

2022年 6月 27日

此文件在 收到。城市規劃委員會  
只會在收到所有資料及文件後才正式確認收到  
申請。

27 JUN 2022

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-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) Construction of “New Territories Exempted House(s)”;  
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in  
rural areas; and  
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;及**
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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-HLH/57
	Date Received 收到日期	27 JUN 2022

- 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 )

WONG Wan 黃芸

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

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

R-riches Property Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,195 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 882 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Lung Hang Outline Zoning Plan No.: S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
21/6/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/6/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

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

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... 2,195 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="512 1361 1458 1854"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	882	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.4		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	40	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	6		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	3 - 4	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3 - 4	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☒ office 辦公室 (site office) ..... 9 sq. m 平方米 ☒ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

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

.....

.....

.....

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND WASH ROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B4	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B5	STORAGE OF ANIMAL SUPPLIES	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B6	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		882 m <sup>2</sup> (ABOUT)	882 m <sup>2</sup> (ABOUT)	

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND WASH ROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B4	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B5	STORAGE OF ANIMAL SUPPLIES	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B6	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		882 m <sup>2</sup> (ABOUT)	882 m <sup>2</sup> (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途  
 Parking, loading / unloading and circulation spaces

.....  
 .....  
 .....  
 .....  
 .....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Mid 2023

.....

.....

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.....

.....

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Man Kam To Road via Kong Nga Po Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>2</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>          </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>          </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>          </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><u>          </u> <u>          </u></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u>          </u></p> <p>Coach Spaces 旅遊巴車位 <u>          </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u>          </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><u>          </u> <u>          </u></p> <p><input type="checkbox"/></p>

<b>9. Impacts of Development Proposal 擬議發展計劃的影響</b>																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是           No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....																																	



Please refer to the planning statement.

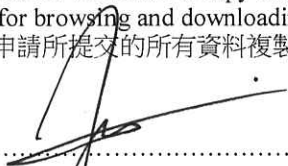
This image shows a full page of primary-ruled paper. It features approximately 28 horizontal dotted lines spaced evenly down the page, providing a guide for handwriting practice. The paper is otherwise blank, with no margins, text, or other markings.

**11. Declaration 聲明**

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

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

Signature  
簽署

  
.....  
Matthew NG  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

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

Planning and Development Manager

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

MRTPI, MPJA

on behalf of  
代表

R-riches Property Consultants Limited



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

Date 日期

22/6/2022

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

<b>Gist of Application 申請摘要</b>			
(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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories		
Site area 地盤面積	2,195	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan No.: S/NE-HLH/11		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land		
(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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	882 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	6	
	Composite 綜合用途	/	



(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	2  2 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	1  1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
Location Plan, Aerial photo of the site, Plan showing the zoning of the site, Plan showing the land status of the site, Plan showing the paved ratio of the site, Swept path analysis, Drainage proposal, Fire service installations proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

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



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

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

**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT  
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND  
IN "AGRICULTURE" ZONE**

**LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

Ms. WONG Wan (Operator of 傻媽流浪貓狗之家)

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The Applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories (the Site) for **Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land**.
- The Site falls within an area zoned as "Agriculture" on the Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11.
- The Site consists of an area of 2,195 m<sup>2</sup> (about). 6 structures are proposed at the Site for animal boarding establishments, washroom, storage of animal supplies and site office with total GFA of 882 m<sup>2</sup> (about).
- The Site is accessible from Man Kam To Road via Kong Nga Po Road and a local access. The operation hours of the Site are from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities).
- Justifications for the proposed development are as follows:
  - The proposed development intends to provide temporary shelter for stray animals (dogs and cats) that are affected by the implementation of Kwu Tung North / Fanling North New Development Area
  - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone
  - The proposed development is not incompatible with surrounding land use
  - No significant adverse impact is anticipated to the surrounding area
- Details of development parameters are as follows:

<b>Application Site Area</b>	2,195 m <sup>2</sup> (about)
<b>Covered Area</b>	882 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,313 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.4 (about)
<b>Site Coverage</b>	40% (about)
<b>Number of Structure</b>	6
<b>Total GFA</b>	882 m <sup>2</sup> (about)
Domestic GFA	Not applicable
Non-Domestic GFA	882 m <sup>2</sup> (about)
<b>Building Height</b>	3 m – 4 m (about)
<b>No. of Storey</b>	1

## 行政摘要

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條申請規劃許可，於新界恐龍坑丈量約份第 87 約地段第 325 號 (部份) 作**擬議臨時動物寄養所連附屬設施 (為期 5 年) 及填土**。
- 申請地點所在的地區在《恐龍坑分區計劃大綱核准圖編號：S/NE-HLH/11》上劃為「農業」用途地帶。
- 申請地點的面積為 2,195 平方米 (約)。申請地點將設有 6 座構築物作動物寄養所、洗手間、存放動物用品及場地辦公室，構築物的總樓面面積合共為 882 平方米 (約)。
- 申請地點可從文錦渡路經缸瓦甫路及一條地區道路前往。擬議發展的作業時間為每天上午 9 時至下午 6 時，包括星期日及公眾假期 (通宵動物寄養活動除外)。
- 擬議發展的申請理據如下：
  - 擬議發展將為受到古洞北／粉嶺北新發展區工程影響的流浪動物 (狗隻及貓隻) 提供臨時庇護
  - 擬議發展為臨時性質，將不會影響「農業」用途地帶的長遠規劃意向
  - 擬議發展與周邊土地用途並非不協調
  - 擬議發展不會對周邊地區帶來負面影響
- 擬議發展的詳情發展參數如下：

申請地盤面積：	2,195 平方米 (約)
上蓋總面積：	882 平方米 (約)
露天地方面積：	1,313 平方米 (約)
地積比率：	0.4 (約)
上蓋覆蓋率：	40% (約)
樓宇數目：	6 座
總樓面面積	882 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	882 平方米 (約)
構築物高度：	3 米-4 米 (約)
構築物層數：	1 層



## **1. INTRODUCTION**

### *Background*

- 1.1 R-riches Property Consultants Limited has been commissioned by Ms. *WONG Wan* (the Applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) to the Town Planning Board (the Board) on her behalf in respect to Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories (the Site)(**Plan P01**).
- 1.2 The Applicant seeks to use the Site for **Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land** (proposed development). The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11 (**Plan P02**). In order to use the Site for the proposed development, planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

### *Justification*

- 1.4 The Applicant is the operator of the existing animal shelter (傻媽流浪貓狗之家) located in the North District of New Territories, which the premises intend to provide temporary shelter for stray animals, i.e. dogs and cats that are affected by the implementation of Kwu Tung North (KTN) and Fanling North (FLN) New Development Area (NDA). However, due to land issue of the existing premises, the Applicant was forced to relocate and desperately needs to find an alternative yet suitable site to continue the operation of animal shelter.
- 1.5 Whilst the Applicant has spent effort in identifying suitable site to relocate her premises to a number of alternative sites in the North District, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership and accessibility.
- 1.6 With the assistance of Legislative Council member (Hon LAU Kwok-fan, MH, JP) and respective land owners, the Site is assigned for relocation. Although the Site falls within the "AGR" zone of the Approved Hung Lung Hang OZP No. S/NE-HLH/11, there is no active agricultural activities within the Site. The proposed use is also considered not incompatible with surrounding land use which is dominated by vacant land, open storage and workshops uses. Therefore, the Site is considered suitable for relocation.

## **2. SITE CONTEXT**

### *Site Location*

- 2.1 The Site is located at the Hung Lung Hang in the North District, New Territories. It is approximately 5.2 km north of Sheung Shui MTR Station; 3.2km southeast of Man Kam To Immigration Control Point; 2.7km east of Man Kam To Road; and 1.6km west of Ping Che Road.

### *Accessibility*

- 2.2 The Site is accessible from Man Kam To Road via Kong Nga Po Road and a local access (**Plan P01**).

### *Existing Site Condition*

- 2.3 The Site is generally flat and partially fenced. It is currently vacant and covered by vegetation and trees (**Plan P03**). The site level of the Site is +20.7 mPD (about) (**Plan P04**).

### *Surrounding Area*

- 2.4 The Site is mainly surrounded by vacant land covered by vegetation and hard-paving, open storage and workshop uses.
- 2.5 To its immediate north are premises for open storage of construction materials and machineries. To its further north are area covered by vegetation, an access road and area occupied by temporary structures for workshop and storage uses.
- 2.6 To its immediate east is the local access connecting the Site to Kong Nga Po Road. To its further east are woodland and Kong Nga Po Road.
- 2.7 To its immediate south is vacant land covered by vegetation. To its further south are premises for open storage of construction materials, occupied by structures for workshop use and an access road.
- 2.8 To its immediate west is an existing natural stream. To its further west are vacant land covered by vegetation and occupied by temporary structures for agricultural use.

### 3. PLANNING CONTEXT

#### *Zoning of the Application Site*

- 3.1 The Site falls within an area zoned as "AGR" on the Approved Hung Lung Hang OZP No. S/NE-HLH/11 (**Plan P02**). According to the Notes of the OZP, 'animal boarding establishment' is a column 2 use within the "AGR" zone, which requires permission from the Board.
- 3.2 The Site falls wholly within "AGR" zone (**Plan P02**). Since the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone.

#### *Planning Intention*

- 3.3 This zone 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.

#### *Previous Application*

- 3.4 There is no previous approved S.16 application in respect of the Site.

#### *Similar Application*

- 3.5 There is no similar approved application within the same "AGR" zone. However, the S.16 planning application (No. A/NE-FTA/205) for 'animal boarding establishment' use was approved with conditions on a temporary basis of 3 years by the Board on 27/8/2021. Although the application site of the aforesaid application falls within the "AGR" zone of the Approved Fu Tei Au & Sha Ling OZP No. S/NE-FTA/16, it is approximately 500m south the Site and adjoining Kong Nga Po Road.
- 3.6 As the applied use is of similar nature and in close distance of the approved S.16 planning application (No. A/NE-FTA/205), approval of the current application would not set undesirable precedents for such use in the "AGR" zone.

#### *Land Status*

- 3.7 The Site consists of 1 private lot, i.e. Lot 325 in D.D. 87 of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan P04**). The subject lot is currently owned by Beauty Power Development Limited.
- 3.8 Since there is the restriction that no structure is allowed to be erected without the

prior approval of the Government. The Applicant will submit Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. Please be confirmed that no structure is proposed for domestic use.

#### 4. DEVELOPMENT PROPOSAL

##### Development Details

- 4.1 The Site consists of an area of 2,195 m<sup>2</sup> (about). The detailed development parameters are shown at **Table 1** below.

**Table 1:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	2,195 m <sup>2</sup> (about)
<b>Covered Area</b>	882 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,313 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.4 (about)
<b>Site Coverage</b>	40% (about)
<b>Number of Structure</b>	6
<b>Total GFA</b>	882 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	882 m <sup>2</sup> (about)
<b>Building Height</b>	3 m – 4 m (about)
<b>No. of Storey</b>	1

- 4.2 6 structures are proposed at the Site for animal boarding establishments, washroom, storage of animal supplies, site office with total GFA of 882 m<sup>2</sup> (about), the remaining area is reserved for parking, loading/unloading (L/UL) and circulation spaces (**Plan P05**), details of structures are shown at **Table 2** below:

**Table 2:** Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Animal Boarding Establishment and Washroom	216 m <sup>2</sup> (about) each	216 m <sup>2</sup> (about) each	4m (about) (1-storey)
B2	Animal Boarding Establishment			
B3				
B4				
B5	Storage of Animal Supplies	9 m <sup>2</sup> (about)	9 m <sup>2</sup> (about)	3m (about)
B6	Site Office	9 m <sup>2</sup> (about)	9 m <sup>2</sup> (about)	(1-storey)
Total		882 m <sup>2</sup> (about)	882 m <sup>2</sup> (about)	-

- 4.3 The whole site will be filled with concrete by not more than 0.2m in depth (from +20.7 mPD to +20.9 mPD) for site formation of structures and circulation space (**Plan P06**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

#### Operation Mode

- 4.4 The applied animal boarding establishment is proposed to provide temporary shelter for stray animals (dogs and cats). The proposed development will operate from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities).
- 4.5 The estimated number of staff working at the Site are 2. 1 staff will stay overnight at the Site to handle any potential complaints arising from the proposed development. A total of not more than 150 animals (dogs and cats) will be kept at the Site.
- 4.6 Advanced booking is required for visitors to access the Site and for the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. A maximum of 10 visitors will be served per day.

#### Minimal Traffic Impact

- 4.7 The Site is accessible from Man Kam To Road via Kong Nga Po Road and a local access. One 7.3m (about) wide ingress/egress is provided at the eastern part of the Site (**Plan P05**).
- 4.8 Sufficient space is provided for vehicle to smoothly maneuver to and from Kong Nga Po Road and within the Site (**Plan P07**). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. A total of three spaces are provided for staff and visitor, details of parking and L/UL spaces are shown at **Table 3** below:

**Table 3:** Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car Parking Space for Visitor - 2.5 m (W) X 5 m (L)	1
Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L)	1
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle - 3.5 m (W) X 7 m (L)	1

- 4.9 Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development:

**Table 4:** Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour <i>(09:00 – 10:00)</i>	0	0	1	1	1	1	4
Trip at <u>PM peak</u> per hour <i>(17:00 – 18:00)</i>	0	0	1	1	1	1	4
Trip per hour <i>(average)</i>	1	1	0	0	0.5	0.5	3

- 4.10 As the number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

#### *Minimal Environmental Impact*

- 4.11 The Applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site. Licensed collectors will be employed by the Applicant to collect and dispose of sewage regularly.
- 4.12 All animals are kept indoor at structures proposed for animal boarding establishments, which are equipped with soundproofing materials and mechanical ventilation and air-conditioning systems. In addition, no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used at the Site to minimize noise disturbance to the surrounding area. In view of the above, adverse environmental impact to the surrounding areas should not be anticipated.

#### *Minimal Drainage Impact*

- 4.13 There is no existing drainage system within the Site. The Applicant submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development (**Appendix I**). The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

### *Minimal Landscape Impact*

- 4.14 No old and valuable tree or protected species has been identified at the Site. Due to proposed land filling works for site formation and circulation purpose, majority of the Site area will be disturbed.
- 4.15 In addition, the remaining area will be affected by the erection of structures for animal boarding establishment, washroom, site office and storage of animal supplies. Therefore, all existing trees will be affected and none of the existing trees is proposed to be retained in site.

### *Fire Safety Aspect*

- 4.16 The Applicant submitted a fire service installations (FSIs) proposal to minimize fire risk of the Site (**Appendix II**). The Applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.



## **5. CONCLUSION**

- 5.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices II and III**). The Applicant will implement the accepted proposals after planning approval has been granted by the Board.
- 5.2 The Site falls within area zoned as "AGR" zone on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. Although the proposed development is not entirely in line with planning intention of the "AGR", the application is only on a temporary basis, it would not frustrate the long-term planning intention of the "AGR" zone.
- 5.3 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with workshops, open storage yards and vacant land. In addition, the proposed development intends to provide animal shelter for stray animals (dogs and cats) affected by the implementation of KTN/FLN NDA, the special background of the application should be considered on individual merit and approval of the current application would not set undesirable precedent within the "AGR" zone.
- 5.4 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land'.

**R-riches Property Consultants Limited**  
**June 2022**

## **APPENDICES**

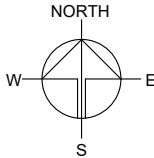
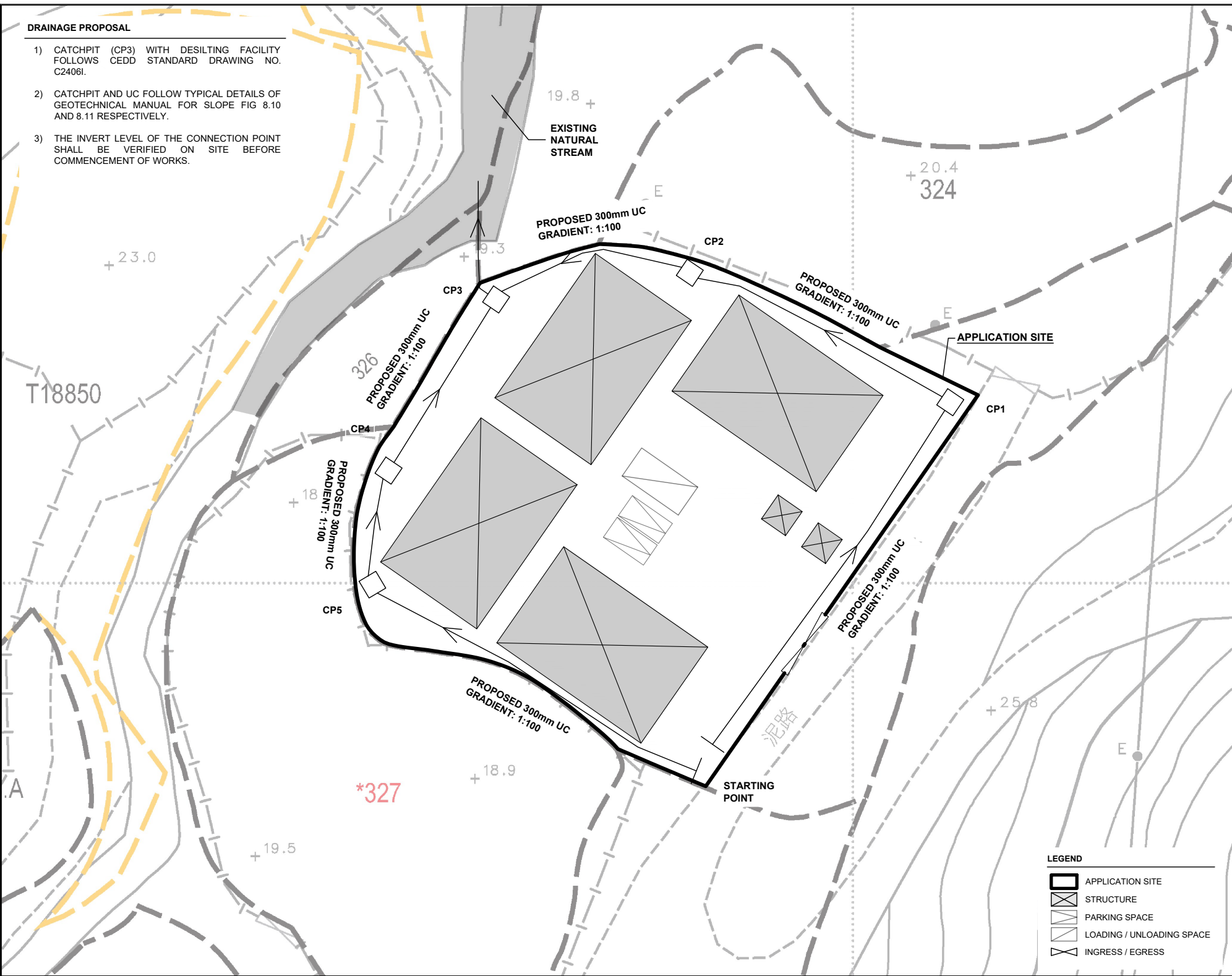
<b>Appendix I</b>	Drainage Proposal
<b>Appendix II</b>	Fire Service Installations Proposal

## **Appendix I**

### **Drainage Proposal**

DRAINAGE PROPOSAL

- 1) CATCHPIT (CP3) WITH DESILTING FACILITY FOLLOWS CEDD STANDARD DRAWING NO. C24061.
- 2) CATCHPIT AND UC FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG 8.10 AND 8.11 RESPECTIVELY.
- 3) THE INVERT LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORKS.



PLANNING CONSULTANT

**R-RICHES PROPERTY  
CONSULTANTS LIMITED**

PROJECT

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

SITE LOCATION

LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

22.6.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

**DRAINAGE PROPOSAL**

DWG NO.

**APPENDIX I**

VER.

001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

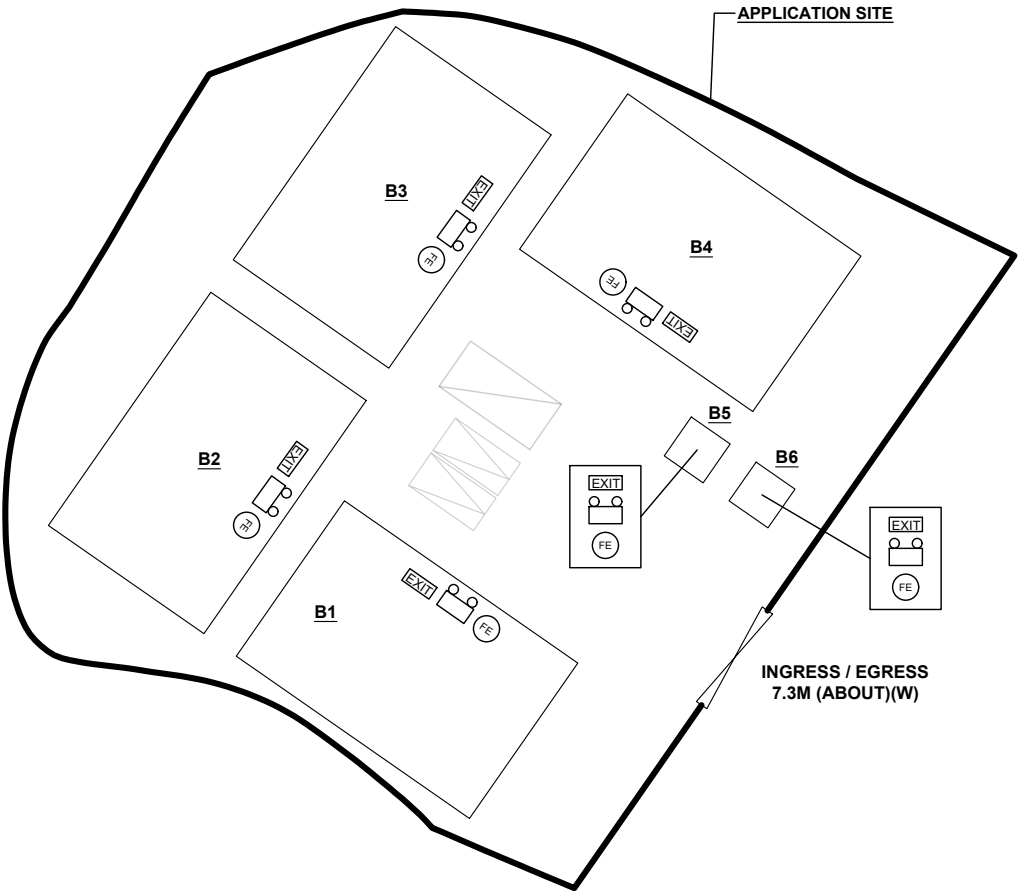
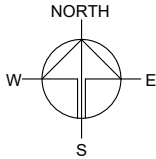
## **Appendix II**

### **Fire Service Installations Proposal**

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,195	m <sup>2</sup>	(ABOUT)
COVERED AREA	: 882	m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,313	m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.4		(ABOUT)
SITE COVERAGE	: 40	%	(ABOUT)
NO. OF STRUCTURE	: 6		
DOMESTIC GFA	: NOT APPLICABLE		
NON-DOMESTIC GFA	: 882	m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 882	m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 - 4	m	(ABOUT)
NO. OF STOREY	: 1		

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND WASH ROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	STORAGE OF PET GOODS	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		882 m <sup>2</sup> (ABOUT)	882 m <sup>2</sup> (ABOUT)	



FIRE SERVICE INSTALLATIONS

EXIT	6 x EXIT SIGN
FE	6 x EMERGENCY LIGHT
FE	6 x 4 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

22.6.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX II

VER.

001

## **LIST OF PLANS**

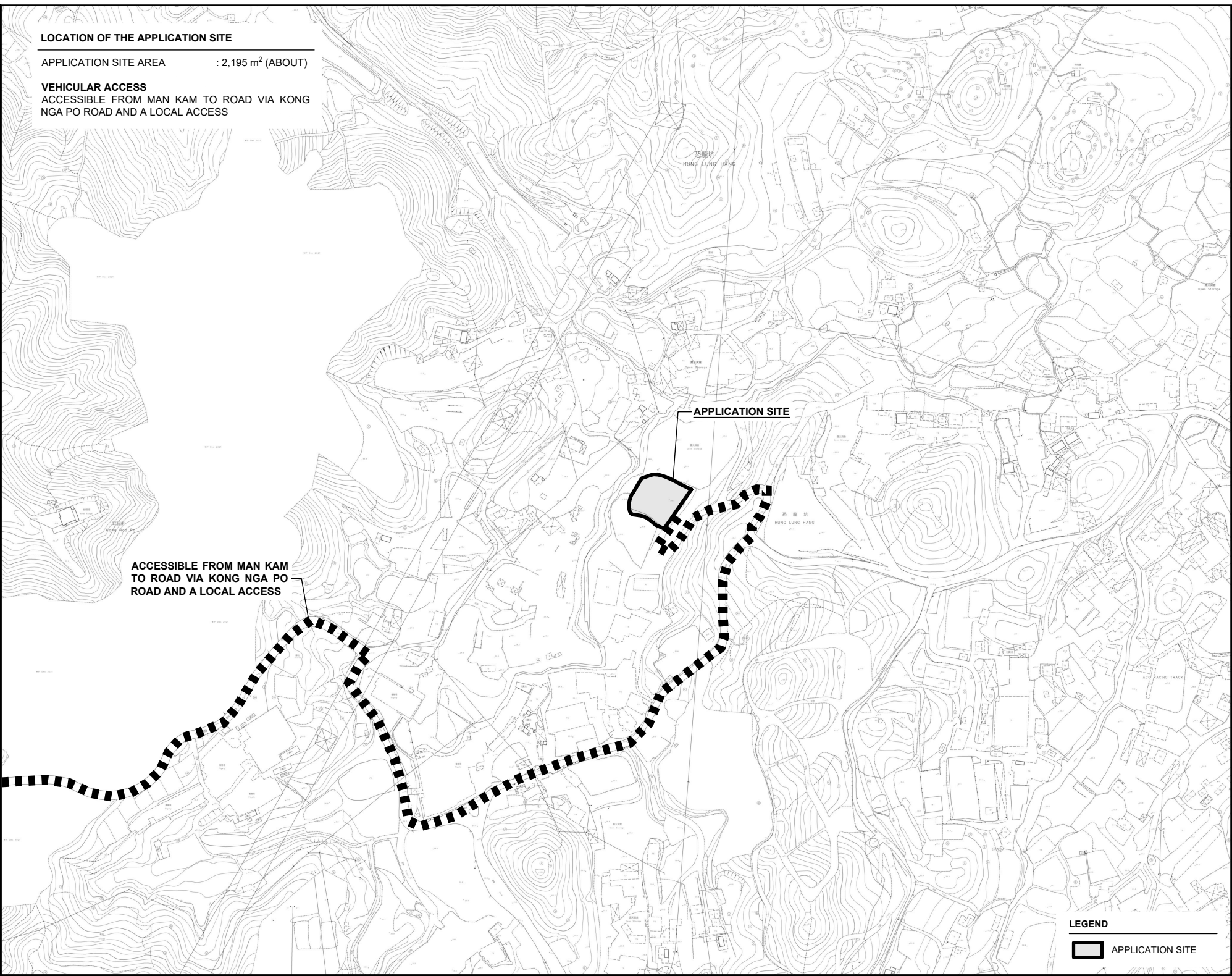
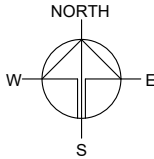
<b>Plan P01</b>	Location Plan
<b>Plan P02</b>	Plan Showing the Zoning of the Application Site
<b>Plan P03</b>	Aerial Photo of the Application Site
<b>Plan P04</b>	Plan Showing the Land Status of the Application Site
<b>Plan P05</b>	Layout Plan
<b>Plan P06</b>	Land Filling Area of the Application Site
<b>Plan P07</b>	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,195 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA KONG  
NGA PO ROAD AND A LOCAL ACCESS



PLANNING CONSULTANT  
**R-RICHES PROPERTY  
CONSULTANTS LIMITED**

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

SITE LOCATION  
LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE  
1 : 5000 @ A4  
DRAWN BY  
MN  
CHECKED BY  
APPROVED BY  
DATE  
20.6.2022  
DATE  
DATE

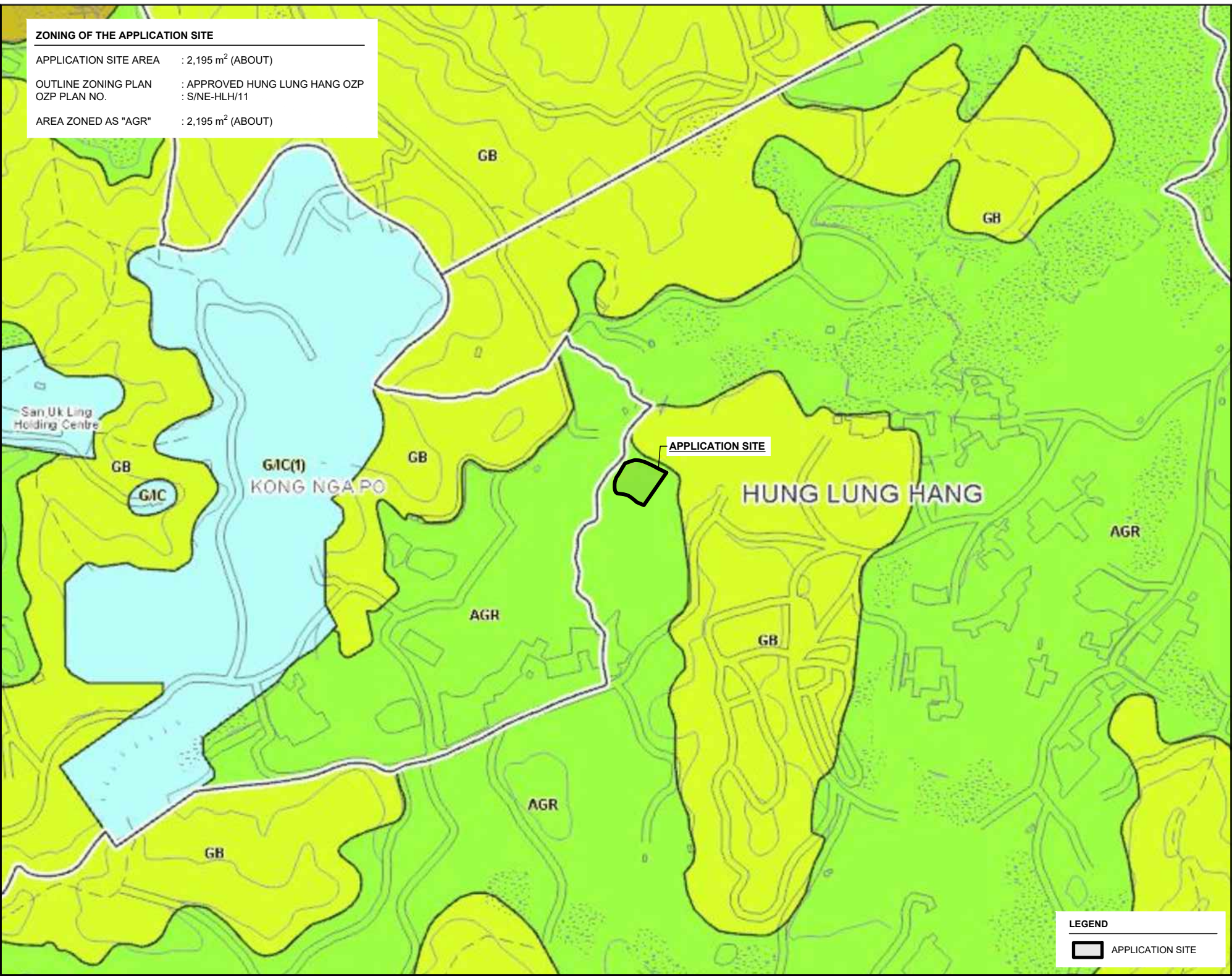
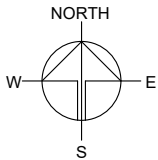
LEGEND  
APPLICATION SITE

DWG. TITLE  
LOCATION PLAN  
DWG NO.  
P01  
VER.  
001



**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,195 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED HUNG LUNG HANG OZP  
OZP PLAN NO. : S/NE-HLH/11  
AREA ZONED AS "AGR" : 2,195 m<sup>2</sup> (ABOUT)



PLANNING CONSULTANT  
**R-RICHES PROPERTY CONSULTANTS LIMITED**

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

SITE LOCATION  
LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE  
1 : 6000 @ A4

DRAWN BY	DATE
MN	20.6.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
**ZONING OF THE SITE**

DWG NO.	VER.
P02	001

**LEGEND**

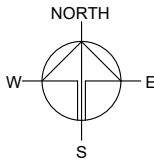
 APPLICATION SITE



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,195 m<sup>2</sup> (ABOUT)

DATE OF AERIAL PHOTOGRAPH TAKEN : 13/6/2022



APPLICATION SITE

THE LOCAL ACCESS CONNECTING  
THE SITE TO KONG NGA PO ROAD

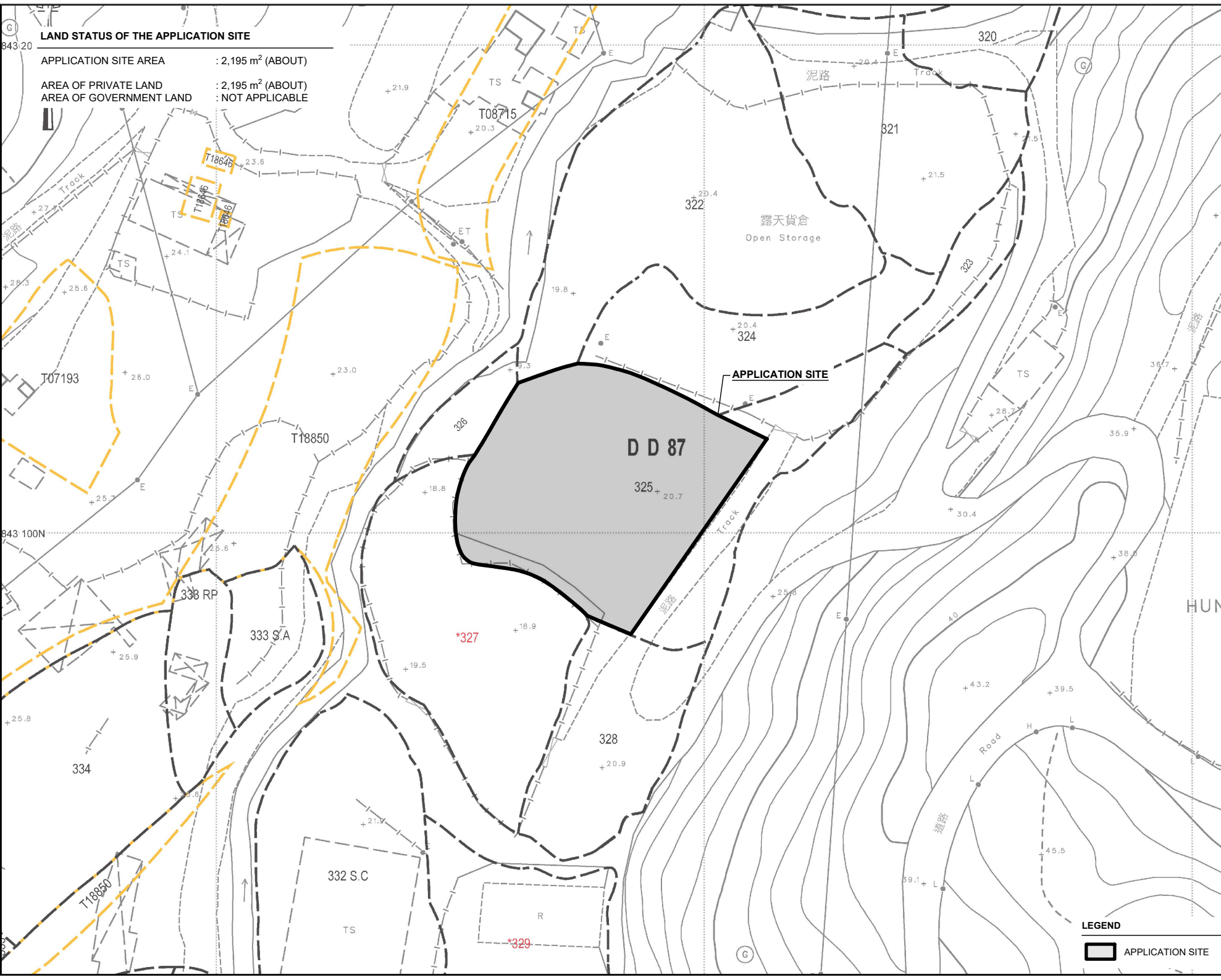
INDICATIVE ONLY

LEGEND

APPLICATION SITE

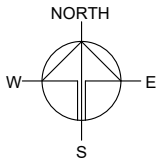
PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND	TEMPORARY BOARDING WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
SITE LOCATION	
LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	20.6.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
AERIAL PHOTO OF THE SITE	
DWG NO.	VER.
P03	001





LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,195 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 2,195 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT  
**R-RICHES PROPERTY CONSULTANTS LIMITED**

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

SITE LOCATION  
LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE  
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DRAWN BY  
MN  
DATE  
20.6.2022  
CHECKED BY  
DATE  
APPROVED BY  
DATE

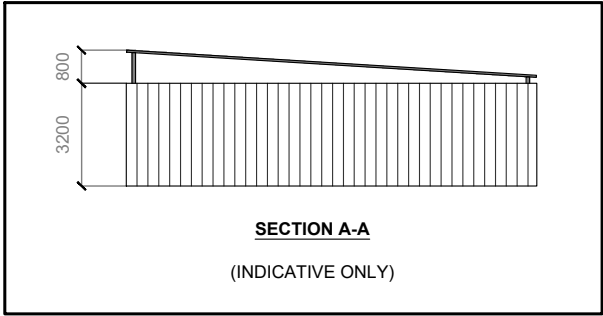
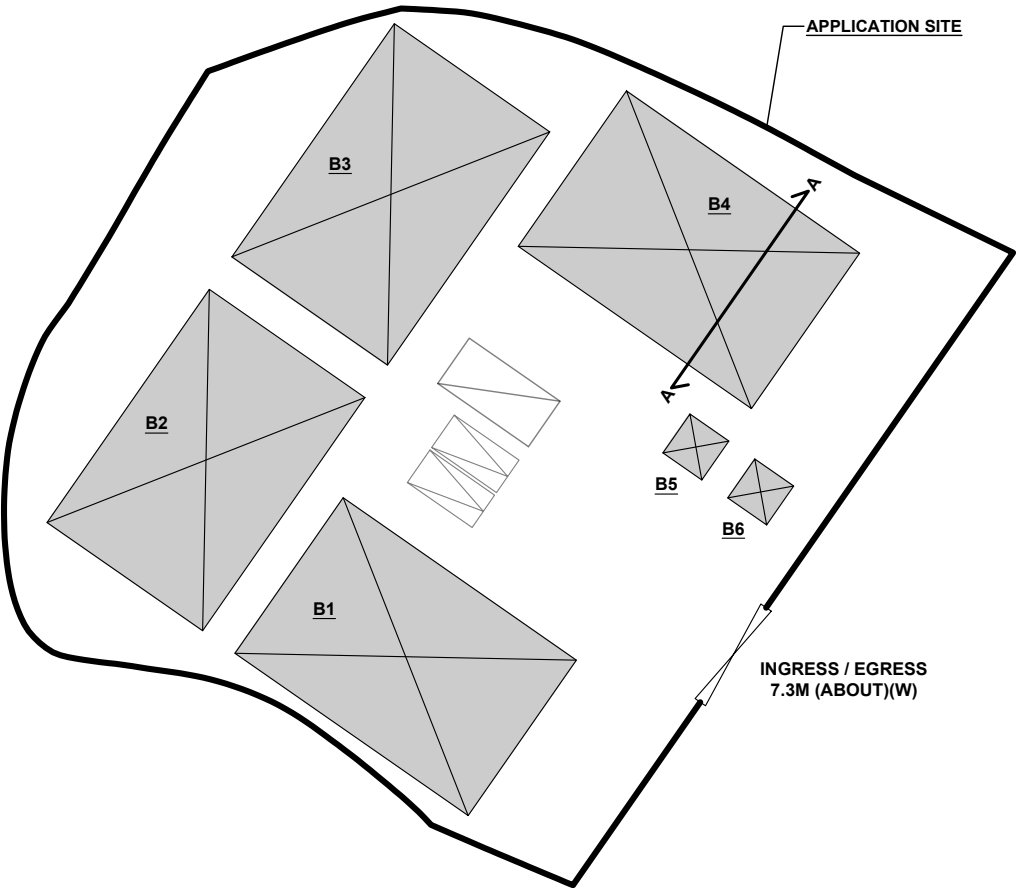
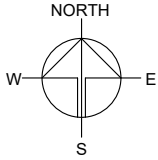
DWG. TITLE  
LAND STATUS OF THE SITE  
DWG NO.  
P04  
VER.  
001

LEGEND  
APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,195	m <sup>2</sup>	(ABOUT)
COVERED AREA	: 882	m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,313	m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.4		(ABOUT)
SITE COVERAGE	: 40	%	(ABOUT)
NO. OF STRUCTURE	: 6		
DOMESTIC GFA	: NOT APPLICABLE		
NON-DOMESTIC GFA	: 882	m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 882	m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 - 4	m	(ABOUT)
NO. OF STOREY	: 1		

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND WASH ROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	STORAGE OF ANIMAL SUPPLIES	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		882 m <sup>2</sup> (ABOUT)	882 m <sup>2</sup> (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

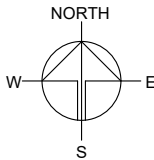
NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND	TEMPORARY BOARDING WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
SITE LOCATION	
LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	21.6.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
P05	001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,195	m <sup>2</sup> (ABOUT)
COVERED BY STRUCTURE	: 882	m <sup>2</sup> (ABOUT)
LAND FILLING AREA	: 2,195	m <sup>2</sup> (100%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING SPACE, LOADING/UNLOADING SPACE AND CIRCULATION SPACE	



APPLICATION SITE

SITE FORMATION OF STRUCTURE



EXISTING SITE LEVEL	: 20.7 mPD (ABOUT)
PROPOSED SITE LEVEL	: 20.9 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

SITE FORMATION OF STRUCTURE



EXISTING SITE LEVEL	: 20.7 mPD (ABOUT)
PROPOSED SITE LEVEL	: 20.9 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

SITE FORMATION OF STRUCTURE



EXISTING SITE LEVEL	: 20.7 mPD (ABOUT)
PROPOSED SITE LEVEL	: 20.9 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

PARKING, L/UL AND CIRCULATION SPACE



EXISTING SITE LEVEL	: 20.7 mPD (ABOUT)
PROPOSED SITE LEVEL	: 20.8 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

LEGEND

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)
	INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY  
CONSULTANT LIMITED

PROJECT

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

SITE LOCATION

LOT 325 (PART) IN D.D. 87, HUNG  
LUNG HANG, NEW  
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

22.6.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

PAVED RATIO

DWG NO.

P06

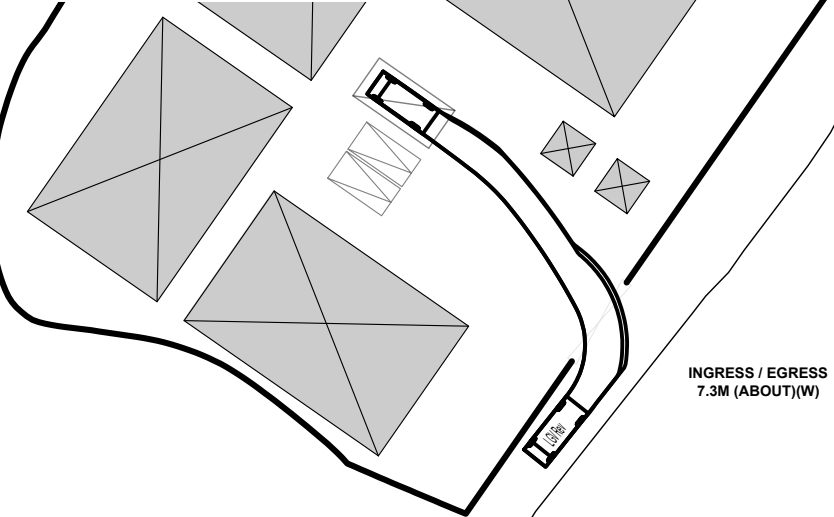
VER.

001

SWEPT PATH ANALYSIS

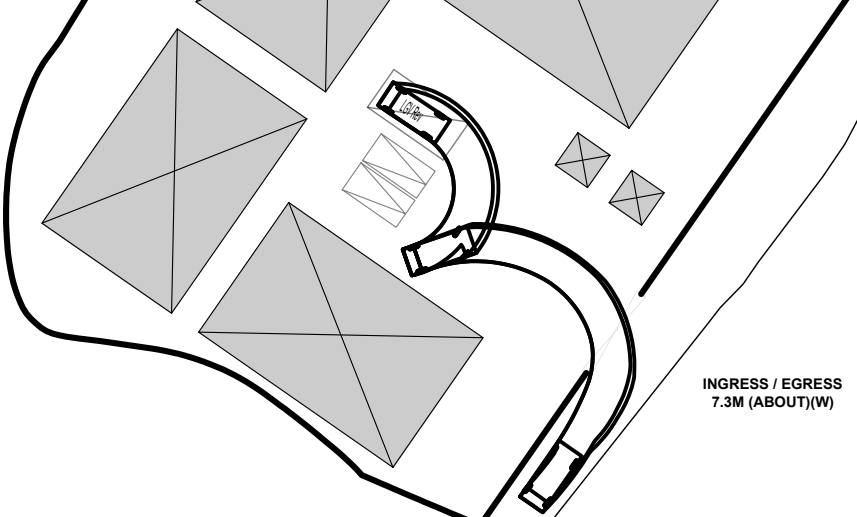
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



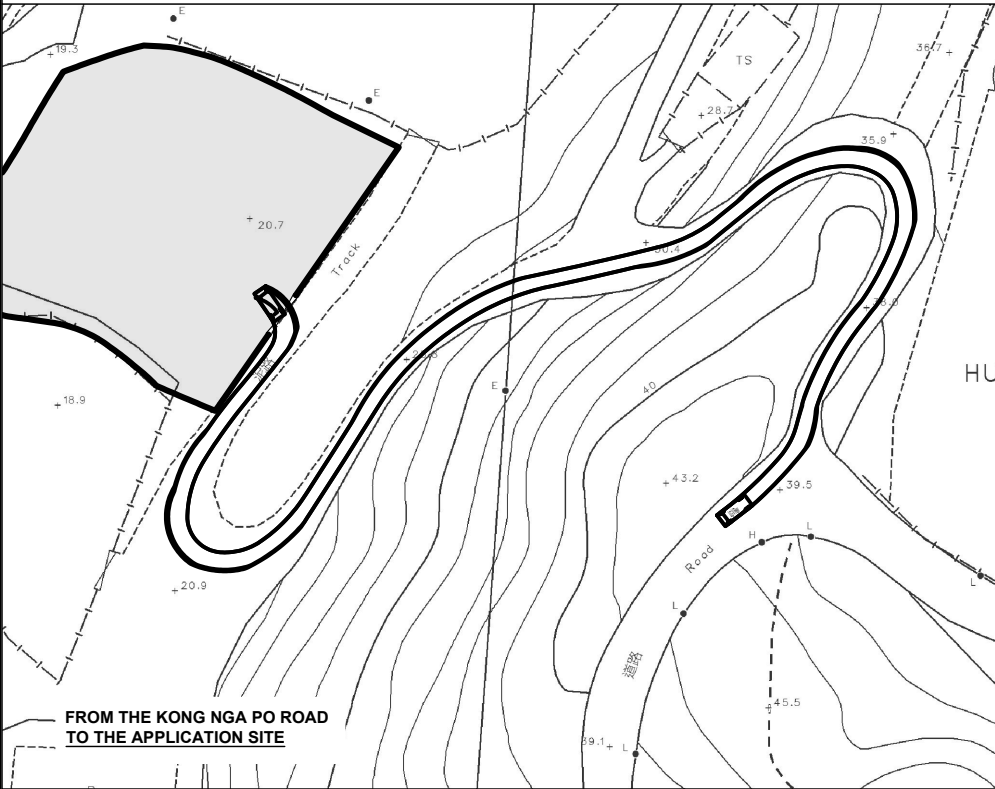
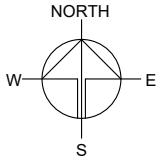
INGRESS / EGRESS  
7.3M (ABOUT)(W)

FROM THE KONG NGA PO ROAD  
TO THE APPLICATION SITE

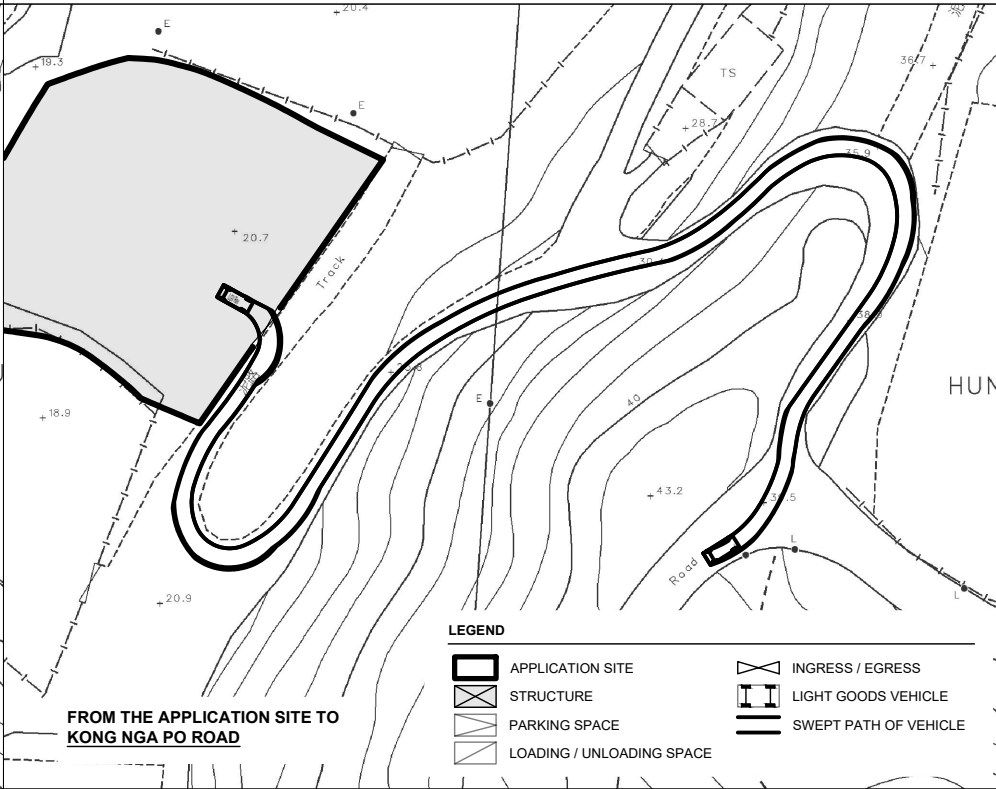


INGRESS / EGRESS  
7.3M (ABOUT)(W)

FROM THE APPLICATION SITE TO  
KONG NGA PO ROAD



FROM THE KONG NGA PO ROAD  
TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO  
KONG NGA PO ROAD

LEGEND

- |  |                           |  |                       |
|--|---------------------------|--|-----------------------|
|  | APPLICATION SITE          |  | INGRESS / EGRESS      |
|  | STRUCTURE                 |  | LIGHT GOODS VEHICLE   |
|  | PARKING SPACE             |  | SWEPT PATH OF VEHICLE |
|  | LOADING / UNLOADING SPACE |  |                       |

PLANNING CONSULTANT

R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT

PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND

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

SITE LOCATION

LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 600 / 1200 @ A4

DRAWN BY

MN

DATE

22.6.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

P07

VER.

001

Our Ref. : DD87 Lot 325  
Your Ref. : TPB/A/NE-HLH/57

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

**By Email**

29 June 2022

Dear Sir,

**Supplementary Information**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land, Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories**

**(S.16 Planning Application No. A/NE-HLH/57)**

We are writing to submit supplementary information to support the subject application, details are as follows:

- (i) A revised fire service installations proposal (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Sandy YIK)

email: ssyyik@pland.gov.hk)



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,195	m <sup>2</sup>	(ABOUT)
COVERED AREA	: 882	m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,313	m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.4		(ABOUT)
SITE COVERAGE	: 40	%	(ABOUT)
NO. OF STRUCTURE	: 6		
DOMESTIC GFA	: NOT APPLICABLE		
NON-DOMESTIC GFA	: 882	m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 882	m <sup>2</sup>	(ABOUT)




BUILDING HEIGHT	: 3 - 4	m	(ABOUT)
NO. OF STOREY	: 1		

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR	
PARKING SPACE	: 2
DIMENSION OF	
PARKING SPACE	: 5m (L) X 2.5m (W)

NO. OF L/UL SPACE FOR	
LIGHT GOODS VEHICLE	: 1
DIMENSION OF	
L/UL SPACE	: 7m (L) X 3.5m (W)

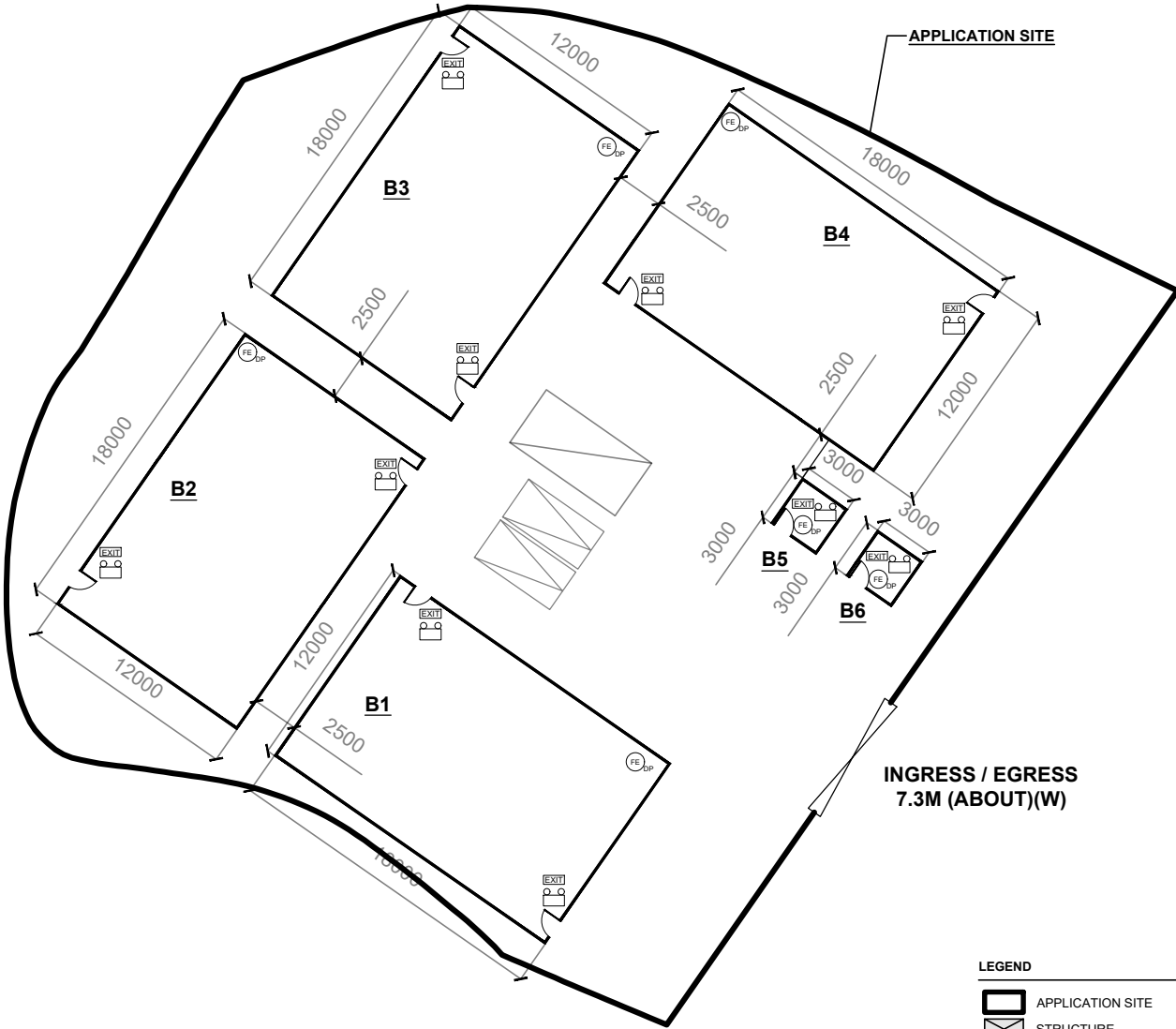
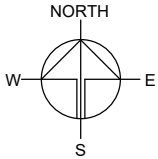
FIRE SERVICE INSTALLATIONS






	10 x EXIT SIGN
	10 x EMERGENCY LIGHT
	6 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND WASH ROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	STORAGE OF ANIMAL SUPPLIES	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		882 m <sup>2</sup> (ABOUT)	882 m <sup>2</sup> (ABOUT)	



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT  
**R-RICHES PROPERTY CONSULTANTS LIMITED**

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

SITE LOCATION  
LOT 325 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE 1 : 400 @ A4	
DRAWN BY OL	DATE 28.6.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE FSIs PROPOSAL	
DWG NO. APPENDIX I	VER. 001





盈卓物業  
顧問有限公司

Our Ref. : DD87 Lot 325  
Your Ref. : TPB/A/NE-HLH/57

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

**By Email**

29 July 2022

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories**

**(S.16 Planning Application No. A/NE-HLH/57)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Sandy YIK)

email: ssyyik@pland.gov.hk)

## Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in “Agriculture” Zone,  
Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories**

**(Application No. A/NE-HLH/57)**

(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
<b>1. Director of Agriculture, Fisheries and Conservation (Contact Person: Ms. Chole NG; Tel: 2150 6931)</b>	
<p>(a) The subject site is largely zoned “AGR” and is abandoned. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors.</p>	<p>Although the proposed development is not entirely in line with planning intention of the “AGR” zone, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the “AGR” zone. The proposed development intends to provide animal shelter for stray animals (dogs and cats) affected by the implementation of KTN/FLN (Kwu Tung North/Fanling North) New Development Areas (NDAs), the special background of the application should be considered on individual merit and approval of the current application would not set undesirable precedent within the “AGR” zone.</p>
<p>(b) The subject address does not associate with any licence granted by this 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 License from this department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations.</p>	<p>The proposed development intends to provide animal shelter for stray animals (dogs and cats) affected by the implementation of KTN/FLN NDA, with animal boarding services provided free of charge, therefore, applying for a Boarding Establishment Licence for the subject site may not be applicable.</p>

(c)	On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times.	Noted. All dogs kept by the applicant will be properly licensed as in accordance with Cap. 421 Rabies Ordinance and will observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times during the planning approval period.										
(d)	Our site inspection revealed that the subject site is a shrubland dominated by common plant species. A watercourse is located to the west of the subject site. I have no strong view on the subject application from nature conservation point of view. Should the subject application be approved, the applicant should be reminded to implement good site practice so as not to pollute the watercourse nearby.	Noted. Fencing will be erected along the site boundary to avoid the watercourse from reaching. The applicant will also implement good site practice so as not to pollute the watercourse at the west of the Site.										
2. Chief Town Planner/Urban Design and Landscape Section, Planning Department (Contact Person: Ms. Jenny LAU; Tel: 3565 3953)												
(a)	Based on our site record, the site is mainly covered by invasive trees and wild vegetation. According to para. 4.15 of the Planning Statement (PS), all existing trees within the site will be affected and none of them is proposed to be retained in the site. It is noted that information on existing trees within the site and proposal of landscape mitigation measures are not provided in the PS.	It is noted that the Site is mainly covered by invasive trees and wild vegetation. No old and valuable tree or protected species has been identified at the Site. Due to proposed land filling works for site formation and circulation purpose, majority of the site area will be disturbed. The remaining area will be affected by the erection of structures for animal boarding establishment, washroom, site office and storage of animal supplies.										
(b)	The applicant is advised to provide a landscape proposal including information on existing trees within and along the site boundary, proposed tree treatment and proposed landscape mitigation measures, for Town Planning Board’s consideration. The applicant is also advised to explore and maximise the greening opportunity (e.g. new tree planting) for mitigating the impact on the existing trees.	Therefore, <u>all existing trees will be fell</u> to facilitate the proposed development.  Regarding the proposed landscape mitigation measures, new trees will be planted along the boundary of the Site, details are as follows: <table><tr><td>No. of Trees:</td><td>18</td></tr><tr><td>Species of Trees:</td><td><i>Bauhinia Blakeana</i></td></tr><tr><td>Spacing of Trees:</td><td>not more than 4m</td></tr><tr><td>Height of Trees:</td><td>at least 2.75m</td></tr><tr><td>Dimension of Tree Pit:</td><td>1m (W) x 1m (L) x 1.2m (D)</td></tr></table>	No. of Trees:	18	Species of Trees:	<i>Bauhinia Blakeana</i>	Spacing of Trees:	not more than 4m	Height of Trees:	at least 2.75m	Dimension of Tree Pit:	1m (W) x 1m (L) x 1.2m (D)
No. of Trees:	18											
Species of Trees:	<i>Bauhinia Blakeana</i>											
Spacing of Trees:	not more than 4m											
Height of Trees:	at least 2.75m											
Dimension of Tree Pit:	1m (W) x 1m (L) x 1.2m (D)											

		Please note that all newly proposed trees are planted at least 600mm off the boundary fencing and 3000mm off the proposed structures. Kerbs are also installed at trees planted adjacent to the ingress/egress of the Site to protect them from vehicle movement.
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Our Ref. : DD87 Lot 325  
Your Ref. : TPB/A/NE-HLH/57

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

**By Email**

17 August 2022

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lot 325 (Part) in D.D. 87, Hung Lung Hang, New Territories**

**(S.16 Planning Application No. A/NE-HLH/57)**

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Sandy YIK)

email: ssyyik@pland.gov.hk)

## **Appendix I – Clarifications for the Proposed Development**

### *Operation of the Proposed Development*

- (i) Outdoor dog-walking activities will be carried out within the application site (the Site) by staff during the operation hours, i.e. 09:00 to 18:00 daily, including public holiday.
- (ii) All animals will be kept at structures proposed for animal boarding establishments, which are equipped with soundproofing materials and mechanical ventilation and air-conditioning systems outside operation hours (i.e. 18:00 to 09:00 the next day), to minimise nuisance to the surrounding area.

### *Existing Condition of the Application Site*

- (i) The Site is mainly covered by invasive trees (i.e. 33 nos. of *Leucaena Leucocephala*) and wild vegetation. No old and valuable tree or protected species has been identified at the Site. The proposed peripheral drainage facilities of the Site and land filling for site formation and circulation area would affect the existing trees and vegetation, hence, all existing trees are proposed to be fell by the applicant.
- (ii) A total of 18 compensatory trees are proposed to be planted at the Site to mitigate the landscape impact, details are as follows:

No. of Trees:	18
Species of Trees:	<i>Bauhinia Blakeana</i>
Spacing of Trees:	not more than 4m
Height of Trees:	at least 2.75m
Dimension of Tree Pit:	1m (W) x 1m (L) x 1.2m (D)

- (iii) Please note that all newly proposed trees are planted at least 600mm off the boundary fencing and 3000mm off the proposed structures. Kerbs are also installed at trees planted adjacent to the ingress/egress of the Site to protect them from vehicle movement.

**Previous Application**

**Rejected Application**

<b>Application No.</b>	<b>Uses / Development</b>	<b>Date of Consideration</b>
A/NE-HLH/14	Proposed Temporary Open Storage of Construction Equipment for a Period of 3 Years	28.3.2008 (RNTPC)

## **Government Departments' General Comments**

### **1. Land Administration**

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

- the Site comprises Lot 325 (Part) in D.D. 87. The Lot is an Old Schedule lot 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 access to the Site, and there is no guarantee that any adjoining government land (GL) will be allowed to the Site for the proposed use;
- there is a structure erected on the Lot without approval from his office. This office reserves the right to take necessary lease enforcement actions against the unauthorized structure on the Lot as appropriate;
- according to the proposed development, a washroom would be erected on the Site. The applicant should note that any proposed toilet facilities should meet the current health requirement;
- it is noted that land filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of land filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all land filling requirements imposed by relevant government department(s), if any; and
- a Short Term Waiver (STW) application submitted by the lot owner concerned was received by this office on 4.7.2022. If the planning application is approved, the STW application will be considered by the government in its landlord's capacity and there is no guarantee that they 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/rent and administrative fees as considered appropriate by his office.

### **2. Traffic**

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

- she has no objection to the application from traffic engineering point of view; and
- the vehicular access between the Site and Man Kam To Road is not managed by Transport Department. The applicant should seek comment from the responsible party.

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

- he has no comment on the application from highways viewpoint; and



- the access road leading from Man Kam To Road to the Site is not maintained by HyD.

### **3. Environment**

Comments of the Director of Environmental Protection (DEP):

- she has no objection to the application from environmental perspective provided that all animals will stay within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system, and no public announcement system and whistle blowing on the Site, portable loud speaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant;
- there was no substantiated environmental complaint case related to the Site received in the past three years; and
- should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the lasted “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses”.

### **4. Drainage**

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

- he has no in-principle objection to the application from the public drainage point of view;
- 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 impact to the adjacent area;
- 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;
- 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 subject site any time during or after the works; and
- the Site is in an area where no public sewerage connection is available.

### **5. Nature Conservation**

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

- the Site is zoned “AGR” and is abandoned. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also

available. The subject site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;

- the Site does not associate with any licence granted by this department, nor have we received any application regarding this address. Should the application be approved, the applicant should note the detailed comments on licensing aspect in the Recommended Advisory Clauses at **Appendix IV**; and
- it is revealed that the Site is a shrubland dominated by common plant species. A watercourse is located to the west of the Site. There is no strong view on the application from nature conservation point of view. Should the application be approved, the applicant should be reminded to implement good site practice so as not to pollute the watercourse nearby.

## 6. **Landscape**

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

- the Site, mainly covered by invasive trees and wild vegetation, is located in an area of miscellaneous rural fringe landscapes character comprising of clusters of trees and open storage at the southeast and northeast of the Site;
- having reviewed the FI submission, the Site is mainly covered by invasive tree species and wild vegetation. No old and valuable tree or protected species are identified within the Site. All the existing trees are proposed to be felled and 18 nos. of new trees are proposed to be planted along the boundary of the Site. Given significant landscape impact arising from the proposed use is not anticipated with the proposed landscape mitigation measure, we have no objection to the application from the landscape planning perspective; and
- should the Board approve this application, it is considered not necessary to impose a landscape condition as there is insufficient space for meaningful landscaping within the site and the effect of additional landscaping on enhancing the quality of public realm is not apparent.

## 7. **Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- proper licence / permit issued by this 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
- 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.

## 8. **Fire Safety**

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

- he has no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- the FSI proposal under the submission is considered acceptable to this Department. Please be advised that the installation /maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
- the applicant should be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

## 9. **Building Matters**

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

- there is no record of approval by Building Authority for the buildings/structures at the Site; and
- for any new proposed building, the applicant is advised to note his advisory comments under the Buildings Ordinance appended at **Appendix IV**.

## 10. **Water Supply**

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

- he has no objection to the application; and
- for provision of water supply to the development, the applicant may need to extend her inside services to the nearest suitable government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lot to WSD's standards.

## **11. District Officer's Comments**

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

- he has consulted the locals. The Indigenous Inhabitant Representative (IIR) of Chow Tin Tsuen and the Resident Representative (RR) of San Uk Ling object to the application. The First Vice-Chairman of Ta Kwu Ling District Rural Committee and the IIR of San Uk Ling object to the application mainly on the grounds that the Site is not suitable for the proposed use; and
- the Chairman of Fung Shui Area Committee, the incumbent North District Councilor of N16 Constituency, the IIR and the RR of Lei Uk and the RR of Tai Po Tin have no comment. The IIR and the RR of Chow Tin Tsuen and the IIR of Tai Po Tin did not reply by deadline.

## **12. Other Departments**

- the following government departments have no comment on / no objection to the application:
  - (i) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
  - (ii) Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department as follows:
- (i) the Site comprises lot. 325 (Part) in D.D. 87. The lot is an Old Schedule lot 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 access to the Site, and there is no guarantee that any adjoining government land (GL) will be allowed to the Site for the proposed use;
  - (ii) there is a structure erected on the lot without approval from this office. This office reserves the right to take necessary lease enforcement actions against the unauthorized structure on the Lot as appropriate;
  - (iii) according to the proposed development, a washroom would be erected on the Site. The applicant should note that any proposed toilet facilities should meet the current health requirement;
  - (iv) it is noted that land filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of land filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all the land filling requirements imposed by relevant Government department(s), if any; and
  - (v) a Short Term Waiver (STW) application submitted by the lot owner concerned was received by this office on 4.7.2022. If the planning application is approved, the STW application will be considered by Government in its landlord's capacity and there is no guarantee that they 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 rent and administrative fee as considered appropriate by his office;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the road leading from Man Kam To Road to the Site is not maintained by HyD;
- (c) to note the comments of the Director of Environmental Protection as follows:
- (i) to follow the requirements stipulated in "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site*";
  - (ii) to follow 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 (approx. 3m) during operation;
  - (iii) to provide adequate supporting infrastructures / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used, its design, construction, operation and maintenance shall follow the requirements of ProPECC PN 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*"; and

- (iv) there is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation as follows:
- (i) the Site does not associate with any licence granted by this 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 this department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health(Animals)(Boarding Establishment) Regulations must always 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 he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times; and
  - (iii) should the application be approved, the applicant should be reminded to implement good site practice so as not to pollute the watercourse nearby;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department as follows:
- (i) 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; and
  - (ii) 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 subject site any time during or after the works;
- (g) to note the comments of the Director of Fire Services as follows:
- (i) in consideration of the design/nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction; and
  - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Chief Building Surveyor / New Territories West, Buildings Department as follows:
- (i) if there are existing structures erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
  - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised 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 the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
  - (vi) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
  - (vii) if the Site is not abutting on a specified street having a width not less than 4.5m wide, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
  - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under the BO will be provided at the building plan submission stage; and
- (i) to note the comments of the Director of Food and Environmental Hygiene that 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.

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

參考編號

**Reference Number:**

220705-135834-25664

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

05/07/2022 13:58:34

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Chan Kai Tsun

意見詳情

**Details of the Comment :**

支持申請，希望盡快批核



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

參考編號

Reference Number:

220707-152020-74578

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

07/07/2022 15:20:20

有關的規劃申請編號

The application no. to which the comment relates: A/NE-HLH/57

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mona Li

意見詳情

Details of the Comment:

贊成改變用地規劃，給毛孩子一個家。

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

參考編號

Reference Number:

220708-110307-55916

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

08/07/2022 11:03:07

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-HLH/57

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

**同意改劃用途作為貓狗流浪之家。**

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

參考編號

**Reference Number:**

220726-101824-44667

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 10:18:24

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Win

意見詳情

**Details of the Comment :**

請接受傻媽改址規劃申請!幫幫一眾毛孩  
希望傻媽流浪貓狗之家,有地方可幫助毛孩,請接受城規會通過,謝謝!!

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

參考編號

Reference Number:

220705-232720-45278

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

05/07/2022 23:27:20

有關的規劃申請編號

The application no. to which the comment relates: A/NE-HLH/57

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Becky Li

意見詳情

Details of the Comment :

This comment is in support for the subject submission for repurpose of land.

Repurpose of subject land as animal shelter is advantageous to society and the citizens of the district in general in that stray animals of the district and nearby districts enjoy the benefit of reduced hassle brought by stray animals. The institution setting out for the repurpose proposal also supports the pro-life narrative that a developed jurisdiction should have.

From a taxpayer's perspective, an animal shelter can reduce the unnecessary spending that HK GOV Agriculture, Fisheries and Conservation Department for euthanasia of stray animals which have high potential to be other fellow citizens pets if given proper care and training needed, which an animal shelter could potentially provide.

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

參考編號

Reference Number:

220706-143802-49034

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

06/07/2022 14:38:02

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-HLH/57

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Min Hang

意見詳情

Details of the Comment :

I strongly support the said application for change of land use. The Town Planning Board ought to consider the urgentness of establishing protective shelters for homeless animals in Hong Kong, in view of the poor animal management policy in this city and the lack of efficient policy execution by the relevant government authorities. In approving the planning application, it brings about positive impact on public interest of different façade, including but not limited to, reducing the count of homeless animals that potentially bring nuisance to the general public, and to secure a properly managed and hygienic living environment for the miserable lives. From a urban planning point of view, as a Surveying graduate I cannot see any adverse impact that would bring on the neighbourhood, with the scarcely populated settlement in the vicinity of the location at which the said application refers. Overall I support such planning application.

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

參考編號  
Reference Number: 220707-002922-26897

提交限期  
Deadline for submission: 26/07/2022

提交日期及時間  
Date and time of submission: 07/07/2022 00:29:22

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-HLH/57

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

意見詳情  
Details of the Comment :

支持臨時改劃用途。

1. 公益用途，亦並非要求永久改用，值得儘快處理改劃以解燃眉之急。
2. 地處人煙較少；申請人在流浪貓狗照顧上有一定聲譽，場地打理甚佳，所以對毗連地方影響甚少。
3. 擬建建築規模小，在技術上要求低，對周遭環境影響／需求同樣不高。
4. 並沒有重大地改變地帶用途。

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

220707-013403-61025

**提交限期****Deadline for submission:**

26/07/2022

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

07/07/2022 01:34:03

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

A/NE-HLH/57

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

先生 Mr. SHI TSZ WA 余梓華

**意見詳情****Details of the Comment :**

我是粉嶺的居民，我支持這項申請，原因如下：

有部分北區鄉郊地區的居民都有飼養寵物犬的習慣亦有一些廢料場，倉庫之類都有飼養所謂的看門犬。

通常他們(特別是廢料場 倉庫)都不會幫寵物做絕育手術，引致流浪狗隻在鄉郊地區十分常見。

設立這個狗場除了可以收容一些受傷，棄養，或其他原因而導致流浪的狗隻，相信亦可以用作教育，宣傳及領養用途，向公眾講解飼養寵物需要負上的責任和義務和向周邊地區的市民鼓勵他們為狗隻絕育。

此外，在政府的新界東北發展政策下的收地行動，會令當地流浪動物數目上昇。原因有：

1. 村民可能因為收地而獲配公屋，但公屋不能飼養狗隻而被逼棄養

2. 廢料場，倉庫之類可能因為收地被遷移或結業，狗隻就會被棄養

設立這個狗場就可以收容這些狗隻 減輕漁農署的壓力。

最後這個批准申請可以表現出政府對動物權益方面有重視，近年社會一些事件令政府有一種漠視動物權益的形象。批准申請狗場可以一方面為政府帶來正面形象，另一方面可以為日後政府與一些動物權益的NGO加深合作 從而減輕政府壓力

有人認為狗場會在某些方面對附近居民作出滋擾，但當有安定的地方去安置動物，他們就可以專心去照顧這些狗隻，作出更多行動。例如：安排領養 清潔 招募義工

而且不受管理的流浪狗隻比起滋擾更加嚴重影響附近居民的生活，例如：

鄉郊地區的道路普遍都比較窄 萬一有車輛撞傷狗隻抑或躲避狗隻發生意外 除了阻塞交通更會令居民有傷亡，另外有一些外來的市民不熟悉當地，不小心招惹的流浪狗，可能會出現被狗隻襲擊事件。

加上流浪狗隻隨地便溺對於衛生的影響一定比狗場對附近衛生影響大。

總括而言，批准土地申請設立這個狗場是利多於弊。

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

參考編號

**Reference Number:**

220722-174200-27171

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

22/07/2022 17:42:00

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Tsui

意見詳情

**Details of the Comment :**

傻媽流浪貓狗之家為多達105隻流浪貓狗提供臨時避護，幫助小動物有容身之所。希望城規劃接納有關申請，以助小動物將來5年有安居之所，理據如下：

- 擬議發展將為受到古洞北／粉嶺北新發展區工程影響的流浪動物（狗隻及貓隻）提供臨時庇護
- 擬議發展為臨時性質，將不會影響「農業」用途地帶的長遠規劃意向
- 擬議發展與周邊土地用途並非不協調
- 擬議發展不會對周邊地區帶來負面影響

否則，105條生命何去何從？相信他們只能讓愛護動物協會收容，但他們院舍亦難以收容如此多動物。剩餘的小動物，相信只能透過「人道毀滅」，殺害他們，來處理事情。感謝！



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

參考編號

**Reference Number:**

220722-203210-21115

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

22/07/2022 20:32:10

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 昆晴峰

意見詳情

**Details of the Comment :**

經過獵殺野豬爭議後，政府需要讓公眾展示對動物權益的重視。支持興建臨時動物寄養所連附屬設施及進行填土工程

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

參考編號

**Reference Number:**

220723-082200-26066

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

23/07/2022 08:22:00

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Tsang Kai Yan

意見詳情

**Details of the Comment :**

該地點與民居有一段距離，相信不會影響當地居民出入及生活，亦有利於申請人進行相關項目的要求，因此本人贊成貴部門批准本項申請。

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

參考編號  
**Reference Number:** 220723-112702-52749

提交限期  
**Deadline for submission:** 26/07/2022

提交日期及時間  
**Date and time of submission:** 23/07/2022 11:27:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-HLH/57

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Chung Hong Po

意見詳情  
**Details of the Comment :**

在發展人類社區的同時，亦需同樣地關心本地動物的生存保障以及動保團體的支援。本人十分支持有關土地作為臨時動物寄養所連附屬設施（為期5年）及填土工程，以支援動物團體收容流浪動物，令動物們有被領養的機會，不再流離失所，更可讓市民參與收容流浪動物義工服務，達至教育市民不要棄養、以及保護動物的意識。

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

參考編號

**Reference Number:**

220723-174135-37197

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

23/07/2022 17:41:35

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Chung man chiu

意見詳情

**Details of the Comment :**

Ref.: A/NE-HLH/57 「新界恐龍坑丈量約份第 87 約地段第 325 號(部分)- 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土」

香港被棄養的寵物數量每年都有明顯遞增，願意領養的人卻也變少，雖則被棄養的原因眾多，但最終結果都會迫使它們輪為流浪動物，然而動物收容所往往都超過負荷，情況堪輿。

香港政府是可以以更為人道的立場，實實在在地考慮對應規劃與增加對流浪動物提供臨時的庇護地點及相應設施，以此集中處理對流浪動物的支援（例如提供絕育手術以管控其繁殖及數量、預防傳染病傳播...等）。

跟據遞交此申請的顧問公司調查及其研究報告中顯示，擬議建發展計劃將會為受到古洞北/粉嶺北新發展區工程影響的流浪動物(包括狗隻及貓隻)提供臨時的庇護地點及相應設施。

此發展計劃為臨時性質，將不會影響「農業」用途地帶的長遠規劃意向的前提下，與其周邊土地用途並非不協調，亦不會對周邊地區帶來負面影響（包括交通、環境、境觀、水利、污染...等等）。

此發展計劃除了對流浪動物帶來極大福祉之外，相信對每年飛到香港的衆多季候鳥亦帶來相對好處，並且為古洞北/粉嶺北新發展區工程的聲譽帶來正面影響。

結論是擬議發展計劃「新界恐龍坑丈量約份第 87 約地段第 325 號(部分)- 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土」是值得專重及支持的。

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

參考編號

**Reference Number:**

220725-105813-87685

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

25/07/2022 10:58:13

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. wong cheuk leung

意見詳情

**Details of the Comment :**

To whom it may concern,

I strongly support the application for the following reasons.

1. Shelter for stray animal is insufficient in HK.
2. As mentioned in the application, no significant adverse impact is anticipated to the surrounding area.
3. The stray animals taken care by applicant currently may become stray again if no suitable site can be found.

Regards,

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

參考編號

**Reference Number:**

220726-025213-02199

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 02:52:13

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Tang KW

意見詳情

**Details of the Comment :**

本人贊成該區改建成臨時動物收容所，以減少流浪動物對環境的破壞。政府現行政策并未能有效減少流浪動物數量。現時，單靠漁農處根據舉報而捕捉流浪動物的效率，對比動物的繁殖速度，根本沒有可能控制流浪動物數量之增長，更莫論減少其數量。有賴個別市民熱心幫助，主動收留，照顧及為流浪動物進行絕育，情況才稍有改善。有見及此，本人希望藉此表示支持是次改建，為改善環境及動物福祉提出意見。

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

參考編號

**Reference Number:**

220726-093828-45791

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 09:38:28

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Alice

意見詳情

**Details of the Comment :**

希望社會能支援流浪動物工作及教育，讓流浪動物有棲身之所。  
讓支援流浪動物的工作機構有固定地方，再配合政府/機構的教育或宣傳，甚至義工服務，希望可以令社會正確又文明且人性化地減少街上流浪動物，從而亦進一步改善市民對飼養動物不遺棄、對遇見流浪動物正確做法等知識及品德。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-HLH/57 DD 87 Hung Lung Hang

23/07/2022 03:56

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-HLH/57

Lot 325 (Part) in D.D. 87, Hung Lung Hang

Site area : About 2,195sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment / 5 Years / Filling of Land / 3 Vehicle Parking

Dear TPB Members,

While the application states that the operator is an animal shelter, some in the community believe that these operations are part of the problem. That one can buy and then discard an animal very easily at one of these facilities encourages the rampant traffic in animals. Animals are not stuffed toys, their sale should be strictly controlled and regulated.

A total of not more than 150 animals (dogs and cats) will be kept at the Site. So 14sq.m per animal, more space than many citizens enjoy.

While the image shows that the site is currently vegetated, the **whole site will be filled with concrete** by not more than 0.2m in depth (from +20.7 mPD to +20.9 mPD) for site formation of structures and circulation space but as usual the justification is trotted out that **'it would not frustrate the long-term planning intention of the "AGR" zone'**.

It is deplorable that this falsehood is not only trotted out but accepted without question by members multiple times every month when Current studies suggest that soil sealing is **nearly irreversible**. Soil degradation can have disastrous effects such as landslides and floods, an increase in pollution, desertification and a decline in global food production.

With so many trashed sites left abandoned it is unacceptable that one that is vegetated be stripped and filled in.

There is no history of previous approval for what is essentially a brownfield use.



Members should reject the application.

Mary Mulvihill

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

參考編號  
**Reference Number:** 220722-180759-21380

提交限期  
**Deadline for submission:** 26/07/2022

提交日期及時間  
**Date and time of submission:** 22/07/2022 18:07:59

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-HLH/57

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

意見詳情  
**Details of the Comment :**

我反對起動物收容所，應該用嚟起樓畀人住

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

參考編號

**Reference Number:**

220722-235539-00414

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

22/07/2022 23:55:39

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 方

意見詳情

**Details of the Comment :****須確定噪音、氣味、污水、消防有嚴格控管；否則政府應以影響環境為由反對。**

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

參考編號

**Reference Number:**

220724-155137-23143

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

24/07/2022 15:51:37

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Martina maolana

意見詳情

**Details of the Comment :**

I do not agree for the planning stated, as it will seriously destroy the natural environment of Hong KONG, also it disrupts the biological system. Thank you

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

參考編號

**Reference Number:**

220726-230154-38045

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 23:01:54

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. camilla lee

意見詳情

**Details of the Comment :****公共環境.污水排污配套,根本不適合狗舍建設**



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)

25th July 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a  
Period of 5 Years and Filling of Land  
(A/NE-HLH/57)**

1. We refer to the captioned.
2. As shown in the map of the gist, there is a watercourse close to the application site. We urge the Board to liaise with relevant parties/ authorities as to whether there would be any sewage issue potentially generated by the proposed use.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

參考編號  
**Reference Number:** 220725-205140-19980

提交限期  
**Deadline for submission:** 26/07/2022

提交日期及時間  
**Date and time of submission:** 25/07/2022 20:51:40

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-HLH/57

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

意見詳情  
**Details of the Comment :**

新的狗場必需保持空氣流通 亦要有足夠的空間給毛孩活動

定期舉辦領養活動

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

參考編號

**Reference Number:**

220726-002439-19663

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 00:24:39

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Rosy

意見詳情

**Details of the Comment :**

狗場通風設備 冷氣抽風 防狂風暴雨 增加



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

參考編號

**Reference Number:**

220726-164447-92349

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 16:44:47

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Helen Ho

意見詳情

**Details of the Comment :**

政府應該就安置動物作出規劃及提出完善的動物安置政策，包括提供土地支持照顧動物的團體以提供基本設施、配套等予有關團體。

新界區有不少不適合發展房屋的土地，其實有無可能提供有關土地作動物收容所/院舍以舒緩各個非謀利動物照顧團體之財務壓力可更有效地提供適切的照顧及服務給有需要的動物及其主人。

謝謝你們以懇切的同理心好好考量及支持傻媽及其毛孩的生活及提供適切的援助。感恩！

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

參考編號

**Reference Number:**

220726-231111-77336

提交限期

**Deadline for submission:**

26/07/2022

提交日期及時間

**Date and time of submission:**

26/07/2022 23:11:11

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/57

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. LEUNG SC

意見詳情

**Details of the Comment :**

- the site is zoned as AGR which is good for animal boarding and no harm including noise and smell pollution to surrounding area.
- the applicant is an NGO/non-government sector, the government should support this application because relocating a animal boarding establishment is not an easy thing for an NGO. I think the Board should also consider allowing more time/lessen the unnecessary condition terms regarding the approval condition. For example, the drainage work is required lot of time and money to implement as on a NGO perspective.
- this application has already drawn council member, land developer, LegCo member, locals and media's attention. I think the Town Planning Board should consider this point. The department should give sympathy on this.