

This document is received on 13 MAR 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- ※ Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2300564

24/2 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/182
	Date Received 收到日期	13 MAR 2023

- 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
WU Shun Kwong (胡順光)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B. RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road - Wo Hang Section, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,140 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 480 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Partly vacant and partly occupied for storage (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified..... "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
22/2/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/2/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	

(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	660	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	480	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 480	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 480	sq.m	<input type="checkbox"/> About 約

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

Structure 1: Dog kennel and toilet (Not exceeding 4m, 1 storey)

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

Private Car Parking Spaces 私家車車位	4 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays Site staff will stay at the site overnight to look after the dog inside the dog kennel																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Sha Tau Kok Road - Wo Hang Section <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

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

7. Justifications 理由

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

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone in other Outline Zoning Plan such as A/NE-FLA/205 & A/NE-TKL/685.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because the dog kennel will be housed within an enclosed structure and no dog will be allowed to stay outdoor.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. No public announcement system at the application site. All the dogs will stay within an enclosed structure with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. The proposed development is intended to provide dog kennel service to the public and it would not involve other services.
13. The dog kennel will be an enclosed structure with soundproofing materials and mechanical ventilation.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel will be maintained in a sanitary condition.
20. No blowing of whistle will be used at the site and all dogs will stay within enclosed structures at all times.
21. The applicant would follow the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites.
22. Altogether 48 dogs will be housed within Structure 1. After the deduction of the access within the structures, about 7m² will be available for each dog.
23. Six staff will station at the application site. Three staff will station at the application site after office hours to take care of the dogs. The dogs will stay at the application site overnight.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

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

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

Date 日期 24/2/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B. RP (Part) in D.D. 46 and Lot 27 (Part) in D.D. 38, Sha Tau Kok Road – Wo Hang Section, N.T.
Site area 地盤面積	1,140 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	480 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.421 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	42.11 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	Private Car Parking Spaces 私家車車位 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) NA		4 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

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

at

Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

1.1.1 The application site possesses an area of about 1,140m². The application site is intended for temporary animal boarding establishment (dog kennel) for a period of 3 years.

1.1.2 The application site is abutting Sha Tau Kok Road – Wo Hang Section.

1.1.3 The adjoining land lots of the application site is at present mostly occupied for warehouse use which is believed an 'existing use'. Animal boarding establishment is a column 2 use in the 'Agriculture' zone.

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

1.1.4 The application site has been hard paved and occupied an area of approximately 1,140m². It has a very gentle gradient sloping from southeast to northeast from about +25.2mPD to +24.5mPD.

1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 525mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

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

1.1.6 The site is higher than the land to the east and west and it is abutting Sha Tau Kok Road – Wo Hang Section to the north. However, it is noted that the land to the immediate south of the application site commands a higher level. As such, an external catchment is found as shown in **Figure 3**. There is a public drain along the northern site periphery.

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

1.1.7 According to recent site inspection, there is an existing surface drain along the

northern site periphery. (Figure 3)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 525mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site. (Figure 3)
- 1.2.2 The collected surface runoff will be conveyed to the existing surface drain along the northern site periphery. (Figure 3)
- 1.2.3 Prior to the commencement of the drainage works, the applicant will seek the consent of the District Lands Office/North and the registered land owner for drainage works outside the application site or outside the jurisdiction of the applicant.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the applicant's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) Some holes will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff to and from adjacent area.

Annex 1.3 Drainage Calculation for the Subject Site

1. Runoff Estimation

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

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

Assuming that:

- The area of the entire catchment including the external catchment is approximately 5,350m²; (Figure 3)
- It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 46.5\text{m} - 24.5\text{m} = 22\text{m}$$

$$L = 205\text{m}$$

$$\therefore \text{Average fall} = 22\text{m in } 205\text{m} \text{ or } 1\text{m in } 9.32\text{m}$$

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

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

$$t_c = 0.14465 [205 / (10.73^{0.2} \times 5,350^{0.1})]$$

$$t_c = 7.82 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 245 mm/hr

$$\text{By Rational Method, } Q = 1 \times 245 \times 5,350 / 3,600$$

$$\therefore Q = 364.09 \text{ l/s} = 21,845.83 \text{ l/min} = 0.36 \text{ m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:70 and 1:130, 525mm surface U-channel is considered adequate to dissipate all the storm water generated at the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting an unnamed Road. It is situated amidst the 'Agriculture' ("AGR") zone of which animal boarding establishment is a column 2 use which requires the prior planning permission from the Town Planning Board.
- 2.2 The maximum number of visitors is 12 per day which can be accommodated by 3 private cars because the site would allow the parking of 3 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 6 staffs at the application site during 9:00a.m. to 7:00p.m. No more than 48 dogs will be accommodated at the application site and most of the dogs will stay overnight at the application site.
- 2.3 Also, the proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

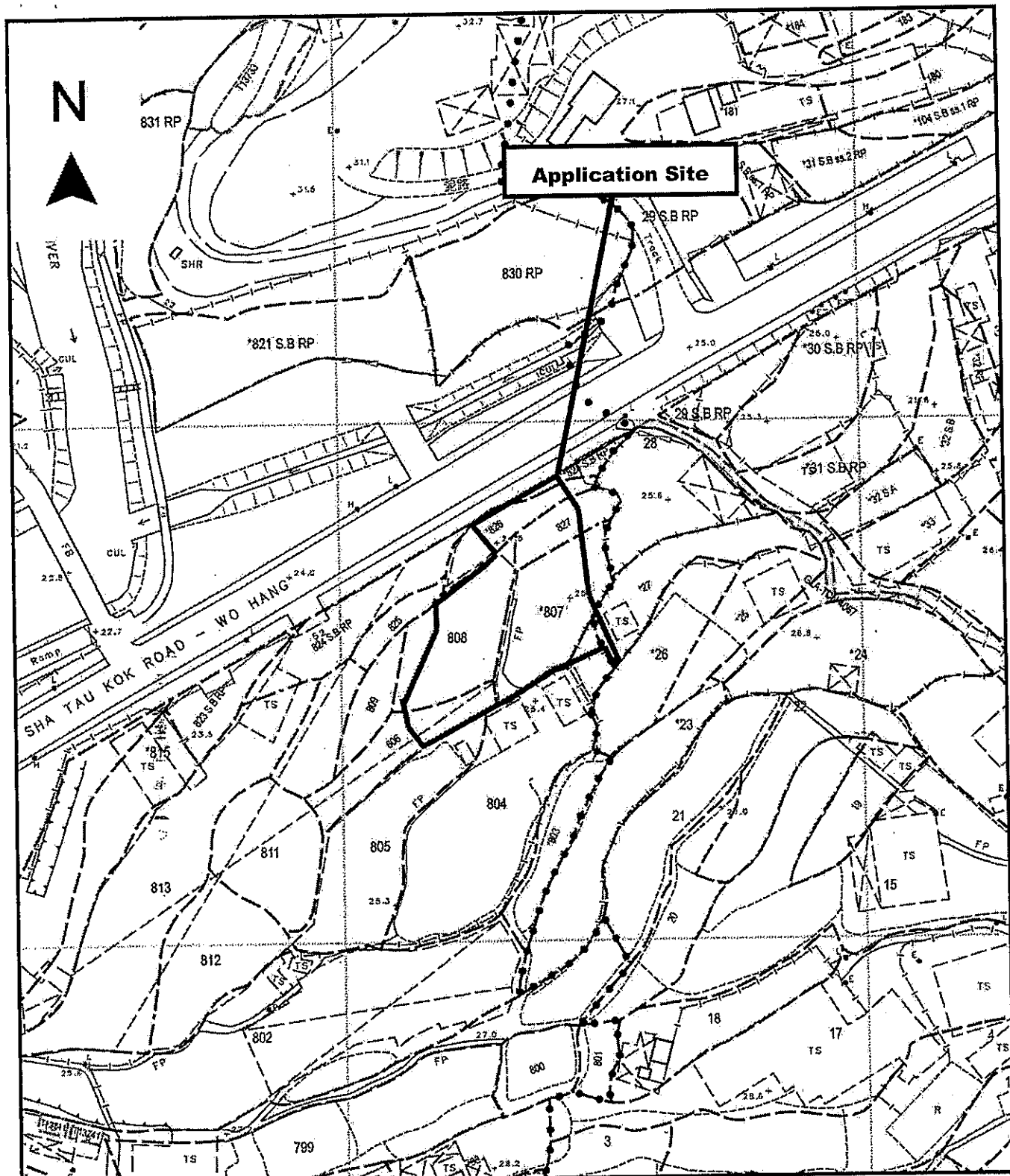
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.3	0.3	3	2
Light goods vehicle	0.15	0.15	0	0
Total	0.45	0.45	3	2

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

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

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

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



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B. RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road - Wo Hang Section, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

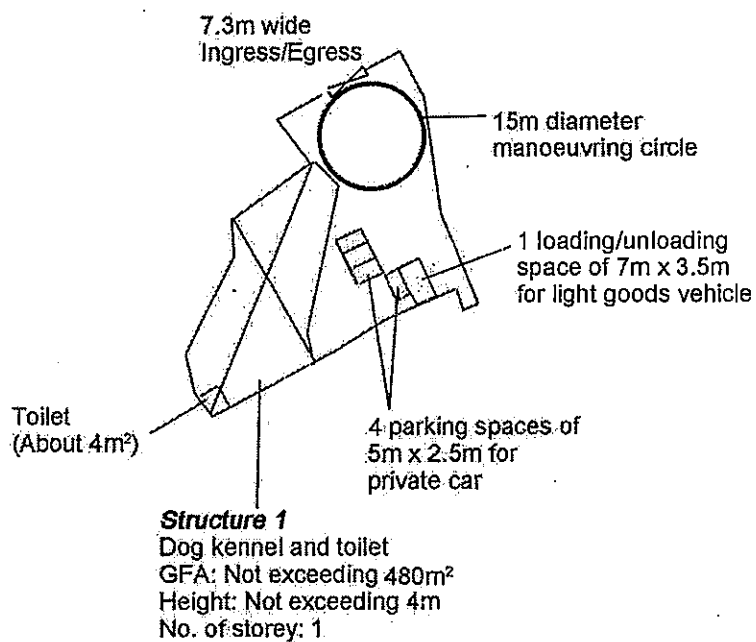
Figure 1

Remarks 備註:

Scale 比例:

1:1000

N



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed Layout Plan

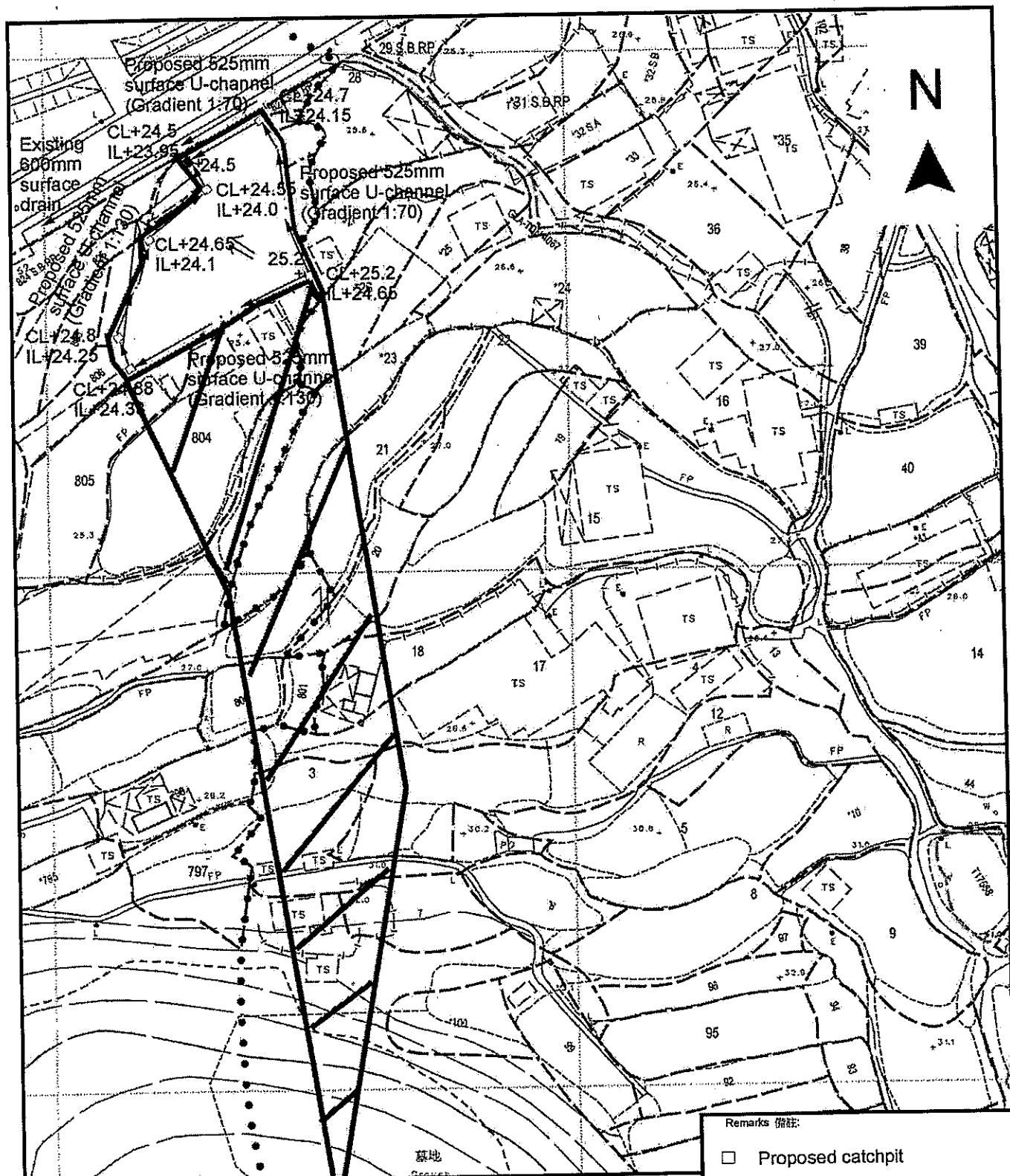
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

□ Proposed catchpit

⇐ Flow of surface runoff

+24.5 Level (in mPD)

■ Catchpit with sand trap

▨ External catchment

Scale 比例:

1:1000

Total: 4 pages

Date: 18 April 2023

TPB Ref.: A/NE-MUP/182

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

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

Transport Department's comments	Applicant's response
1. The applicant shall advise the details of the proposed run-in/out and assess if there is traffic impact to Sha Tau Kok Road and the footpath. The Applicant shall also assess if sufficient sightline could be provided at the proposed run-in/out.	Noted. The proposed run-in/out is shown in Figure 4. The proposed run-in/out would have no adverse traffic impact to Sha Tau Kok Road. Sufficient sightline could be provided at the proposed run-in/out as shown in Figure 4.
2. The Applicant shall provide breakdown on the figures in the table under Section 2.4 of Annex 2.	Noted. Please see breakdown in Table 1 below.
3. The Applicant shall advise the management/control measures to be implemented to ensure no queueing of vehicles outside the subject site.	It is anticipated that no queueing of vehicles outside the subject site will occur with the implementation of the visit-by-appointment system.
4. The Applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Noted. TS460 signs will be provided at the location as shown in updated Figure 5.

5. Based on our record, a strip of government land between the application site and Sha Tau Kok Road is not managed by this department. Please seek comments from relevant department on the application.	Noted.
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Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui



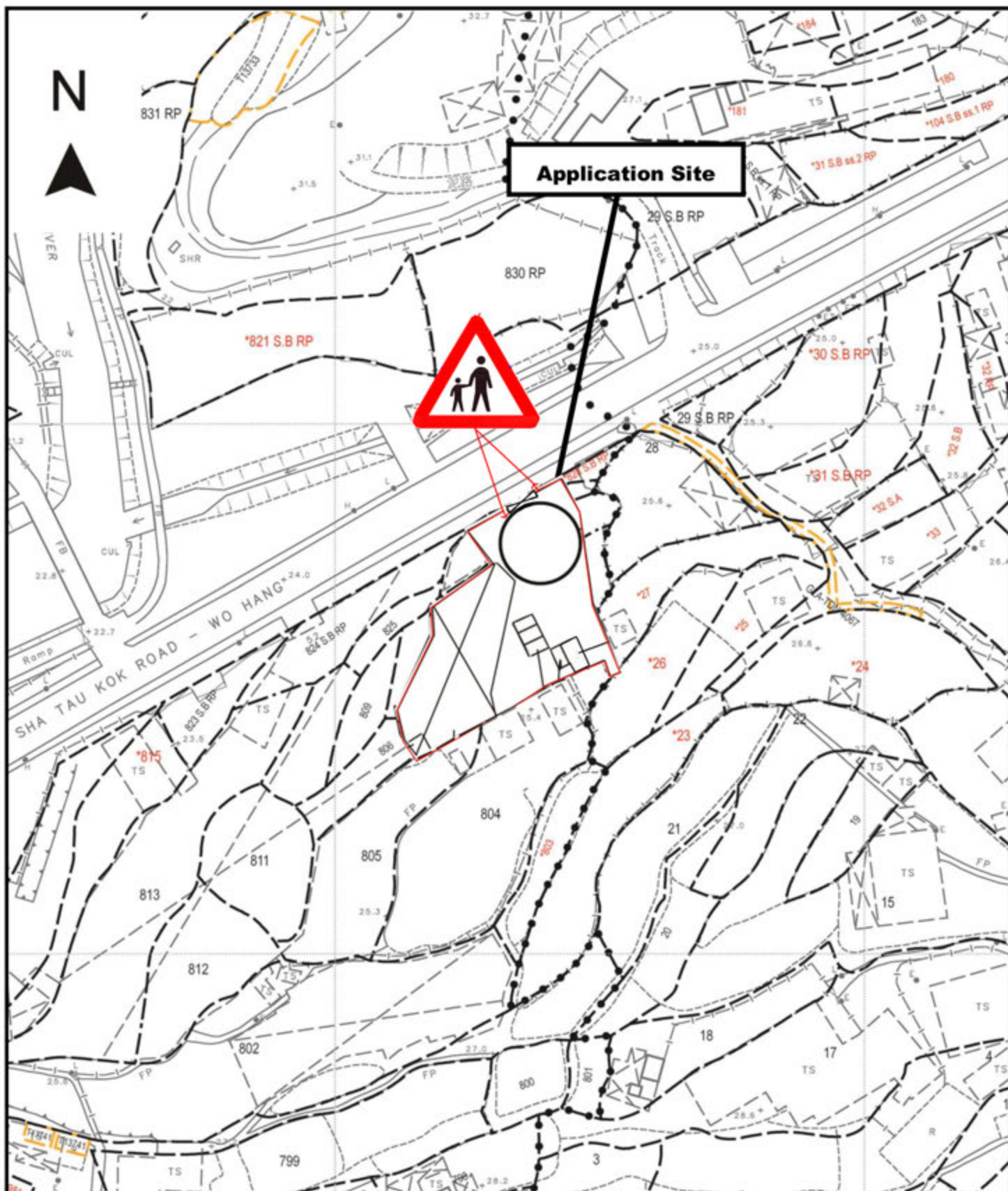
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Ken HO) – By Email

Table 1 Traffic Generation and Attraction by Hour

Hour	Private car In (pcu)	Private car Out (pcu)	Light goods vehicle In (pcu)	Light goods vehicle Out (pcu)
09:00-10:00	2	0	0	0
10:00-11:00	0	0	1.5	0
11:00-12:00	0	0	0	0
12:00-13:00	0	0	0	0
13:00-14:00	0	0	0	0
14:00-15:00	1	0	0	1.5
15:00-16:00	0	0	0	0
16:00-17:00	0	0	0	0
17:00-18:00	0	3	0	0
18:00-19:00	0	0	0	0



Figure 4 - Proposed Run-in/out and Sightline Analysis Scale 1:500



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road - Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed TS460 Signs

Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

Appendix Ib of RNTPC
Paper No. A/NE-MUP/182

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



Re: Application A/NE-MUP/182 - Comments of Lands Department
19/04/2023 11:24

From:

To: kcsho@pland.gov.hk

Cc: mlchan@pland.gov.hk, mcylit@pland.gov.hk, TPB <tpbpd@pland.gov.hk>

Dear Ken,

The applicant agrees to rectify the breach of lease by applying short term waiver upon planning approval or remove the existing structure at the application site as a last resort.

Best regards,

Patrick Tsui

kcsho@pland.gov.hk於2023年4月19日 10:30寫道：

Dear Patrick,

As we spoke on phone, please find the attach LandsD comments for your further action and responses. Grateful you may submit the FI within today.

Regards,

Ken HO

PA/N

Sha Tin, Tai Po and North District Planning Office

PlanD

Tel: 2158 6236

Total: 1 page

Date: 25 April 2023

TPB Ref.: A/NE-MUP/182

By Email

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

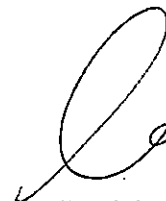
Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

The applicant will fence off the application site according to the submitted application site plan. (Figure 1) Also, the existing structure within the application site will be demolished and a new temporary structure will be erected for the captioned use according to the proposed layout plan. (Figure 2)

Should you have any enquiries, please feel free to contact the undersigned at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Ken HO) – By Email

Total: 3 pages

Date: 27 April 2023

TPB Ref.: A/NE-MUP/182

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

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

The updated checking of sightline is shown in Figure 4. The applicant is willing to provide a proper run-in/out according to standard Highways Drawings and the provision of run-in/out at the application site will be vetted by Highways Department before implementation.

In view of that the existing temporary structure will be demolished, there is sufficient space for the expansion of the existing ingress/egress without affecting the existing tree adjacent to the existing ingress/egress.

A separate man-gate will be provided at the attached Figure 2. A warning sign “Beware of pedestrian” will also be attached outside and inside the application site next to the ingress/egress to alert the drivers.

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,

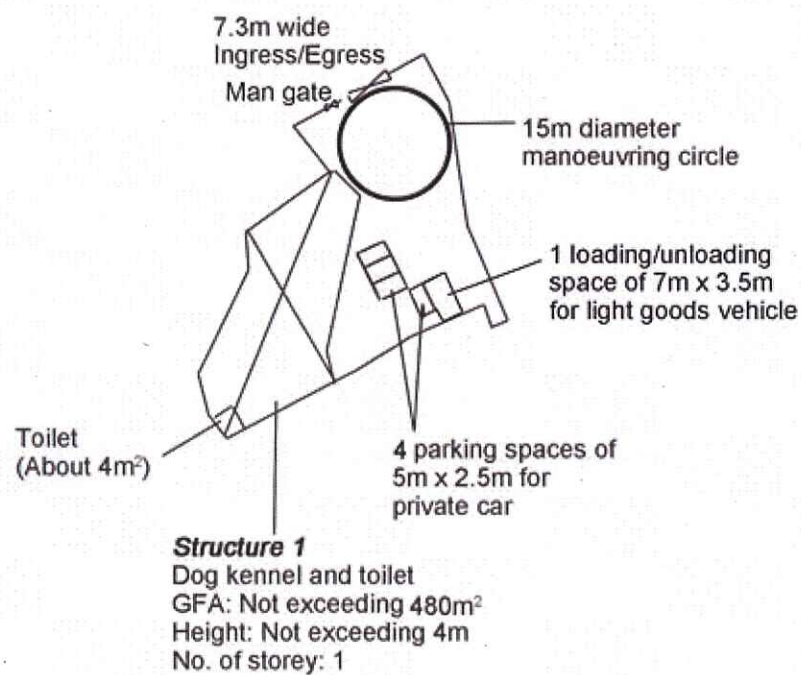


Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Ken HO) – By Email

N



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years at Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) & 828 S.B RP (Part) in D.D.46 and Lot 27 (Part) in D.D.38, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

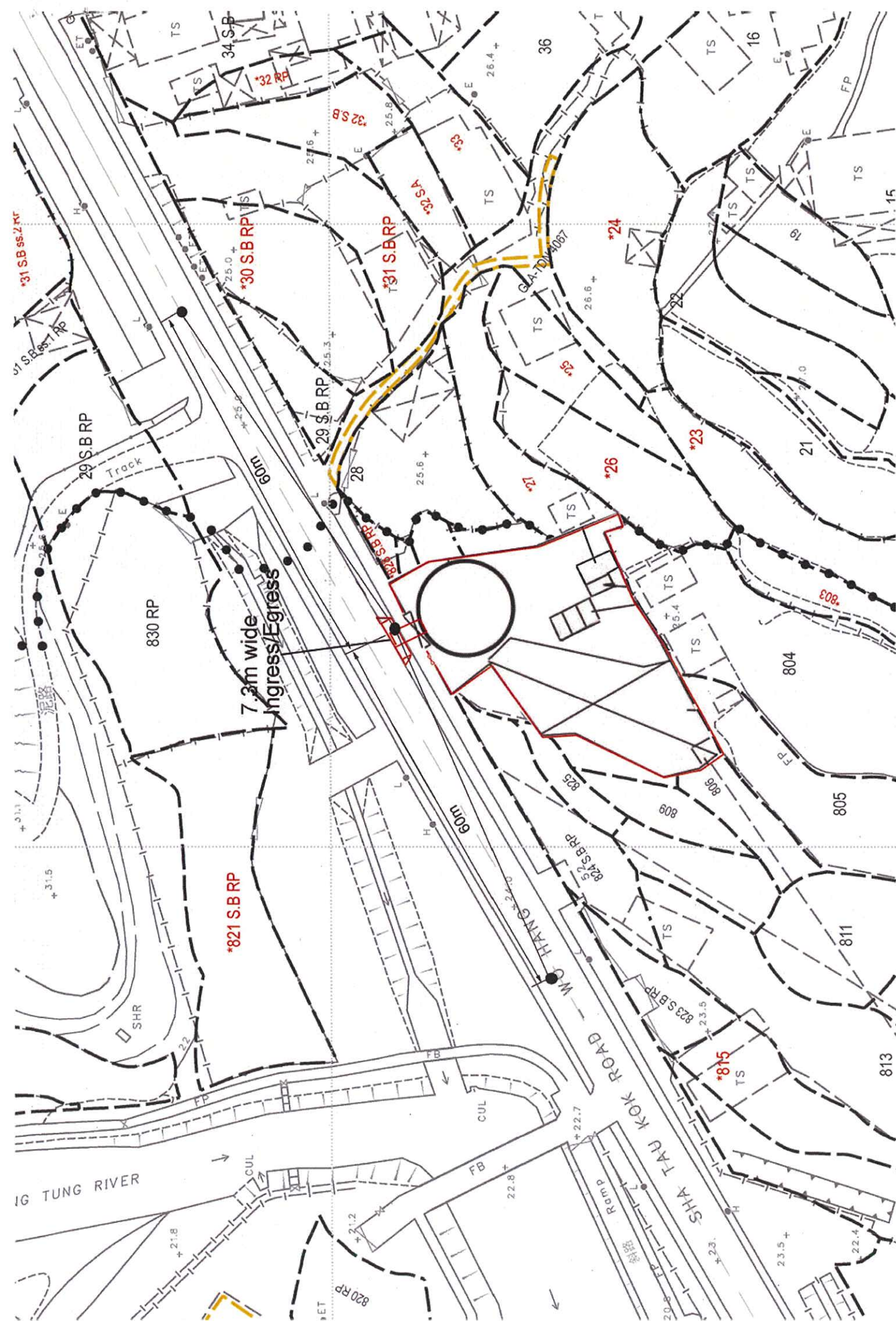


Figure 4 - Proposed Run-in/out and Sightline Analysis

Previous S.16 Applications

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MUP/54	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	23.8.2008 (on review)	R1
A/NE-MUP/55	Land Filling for Permitted Agricultural Use (Plant Nursery)	18.4.2008	R2
A/NE-MUP/152	Proposed Temporary Shop and Services (Agricultural Goods) for a Period of 3 Years	4.9.2020	R3-R5

Rejection Reason

- R1** The use under application was not in line with the planning intention for “AGR” zone which was intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R2** The reason was that the granting of approval to the illegal land filling operation would set an undesirable precedent for other similar applications within the "Agriculture" zone. The cumulative impacts of approving such similar applications would result in a general degradation to the environment of the area.
- R3** The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.

- R4 The applicant failed to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.
- R5 The approval of the application would set an undesirable precedent for the similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar S.16 Applications for Temporary Animal Boarding Establishment
in the vicinity of the application site within/partly within the “Agriculture” zone
in the Man Uk Pin Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-MUP/166	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	13.1.2023

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MUP/146	Proposed Temporary Animal Boarding Establishment and Ancillary Office for a Period of 3 Years	17.1.2020	R1 - R3

Rejection Reason

- R1 The proposed development was not in line with the planning intention of the “AGR” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the proposed development would not cause

adverse traffic impact on the surrounding areas.

- R3 The approval of the application would set an undesirable precedent for the similar application within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- she has reservation on the planning application since there are unauthorized building works on the application lots which are already subject to lease enforcement actions according to the case priority. The owners should immediately rectify the lease breaches as demanded by earlier letters and this office reserves the rights to take necessary lease enforcement action against the breaches without separate notice; and
- the Site is covered by a Letter of Approval (LoA) No. L5312 which is issued for erection of temporary structures for watchman shed, shade and agriculture storage purposes. Given the existing structures and use do not tally with the approved one under the aforesaid LoA, this office reserves the rights to take enforcement action and cancel the LoA;

2. Traffic

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

- having reviewed the further information (**Appendices Ib and Id**) submitted by the applicant, he has no further comments on the application from traffic engineering point of view.

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

- the proposed access arrangement for the run-in/out at Sha Tau Kok Road – Wo Hang should be commented and approved by HyD and TD;

3. Drainage

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

- no objection to the application from public drainage viewpoint;

4. Fire Safety

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

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

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance;
- there was no substantiated environmental complaint received in the past 3 years; and
- should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses”.

6. **Agriculture**

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

- the Site is zoned “AGR” and is occupied by some temporary structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors; and
- the Site does not associate with any licence granted, nor received any application by his office regarding this address. Should the application be approved, the applicant should note the detailed comments on licensing aspects in the Recommended Advisory Clauses at **Appendix IV**.

7. **Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area comprising of farmlands, temporary structures and village houses. No significant sensitive landscape resources is observed within the Site. As such, significant adverse impact on landscape characters and existing landscape resources within the Site arising from the proposed use is not anticipated; and
- should the application be approved, it is considered not necessary to impose a landscape condition as there are existing trees outside the Site along Sha Tau Kok Road, and its effect on enhancing the quality of public realm is not apparent

8. **Building Matters**

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

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

for the use related to the application. Her advisory comments are at **Appendix IV**.

9. 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);
 - (ii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (iii) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N):
 - (i) the Site is covered by a Letter of Approval (LoA) No. L5312 which is issued for erection of temporary structures for watchman shed, shade and agriculture storage purposes. Given the existing structures and use do not tally with the approved one under the aforesaid LoA, her office reserves the rights to take enforcement action and cancel the LoA;
 - (ii) the owners should immediately rectify the lease breaches as demanded by earlier letters and her office reserves the rights to take necessary lease enforcement action against the breaches without separate notice; and
 - (iii) if the application is approved, the lot owner(s) will need to apply to her office for a Short Term Waiver (STW) to permit the structures to be erected and regularize the irregularities on site. Besides, given the proposed use is temporary in nature, only applications for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
 - (i) the run-in/out should design and construct them in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the following comments of the Director of Environmental Protection (DEP):
 - (i) the applicant should be reminded of his obligation to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” in order to minimize any possible environmental nuisances, and to properly design and maintain the facilities to minimise any potential environmental nuisance;
 - (ii) the applicant is also advised to provide adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system(s) will be used, its design and construction shall follow the requirements of EPD’s ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. This includes the requirements on percolation test; and
 - (iii) the applicant is reminded of his obligation to meet the statutory requirements under relevant pollution control ordinance;

- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
 - (i) the applicant is advised that under the Public Health (Animals)(Boarding Establishment) Regulations (Cap. 139I), any person who provided food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from AFCD. The establishment and ancillary facilities which is licensed under Cap. 139I must always fulfil the criteria listed in the Regulations; and
 - (ii) the dogs kept by the applicant should be properly licensed as in accordance with the Rabies Ordinance (Cap. 421) and he is reminded to observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times. Detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (e) to note the following comments of the Director of Food and Environmental Hygiene (DFEH):
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by FEHD 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
 - (iii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/at their expenses;
- (f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when

necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iv) if the proposed use under application is subject to issue of a licence, 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 licencing authority;
 - (v) any temporary shelters for dog kennel, storage, site office or other uses are considered as temporary buildings are 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 Regulation 5 of P(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R;
 - (vii) if the Site is not abutting on a specific street having a width not less than 4.5m wide, the development intensity shall be determined by BA under B(P)R 19(3) at building plan submission stage;
 - (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (ix) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (x) 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 and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc will be provided at formal building plans submission stage;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the Site is within an area where connection to the existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed sewerage systems to DSD's networks, they shall furnish him with their connection proposal for agreement. After, obtaining his agreement, the applicant shall submit a duly completed Form HBPI with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon his acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

(ii) the applicant is advised on the following general requirements of the drainage proposal:

- surface channel with grating covers should be provided along the site boundary;
- a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent

- to conduct site inspection on his completed drainage works
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan; and

(h) to note the following comments of the Director of Fire Services (D of FS):

- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

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

參考編號

Reference Number:

230321-133615-23330

提交限期

Deadline for submission:

11/04/2023

提交日期及時間

Date and time of submission:

21/03/2023 13:36:15

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MUP/182

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. CHEUNG SHING FO

意見詳情

Details of the Comment :

本人反對以上申請，附近土地皆是農地，而且是活躍種植的農地，一經破壞不能復原，而且必需考慮到該地點是否適合作狗隻寄養所，而且後續會否成先例變成棕地貨倉而不是原先申請的狗隻寄養所

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

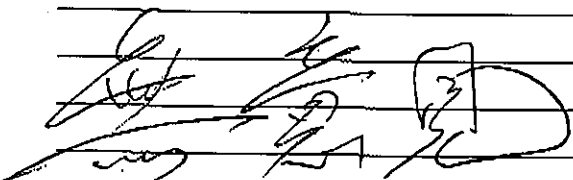
By e-mail : tpbpd@pland.gov.hk

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

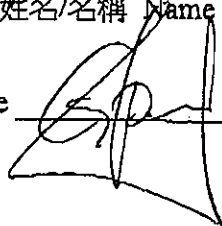
A/NE-MUP/182

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

日期 Date 2023.3.24

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



A/NE-MUP/182 DD 46 Man Uk Pin

07/04/2023 03:33

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/NE-MUP/182

Lot 27 (Part) in D.D. 38, Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) and 828 S.B RP (Part) in D.D. 46, Sha Tau Kok

Site area: About 1,140sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment (Dog Kennel) / 5 Vehicle Parking

Dear TPB Members,

Perhaps members could take a few minutes to ponder the inconsistency of PlanD's recommendations.

This is part of the rejected 154 application.

PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation. There was no strong justification in the submission for a departure from the planning intention, even on a temporary basis. The proposed use was considered **not entirely compatible with the landscape character of the area**. Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications **would result in a general degradation of the environment** of the area.

But then it goes ahead to recommend that members approve 166. For some reason the system will not allow copy and paste from the pdf of the Main Paper but members have a duty to check the content
file:///C:/Users/MacBook/Downloads/A_NE-MUP_166_MainPaper%20(2).pdf

The papers outline the history of the lots, unapproved use, enforcement action. In addition there were objections from a number of local representatives. See 9.2.1

But all this was ignored and PlanD in an about turn recommended that members approve the 166 application. Members RAISED NO QUESTIONS and rubber stamped the approval.

Now there is a further application for the other lots, same use.

So how many dogs are there in HK? How many ABE's have been approved in recent years?

How many of these ABE's have not fulfilled the conditions?

A three year old could determine that the majority are merely fronts to perpetuate brownfield use of the sites. The entire site will be concreted over.

I would remind members that following the inconsistent recommendations of PlanD calls into question the credibility of the board.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 29 May 2022 3:01 AM CST

Subject: A/NE-MUP/166 DD 46 Man Uk Pin

A/NE-MUP/166

Lots 813, 823 S.B RP (Part) and 824 S.B RP (Part) in D.D. 46 and Adjoining Government Land, Sha Tau Kok

Site area : About 1,600sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 6 Vehicle Parking

Dear TPB Members,

Strong objections, the supposed use is just a ploy to continue with brownfield use of the site. Site coverage about 65.62%.

154 rejected 22 Jan 2021. Applied for review, deadline 12/3 but then withdrew

PlanD: The proposed use was considered not entirely compatible with the landscape character of the area. **Approval of the application would set an undesirable precedent of landscape character alteration and erection of structures prior to planning approval.** The cumulative impact of such approval

would further degrade the landscape quality of the surrounding environment.

62. In response to a Member's question, Mr Tim T.Y. Fung, STP/STN, said that the **Site was subject to planning enforcement action previously**, and the registered owner of the Site was convicted and fined on 23.12.2020.

The number of incidents of dogs being smuggled into Hong Kong is also a matter of concern. It is high time that there be more supervision of facilities that purport to offer kennel services when they are in fact puppy farms. The possible impact on public health with regard to the keeping of animals in poor conditions has unfortunately not received the attention it deserves.

Members should again reject the application.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Monday, September 28, 2020 3:08:26 AM

Subject: A/NE-MUP/154 DD 46 Man Uk Pin

A/NE-MUP/154

Lots 813, 823 S.B RP (Part) and 824 S.B RP (Part) in D.D. 46 and Adjoining Government Land, Sha Tau Kok

Site area : About 1,690sq.m Includes Government Land of about 186sq.m

Zoning : "Agriculture"

Applied use : Shop and Services (Agricultural Goods) / 7 Vehicle Parking

Dear TPB Members,

Application 152 was rejected on 4 September but the applicant undeterred has come back with a more ambitious plan:

PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation. There was no strong justification in the submission for a departure from the planning intention, even on a temporary basis. The proposed use was considered **not entirely compatible with the landscape character of the area**. Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications **would result in a general degradation of the environment** of the area. The Commissioner for Transport did not support the application as the applicant failed to demonstrate that the temporary development would not cause **adverse traffic impact** on the surrounding areas. There was **no similar application for temporary shop and services use within the "AGR" zone**

on the concerned Outline Zoning Plan.

And there certainly should not be any considered going forward.

Previous objections upheld.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, August 14, 2020 2:43:55 AM

Subject: A/NE-MUP/152 DD 46 Man Uk Pin

A/NE-MUP/152

Lots 806 (Part), 808, 809 (Part), 823 S.B RP (Part), 824 S.B RP (Part) and 825 (Part) in D.D. 46 and Adjoining Government Land, ManUk Pin, Sha Tau Kok

Site area : About 1,130sq.m Includes Government Land of about 44sq.m

Zoning : "Agriculture"

Applied use : Shop and Services (Agricultural Goods) / 6 Vehicle Parking

Dear TPB Members,

This is clearly an application to legitimize a long existing brownfield operation.

This is a sensitive area close to Starling Inlet, mangroves, etc. Approval for brownfield operations, particularly on the coastal side of Sha Tau Kok Road should be avoided in order to protect the ecology.

There is no previous record of approval so therefore no justification to set a precedent.

Mary Mulvihill

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KFBG's comments on eight planning applications

11/04/2023 18:20

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

6 attachments



230411 s12a NSW 8 & 9c.pdf



230411 s12a TM 25 & 26.pdf



230411 s16 HTF 1147.pdf



230411 s16 LFS 462.pdf



230411 s17 LFS 450.pdf



230411 s16 MUP 182.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th April 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years
(A/NE-MUP/182)

1. We refer to the captioned.
2. The current application site is partially covered by some rejected applications (e.g., A/NE-MUP/152, A/NE-MUP/55), and the reasons for the rejection of A/NE-MUP/152 are reproduced below:

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

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

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

3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Agriculture zone.
4. We also urge the Board to clarify with relevant authorities as to whether the site is involved in any ongoing enforcement case.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden