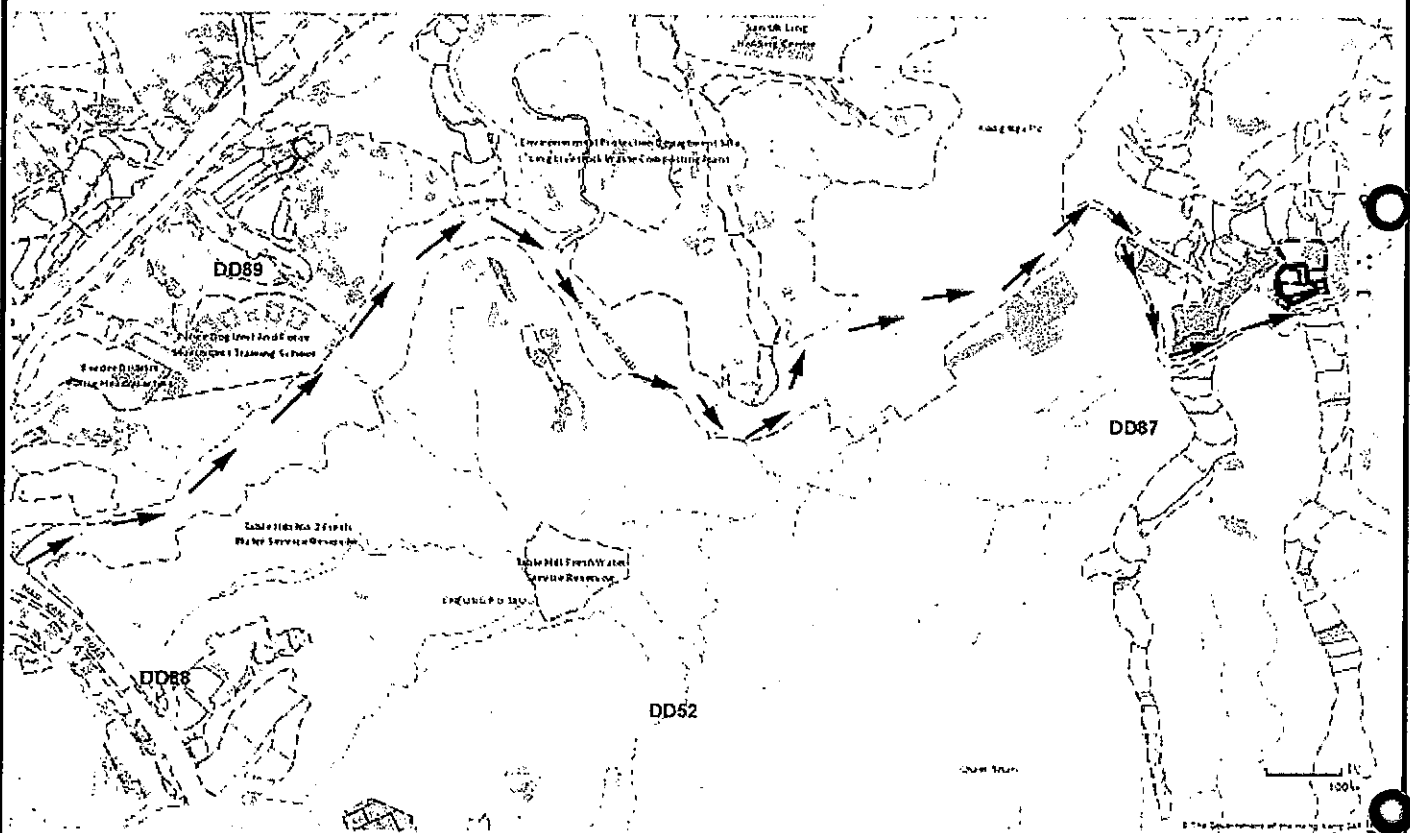
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

→ Vehicular access leading to the application site from Man Kam To Road

□ Application site

Scale 比例:

As shown

N



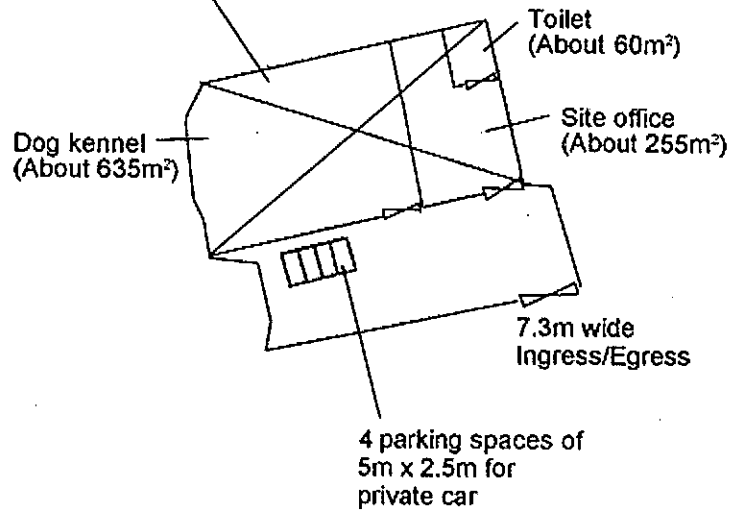
Structure 1

Dog kennel, site office
and toilet

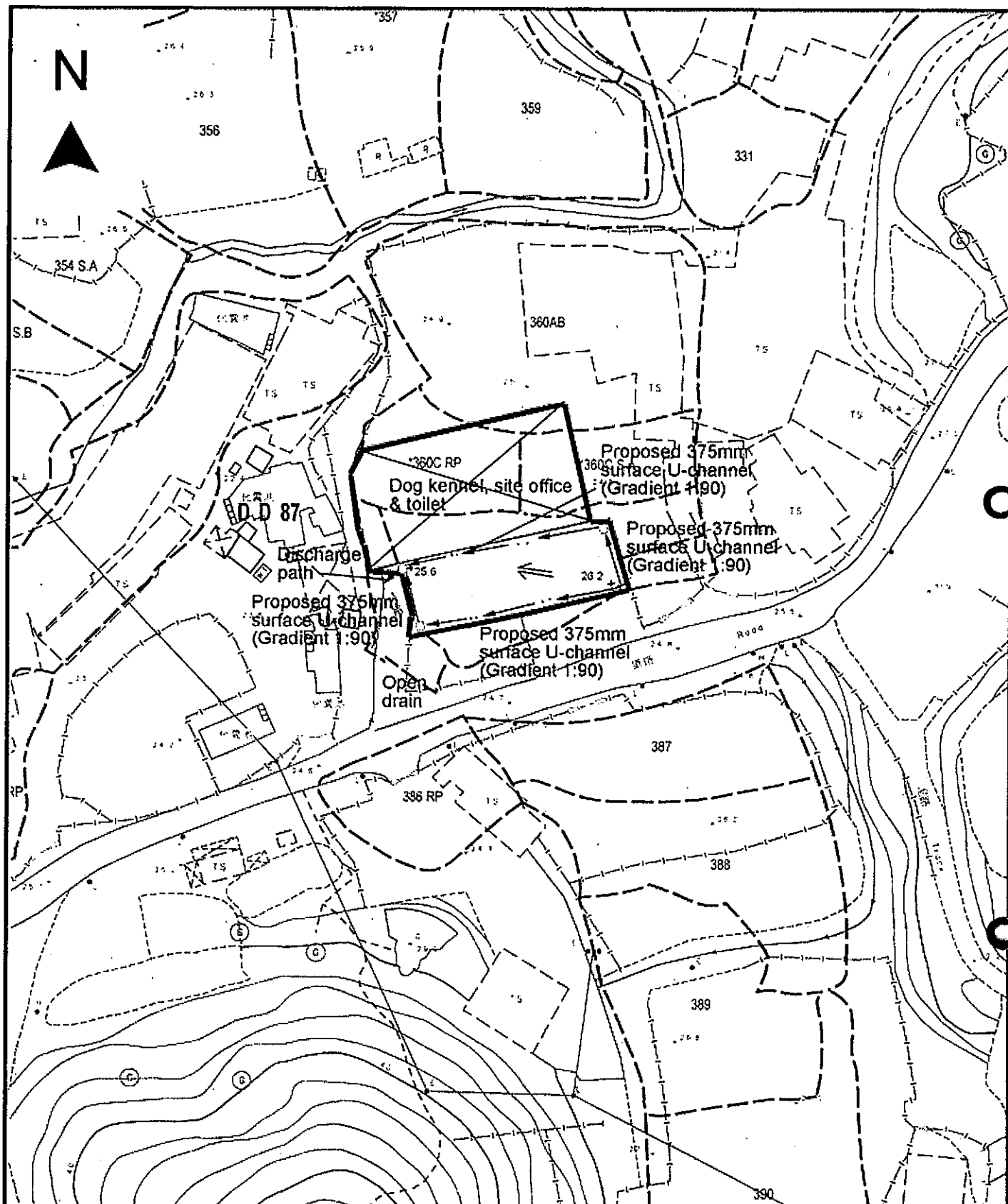
GFA: Not exceeding 950m²

Height: Not exceeding 4m

No. of storey: 1



<p>Project 項目名稱:</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:</p> <p>Figure 3</p>	
		<p>Scale 比例:</p> <p>1:1000</p>



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

*26.2 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年02月22日星期二 9:46
收件者: nlwwong@pland.gov.hk
副本: TPB
主旨: A/NE-FTA/207
附件: FTA207-ltr-08.pdf

4-1

Dear Nora,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 2 pages

Date: 22 February 2022

TPB Ref.: A/NE-FTA/207

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 18.2.2022.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(i) The source of the traffic generation/attraction rates and the calculation of the traffic generation/attraction should be quoted;	The traffic generation and attraction rates of A/YL-KTN/721 approved on 15.7.2021 (Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 207 S.B (Part) and 207 RP (Part) in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long, New Territories) is borrowed for the estimation of the traffic generation and attraction rates at the application site because both of the above sites are not served by public transport and not accessible from the nearest public transport service point.
(ii) The vehicular access between the site and Man Kam To Road are not managed by TD. The applicant should seek comment from the responsible party.	Noted.

Our response to the comments of the DLO/North is as follows:

DLO/North's comments	Applicant's response
(i) It is noted that there are unauthorized structures erected on the application lots and portions of adjoining GL are occupied without approval from this office. The applicant should cease occupation of GL concerned. This office reserves the right to take necessary lease enforcement actions	Noted. The applicant is willing to cease from occupying the adjoining Government land. The applicant will apply for short term waiver to regularize the temporary structures within the application site should the planning application is approved by the Town Planning Board.

<p>against the structures on private lots and land control action against the irregularities on GL as appropriate.</p> <p>(ii) The actual occupation area does not tally with the application site. The existing total built-over area is larger than it mentioned in the planning parameters of the subject application.</p> <p>(iii) It is noted that the proposed structure would include toilet use. The application should note that any proposed toilet facility should meet the current health requirements.</p>	<p>Noted. The applicant will follow strictly the proposed layout plan (Figure 3) attached in the application form regarding the built-over area and height of the proposed structure within the application site. The applicant will also follow strictly to operate within the application site boundary as shown in the site plan (Figure 1) attached in the application form.</p> <p>Noted. The proposed toilet facility would meet the current health requirements.</p>
---	---

In response to the public comments, the applicant's would like to express his opinion that the objections are unjustified because there is no objection from the Director of Environmental Protection (DEP).

Yours faithfully,




Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Nora WONG) –
By Email

Total: 2 pages

Date: 11 April 2022

TPB Ref.: A/NE-FTA/207

By Email

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

Dear Sir,

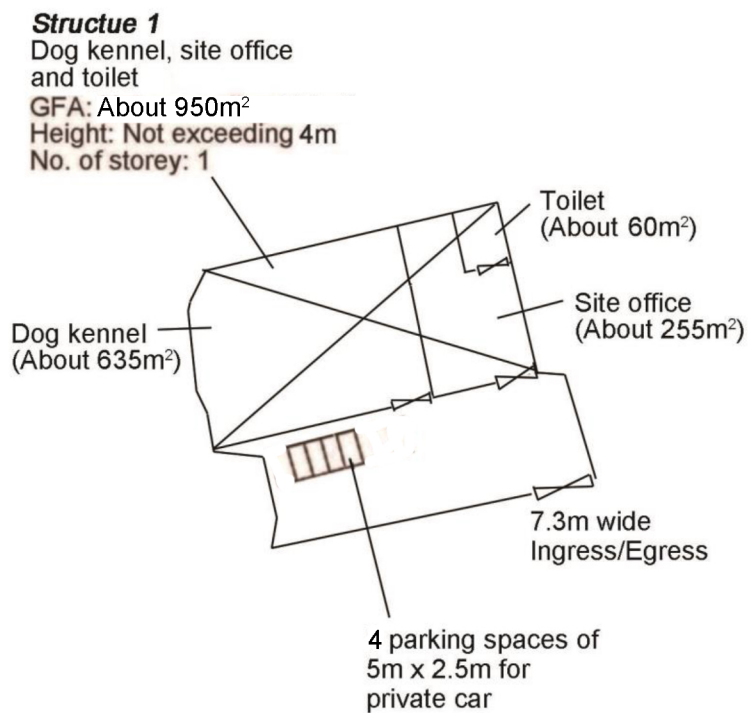
**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C
RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in
D.D.87, Ta Kwu Ling, N.T.**

We have updated the proposed layout plan to show that the GFA of structure 1 is about 950m².

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be a stylized 'Q' or 'C' followed by a small flourish. To the right of the signature is a circular official stamp in purple ink. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Nora WONG) –
By Email



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 360 AB (Part), 360 C S.A (Part), 360 C RP (Part) & 360 D S.A (Part), 360 D RP (Part), 360 E (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Use(s)/Development(s)	Date of Consideration	Rejection Reason(s)
A/NE-FTA/195	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	6/3/2020 (<i>RNTPC</i>)	(1), (2), (3)

Rejection Reason(s):

- (1) It was not in line with the planning intention of “AGR” zone.
- (2) It did not comply with the then Town Planning Board Guidelines No. 13E for Open Storage and Port Back-up Uses in that no previous planning approval has been granted at the Site.
- (3) There were adverse departmental comments and local objections to the application; and the applicant failed to demonstrate that the development would not cause adverse traffic impact on the surrounding areas.

Similar s.16 Application in the vicinity of the Site within the same “Agriculture” Zone on the Fu Tei Au and Sha Ling Outline Zoning Plan in the Past Five Years

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration
A/NE-FTA/205	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	27/8/2021 (RNTPC)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the Site comprises Lot Nos. 360AB, 360C S.A, 360C RP, 360D S.A, 360D RP and 360E all in D.D. 87. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access;
- it is noted that there are unauthorised structures erected on the application lots and portions of adjoining Government land are occupied without approval from this office; and
- the actual occupation area does not tally with the Site. The existing total built-over area is larger than the proposed parameters under the application.

2. Traffic

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

- no comment on the application and considers that the traffic impact induced by the temporary development is tolerable from the traffic engineering point of view; and
- the vehicular access between the Site and Man Kam To Road is not managed by his department.

3. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of miscellaneous rural fringe landscape character comprising temporary structures, open storages, vegetated areas and clusters of tree groups. It is occupied by a temporary structure and no significant adverse landscape impact arising from the proposed development is anticipated;
- a planning application (A/NE-FTA/205) adjacent to the Site within the same “AGR” zone for the same temporary use was approved by the Committee in 2021. The proposed use under application is considered not entirely incompatible with its surrounding environment; and
- should the application be approved, it is considered not necessary to impose a landscape condition in the planning permission.

4. **Drainage**

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and
- the Site is in an area where no public sewer connection is available.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department.

6. **Nature Conservation and Licensing**

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

- the Site does not associate with any licence granted by his department, nor have we received any application regarding this address. 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 dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance; and
- the Site is paved with a watercourse located to the north of the Site. While he has no comment on the application from nature conservation point of view, should the application be approved, the applicant should avoid impact to the watercourse during construction and operation phase of the proposed development.

7. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application provided that the facilities will be properly designed and maintained, and the proposed environmental mitigation measures proposed by the applicant would be properly implemented;
- there was no environmental complaint received in the past 3 years; and
- the following approval conditions should be included:
 - (i) all dogs will stay within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system at all times, as proposed by the applicant; and

- (ii) no public announcement system and whistle blowing on site, as proposed by the applicant.

8. Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DEFH)

- no adverse comment on the application from environmental hygiene point of view.

9. Building Matters

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

- there is no record of approval by the Building Authority for the buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

10. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Chairman of Fung Shui Area Committee, the incumbent North District Councilor of N16 Constituency, the Indigenous Inhabitant Representative (IIR) of Lei Uk, the Resident Representatives (RRs) of Lei Uk, San Uk Ling and Tai Po Tin have no comment on the application; and
- the other IIR of Chow Tin Tsuen, the IIR of Sheung Shan Kai Wat and RR of Sheung Shan Kai Wat do not response.

11. Other Departments

- the following government departments have no comment on/ no objection to the application:
 - (i) The Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (ii) The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
 - (iii) The Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
 - (iv) The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (v) The Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
- (i) the Site comprises Lot Nos. 360AB, 360C S.A, 360 C RP, 360D S.A, 360D RP and 360E all in D.D. 87. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring Government land (GL) will be allowed for the vehicular access to the Site for the proposed use;
 - (ii) it is noted that there are authorised structures erected on the application lots and portions of adjoining GL are occupied without approval from her office. The applicant should cease occupation of the GL concerned. Her office reserves the right to take necessary lease enforcement actions against the structures on private lots and land control action against the irregularities on GL as appropriate.
 - (iii) the actual occupation area does not tally with the Site. The existing total built-over area is larger than the proposed development parameters under application;
 - (iv) the proposed structure would include toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements;
 - (v) should the application be approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) to regularise all the unauthorized structures erected on the application lots. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Man Kam To Road is not managed by his office. The applicant should seek comments from the responsible party;
- (c) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
- (i) the Site is in an area where no public sewer connection is available;
 - (ii) the applicant is advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;

- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. The applicant should also ensure that the flow from this Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation.at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

- (d) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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;
 - (iv) if the proposed use under application is subject to issue of a licence, 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 licencing authority;
 - (v) any temporary shelters for dog kennel or site office or other uses are considered as temporary buildings that are subject to the control of the Building (Planning) Regulations (B(P)R) Pt. VII;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
 - (vii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (viii) it is noted that portable toilets are to be provided for the proposed development, the applicant's attention is drawn to the provision of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation drainage works. Detailed comments under the BO will be provided at the building plan submission stage;
- (e) to note the following comments of the Director of Fire Services:
- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant

should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the following comments of the Director of Agriculture, Fisheries and Conservation:
- (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. 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;
 - (ii) the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and the applicant is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times. Detailed information and guidance on animal boarding establishment would be provided upon the receipt of the licence application; and
 - (iii) the applicant is reminded to avoid impact to the watercourse during construction and operation phase of the proposed development;
- (g) to note the following comments of the Director of Environmental Protection:
- (i) the applicant should be reminded of his obligation to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” and EPD’s ProPECC PN 1/94 “Construction Site Drainage” to prevent pollution of the watercourse running through the Site during operation, and adopt good housekeeping measures to prevent wastewater and rubbish from polluting watercourse nearby during operation;
 - (ii) adequate supporting infrastructure / facilities should be provided for proper collection, treatment and disposal of waste/ wastewater from the proposed use, including that from toilets, dog kennel, removal of animal urine/ excrement, floor washing and general cleaning of dog kennel etc. Should septic tank and soakaway system(s) be used, its design, construction, operation and maintenance shall follow the requirements of EPD’s ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. This includes the requirements on capacity, minimum clearance distance, percolation test, prohibition of overflow, and duly certification by an Authorised Person. Licenced collector(s) should also be employed to regularly collect and dispose of the wastewater;
 - (iii) to properly design and maintain the facilities to minimise any potential environmental

nuisance, including regular removal of waste on site, closing all doors/any openings at all times, which should face away from sensitive uses nearby, etc. In particular, the applicant is advised to adopt auto-closing doors for the enclosed structures;

- (iv) if any complaint is received, the applicant shall review the existing measures and provide further measures to remedy the situation promptly, for example application of deodorisation unit;
 - (v) the applicant is reminded of his obligation to meet the statutory requirements under all environmental protection/pollution control ordinances, including Water Pollution Control Ordinance, etc;
- (h) to note the following comments of the Director of Food and Environmental Hygiene:
- (i) proper licence/ permit issued by his Department is required if there is any food business/ catering service/ activities regulated by the Director of Food and Environmental Hygiene (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
 - (ii) 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 their own/ at their expenses.

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

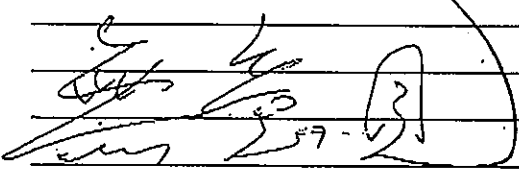
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-FTA/207

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

10 NOV 2021

5-2

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



沙嶺村居民福利會
24/11/2021 10:17

A/NE-FTA/207

From:

[REDACTED]

To:

tpbpd@pland.gov.hk

FileRef:

1 attachment



20211124094852.pdf

請查閱附件、謝謝

回 條

貴處檔案：(16) in HAD N DS/17/40/25/662/95/20

致：粉嶺璧峰路3號
北區政府合署4樓401室
北區民政事務處
張嘉寶女士
(傳真：2676 9109)

《城市規劃條例》規劃申請編號：A/NE-FTA/207
擬議臨時動物寄養所(犬舍)(為期3年)
新界上水缸瓦甬丈量約份第87約地段第360AB號(部分)、
第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、
第360D號餘段(部分)及第360E號(部分)

本人/機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☐ 贊成 (理由/意見：_____)

☒ 反對 (理由/意見：犬舍太接近居民，動物或狗隻會發出大量嘈吵的聲音滋擾居民，毛髮和細菌影響居民健康。)

☐ 無意見 (其他補充事項：_____)

(請於合適的方格口內填上「✓」號)

請於 2021 年 11 月 24 日或之前傳真或寄回至本處

簽署：_____

姓名：_____

團體：_____

電話：_____

日期：_____

李樹榮

李樹榮

沙嶺村居民福利會

(由北區民政事務處職員_____代填)

(電話會談日期：_____)



寄件者: [REDACTED]
寄件日期: 2021年11月30日星期二 2:45
收件者: tpbpd
主旨: A/NE-FTA/1207 DD 87 Kong Nga Po

A/NE-FTA/207

Dear TPB Members,

Site size reduced to 1,660sq.m. However objections are still relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 30 July 2021 3:15 AM CST
Subject: A/NE-FTA/205 DD 87 Kong Nga Po

A/NE-FTA/205

Lots 360AB (Part), 360C S.A (Part) and 360DE (Part) in D.D. 87, Kong Nga Po, Sheung Shui

Site area :About 1,920sq.m

Zoning: "Agriculture"

Applied use : Animal Boarding Establishment (Dog Kennel) / 8 Vehicle Parking

Dear TPB Members,

The aerial images and support documents for Application 195 show that the lots are an ongoing storage facility. It is adjacent to pig rearing facilities. The application was rejected. The current application is for part of the site.

The Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD) advises that the Site is currently subject to two planning enforcement actions (No. E/NE-FTA/173 & No. E/NE-FTA174) against unauthorized developments (UDs) involving workshop use and storage use (including deposit of containers) at the southwestern portion of the Site and against UD involving storage use (including deposit of containers) on the northern and eastern portions of the Site respectively. Enforcement Notices (No. E/NEFTA/173 & No. E/NE-FTA174) (Plan A-2) were issued on 16.9.2019 requiring discontinuation of the UD by 16.11.2019. According to the latest site inspection, the UD of the enforcement case (No. E/NE-FTA/173) has been discontinued whilst the UD of the enforcement case (No. E/NE-FTA/174)

has not been discontinued upon expiry of the notice. The concerned party maybe subject to prosecution action.

The Site is not the subject of any previous application. The Site and its surrounding had been hard paved since 2004. Adverse landscape character alteration has taken place prior to planning application;

There is a river to the north of the lots.

So has enforcement action been carried out and what is the current state of the land? Would barking dogs have a negative impact on the piggery operations?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, February 6, 2020 3:56:21 AM
Subject: A/NE-FTA/195 DD 87 Kong Nga Po

A/NE-FTA/195

Lots 360AB, 360C S.A and 360C RP in D.D. 87, Kong Nga Po, Sheung Shui

Site area : About 3,214.6sq.m

Zoning: "Agriculture"

Applied use : Open Storage of Containers / 1 Vehicle Parking

Dear TPB Members,

As the site is close to Hang Lung Hang and deep into Agriculture/GB territory, the following will be applicable.

The proposed temporary open storage was not in line with the planning intention of the "Agriculture" ("AGR") zone. No strong planning justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis. The application does not comply with the Town Planning Board Guidelines No. 13E in that the Site falls within Category 3 areas and no previous approval for similar open storage use had been granted for the Site.

Approval of the application would set an undesirable precedent. The cumulative effect of approving such similar applications, even on a temporary basis, would result in a general degradation of the rural environment and landscape quality of the area.

Mary Mulihill

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年11月30日星期二 14:39
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on two planning applications
附件: 211130 s16 KTN 797.pdf; 211130 s16 FTA 207.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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)

30th November 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years
(A/NE-FTA/207)

1. We refer to the captioned.
2. The site is within Agriculture zone. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of this zone.
3. There is a rejected application (A/NE-FTA/195) partially covering the current application site; the reasons to reject this application are shown below:

(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone, which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the proposed development does not comply with the Town Planning Board Guidelines No. 13E for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that no previous planning approval has been granted at the Site and there are adverse departmental comments and local objection on the application;

(c) the applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas; and

(d) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

4. Based on the information collected from the Planning Department in late November 2021, there is an enforcement case no. E/NE-FTA/0173 covering the application site. We urge the Board to investigate with relevant authorities as to whether this case has been settled.

5. We urge the Board to reject this application.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden