

2023年 6月 7日

此文件在 收到 城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

7 JUN 2023

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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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/187
	Date Received 收到日期	- 7 JUN 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

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

林隆 (Lam Lung)

## 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)

誠信土地測量公司 (Honest Land Surveys Company)

## 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)	丈量約份第38約地段30號B分段餘段(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 507.43 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 211.8 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	萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 (AGR)
(f) Current use(s) 現時用途	閒置土地  (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)"  
已通知 ..... 名「現行土地擁有人」。

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

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

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

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

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

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

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

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	擬議臨時動物寄養所 (為期三年)  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	295.63 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	211.8 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NA ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	211.8 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	211.8 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
構築物一(犬舍)高:不超過9m層數:1 構築物二(辦公室)高:不超過3m層數:1 構築物三(廁所及浴室)高:不超過2.59m層數:1	
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	2
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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	N.A.
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)	

Proposed operating hours 擬議營運時間 申請地點的營運時間為星期一至星期日 早上9:00至晚上7:00																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
..... .....																																	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施，如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 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. 擬議發展項目是表列第 2 欄的“農業”用途，有關性質、佈局、形式和規模與周邊環境不會產生不協調，發展項目是臨時性的，不會影響“AGR”的長遠規劃意向。
2. 有類似批准在“農業”地帶規劃的個案，例如 A/NE-FTA/205 & A/NE-TKL/685。
3. 是次申請以盡量減少交通流量的影響，請參考有關交通流動評估附圖
4. 擬議項目週邊地段主要是貨倉及露天儲存為主，遠離民居。
5. 擬議的發展旨在向公眾提供動物(犬隻)寄養服務，不會涉及其他服務。
6. 擬議項目設置雨水收集方案對排水影響不大，見附件排水方案。
7. 申請人已提交景觀方案以支持其申請。
8. 申請場地不會設置公眾廣播系統，所有的狗都將被關在帶有隔音材料的封閉結構內，並提供機械通風和空調系統。
9. 擬議項目用途的污水排放受《污水管制條例》(WPCO)的管制，在項目作業開始之前，將根據《水污染管制條例》獲得排放許可證。
10. 申請人將遵循修訂後的《守則》“Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) and ProPECC PN 5/93.” 中所示的相關緩解措施和要求。
11. 犬舍為封閉式結構，採用隔音材料和機械通風，舍室設計只作犬隻寄養用途，並限制其他動物進入。
12. 犬舍將提供充足的飲用水和適當的排水設施，以供多餘的水排走，以保持動物舍室乾爽，保持環境清潔。。
13. 犬舍設計將包括用於清除和處理動物廚餘、用過的毛毯用品、動物屍體等的設施，以盡量減少污染、氣味和傳播疾病的機會。
14. 所有動物排泄物和其他廢物每天至少從動物舍室清除一次，動物舍室將保持良好的衛生條件及活動空間。
15. 將建立和保持犬舍監測消滅昆蟲、外寄生蟲、鳥類和哺乳動物害蟲的定期計劃。
16. 不會在場地使用哨子，所有犬隻都將待在封閉的建築物內活動，確保不會製造噪音。
17. 營業時間由早上9:00至晚上7:00，而為了減少對週邊地帶的影響由晚上7:00PM-9:00AM之間不進行作業，每日訪客人數上限六人，營業時間後將有一名工作人員駐守申請地點，照顧待留在現場的狗隻。
18. 項目設計最大收容寄養動物(犬隻)數量為狗12隻。
19. 擬議發展項目的規模較為細小，週邊亦無民居，臨時性質將不會影響長遠的規劃發展。



## 8. Declaration 聲明

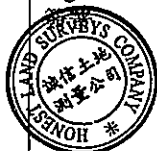
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會的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

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



Fong Chung Kwok Ben

Consultant

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

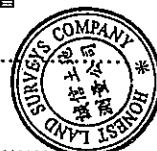
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

誠信土地測量公司 (Honest Land Surveys Company)



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

Date 日期

30/5/2023

(DD/MM/YYYY 日/月/年)

### Remark 備註

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

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

### Warning 警告

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

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

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

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

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

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

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

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	丈量約份第38約地段30 號B分段餘段(部份)
Site area 地盤面積	507.43 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11
Zoning 地帶	農業 (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 <u>3</u> <input type="checkbox"/> Month(s) 月 <u>N.A.</u> <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 <u>          </u> <input type="checkbox"/> Month(s) 月 <u>          </u>
Applied use/ development 申請用途/發展	擬議臨時動物寄養所 (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <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	211.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4174 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	<input type="checkbox"/> m 米 (Not more than 不多於)
		N.A.	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	9	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	41.7 % <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		2
	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)		2
	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)		N.A.

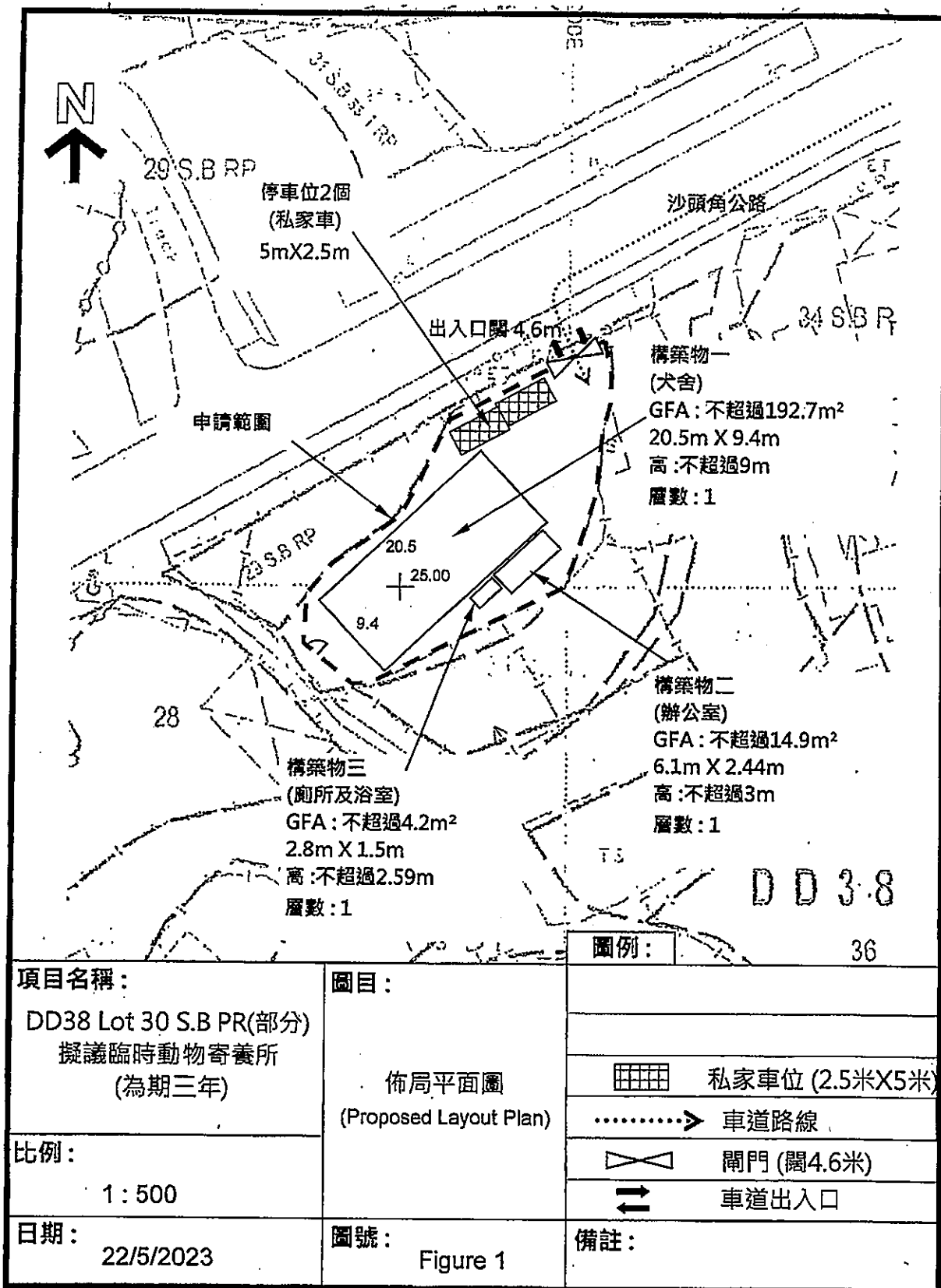
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

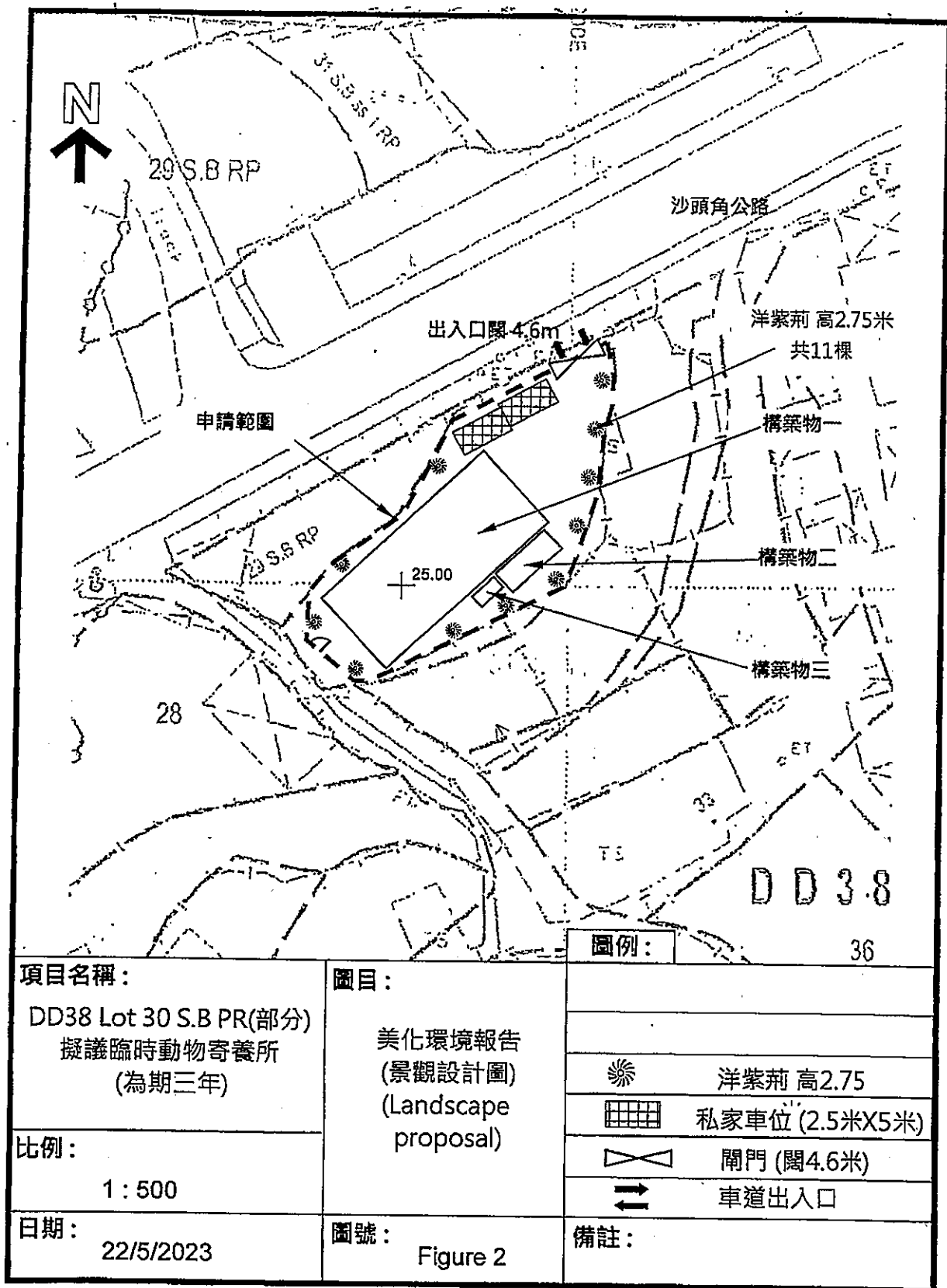
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
車輛迴轉掉頭／行車線路分析圖	<input type="checkbox"/>	<input type="checkbox"/>
雨水收集系統		
<b>Reports 報告書</b>		
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 type="checkbox"/>

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

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

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





項目名稱：

DD38 Lot 30 S.B PR(部分)  
擬議臨時動物寄養所  
(為期三年)

比例：

1 : 500

日期：

22/5/2023

圖目：

美化環境報告  
(景觀設計圖)  
(Landscape  
proposal)

圖號：

Figure 2

圖例：



洋紫荊 高2.75



私家車位 (2.5米X5米)

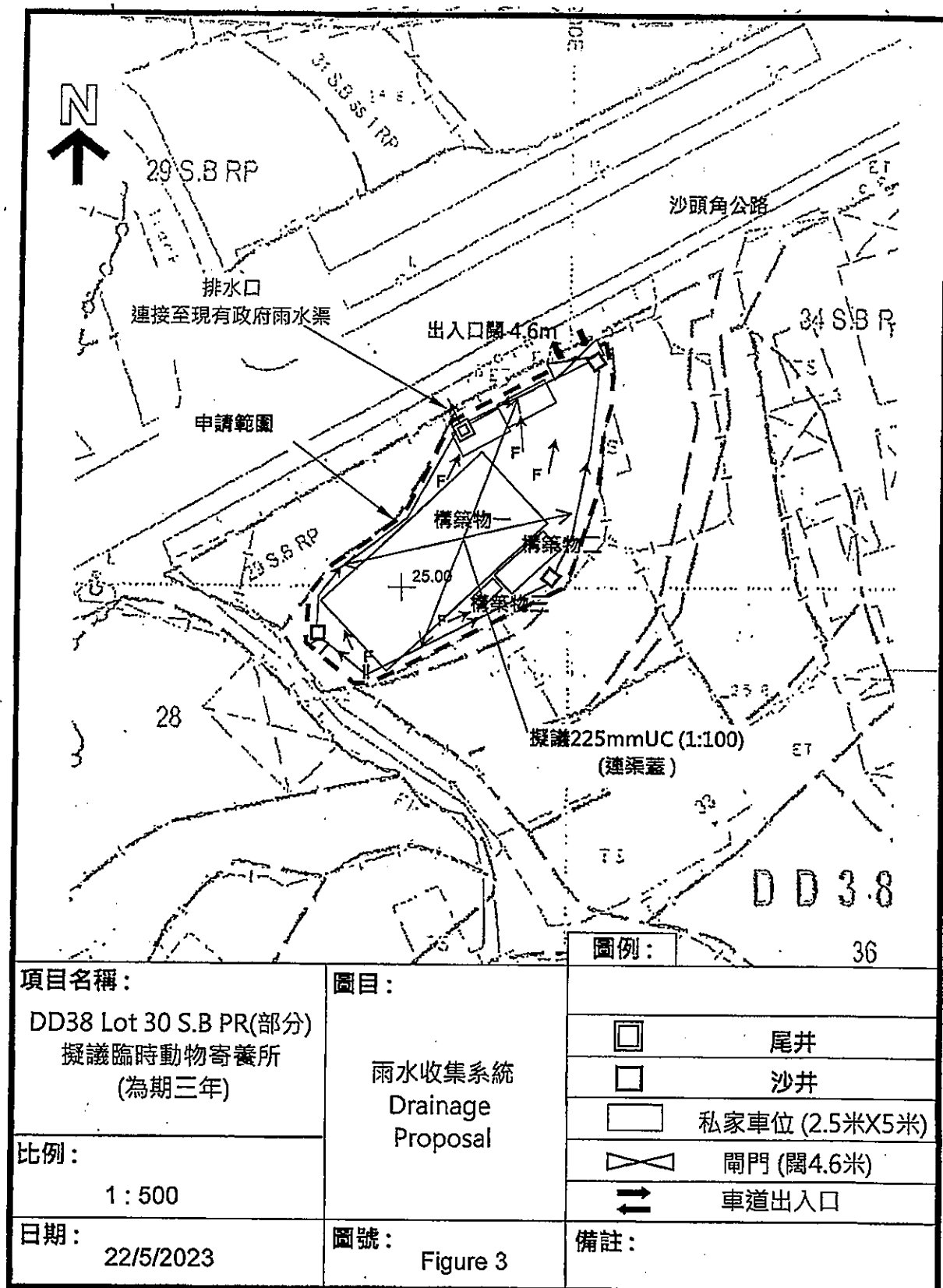


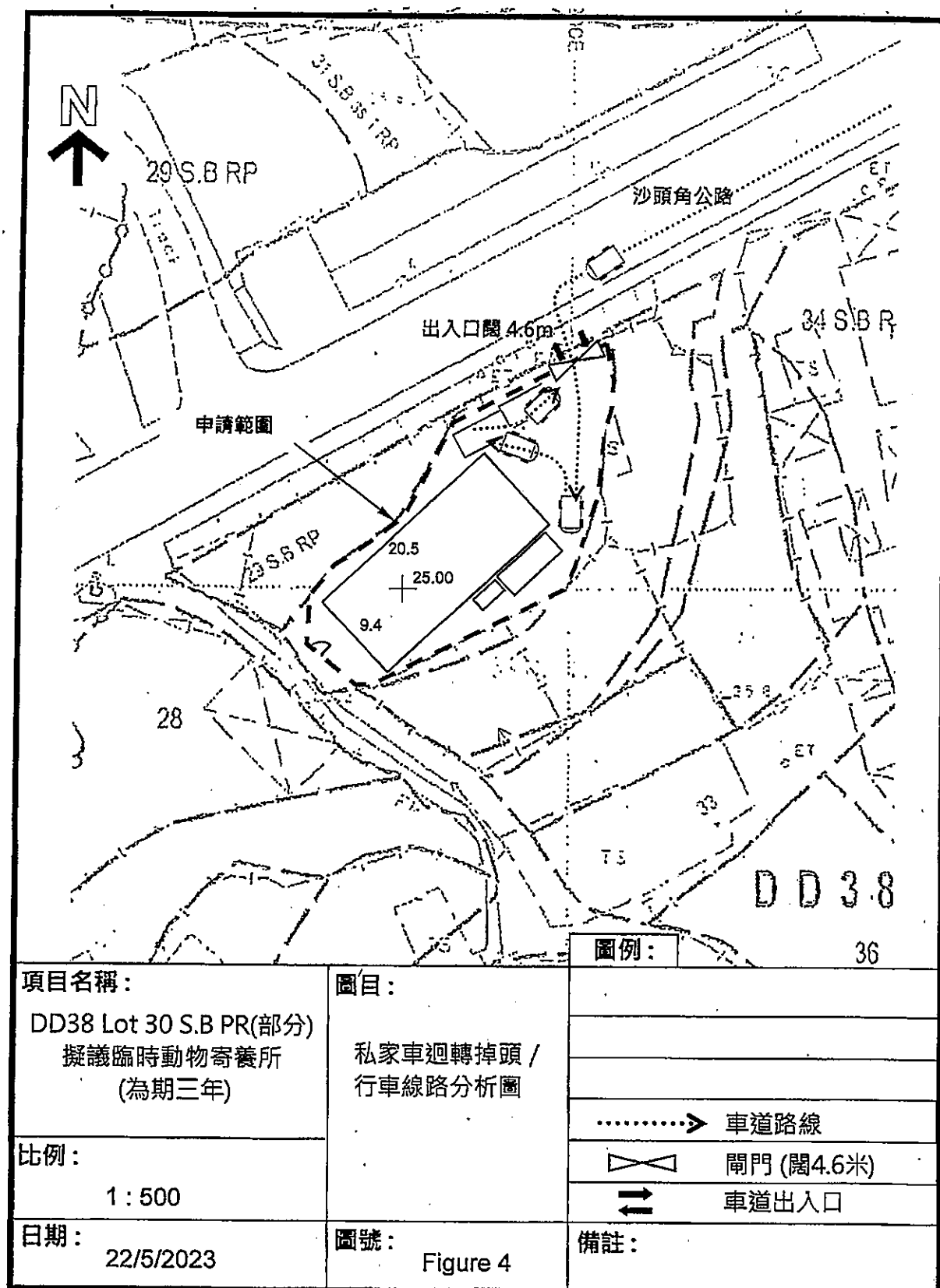
閘門 (闊4.6米)



車道出入口

備註：







A/NE-MUP/187

DD38 Lot 30 S.B PR(部分)

項目名稱：擬議臨時動物寄養所（為期三年）

敬啟者：

回覆地政署有關的提問

2. The application site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.

申請人明白位於申請的範圍有一些未經批准的臨時農用構築物，這些構築物將不會包含在本次的臨時規劃申請當中，並在日後將會移除予以糾正問題，此外，申請人知悉申請地點沒有被授予通過政府土地（GL）進入的權利。

3. LandsD has reservation on the planning application since there are unauthorized building works on the application lot which are already subject to lease enforcement actions according to the case priority. Other than those unauthorized structures erected within the application site, there is unauthorized structure extended from the adjoining Lot No.31 S.B RP in D.D. 38 to the application lot but not included in the application site. The lot owner should immediately rectify the lease breaches as demanded by the warning letter registered in Land Registry and this office reserves the rights to take necessary lease enforcement action against the breaches without separate notice.

申請人知悉自己的土地確被從毗鄰的地段 Lot No.31 S.B RP in D.D. 38 伸出來的違例建築物霸佔（大約 250 平方呎），申請人並在較早前已發出律師信要求對方拆除伸延過來的構築物。

4. Should planning approval be given to the subject planning application, the lot owner will need to apply to this office for a Short Term Waiver to permit the structures erected/to be erected on site. Besides, given the proposed use is temporary in nature, only application 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 it will be subject to such terms and conditions, including among others the payments of fee and administrative fee, as may be imposed by the LandsD.

回覆 4. 知悉



2023/8/4

A/NE-MUP/187

DD38 Lot 30 S.B PR(部分)

項目名稱：擬議臨時動物寄養所（為期三年）

敬啟者，

回覆有關運輸署的提問：

提問(i)

The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions; (ii) The applicant shall justify the adequacy of the parking spaces (i.e. 2 numbers of PC parking as shown in the sketch) and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site

回覆(i) (ii)

此犬舍項目的設計最高狗隻收容量是 12 隻，而計劃每天訪客探訪次數上限為 4 次，每次只容許 1 部私家車停泊，由於場所設計只有 2 個私家車車位，餘下的一個車位預留給職員用作接送狗隻出入場所/上落物資使用的，場所開放時間為 9:00AM 至 7:00PM，日間有三位職員在場所工作，而晚上只留有一位工作人員通宵看守場所及照顧狗隻，此項目申請沒有明顯引起鄰近/週邊交通網絡的負荷。

提問(iii)

While the application has included the swept path of the concerned vehicles, the applicant should check whether heavy goods vehicles would be needed for, construction/operation of the hobby farm, and to demonstrate the satisfactory maneuvering of heavy goods vehicles entering to and exiting from the subject site, maneuvering within the site and into/out of the parking and loading/unloading spaces with using the swept path analysis

回覆(iii)

項目在營運及管理上沒有計劃使用重型運輸車輛，但在初期建設犬舍時的確會使用到工程車輛或重型車輛運送建築材料，因此會有一系列臨時措施及改動，包括加闊出入口到 7.3M、加設行人過路警告標誌、在場內畫出直徑 15M 的回轉圓圈給工程車輛等使用。(圖 4.2)

提問(iv)

The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site, in particular to the adjacent Sha Tau Kok Road - Wo Hang; and

回覆(iv)

訪客在探訪前兩天均需要預約時段，場所工作人員在訪客進入前預先開啟閘門，預期訪客車輛不會在公路等候進入。

提問(v)

The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.

回覆(v)

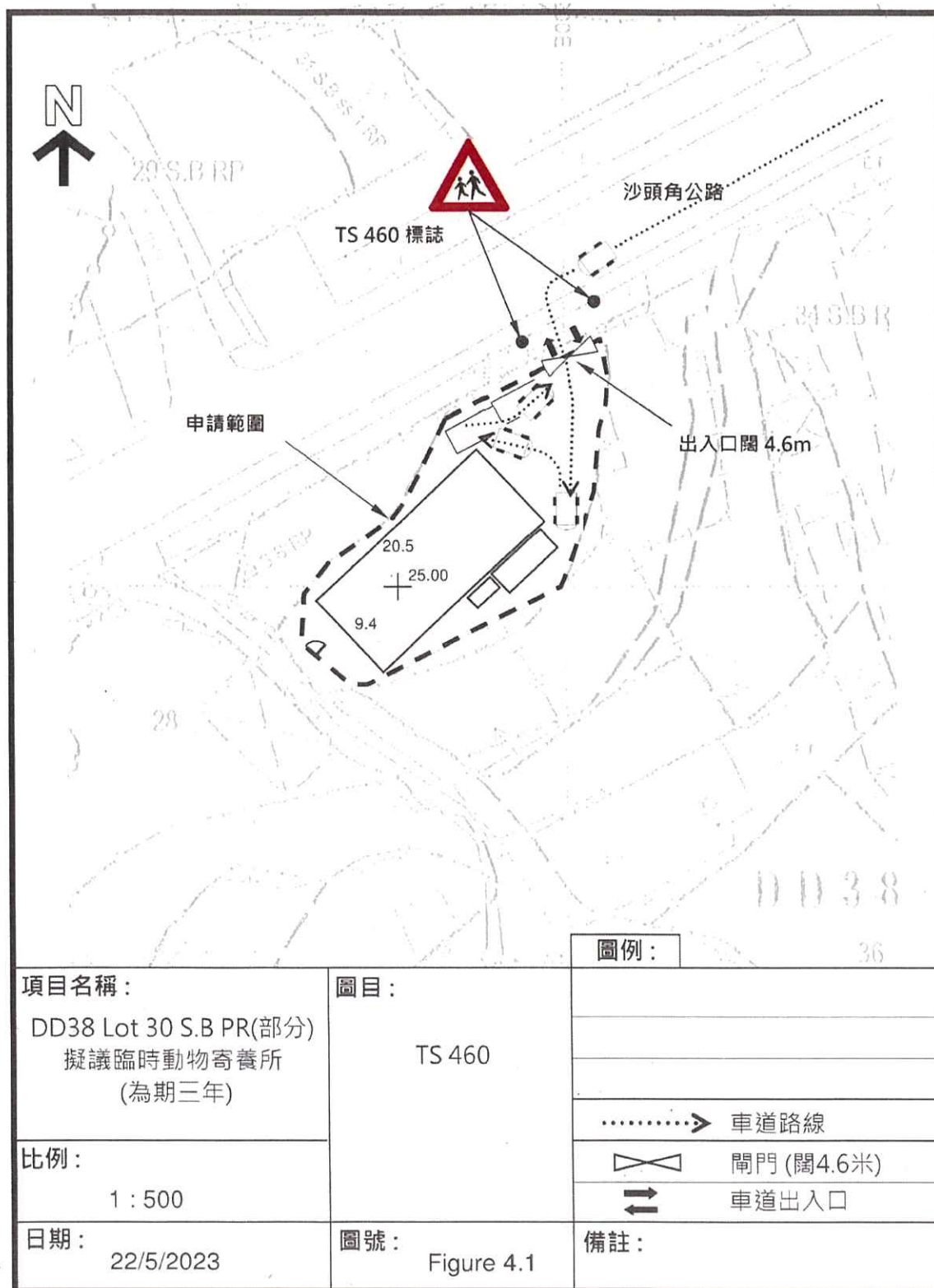
場所入口兩邊會豎立行人過路標誌(圖 4.1)，以確保路人的安全。

另外補充：

建議的進出線不會對沙頭角道的交通造成不利影響，在建議的出口/入口處有足夠的視線闊度，如(圖 4.3)所示。



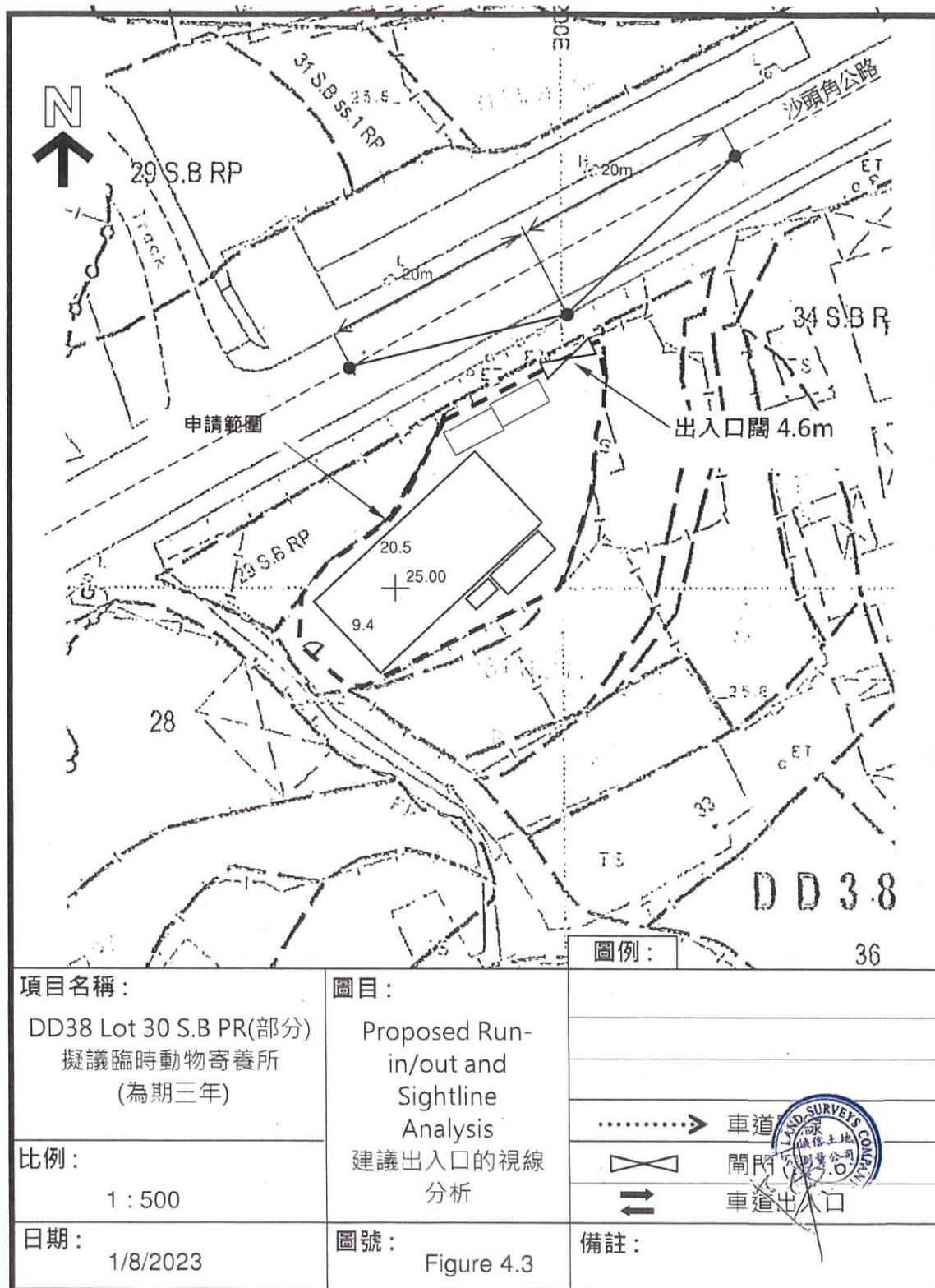
2023/8/4



**HONEST LAND SURVEYS COMPANY**







HONEST LAND SURVEYS COMPANY

**Appendix II of RNTPC**  
**Paper No. A/NE-MUP/187A**

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

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-MUP/166	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	13.1.2023
A/NE-MUP/182	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	5.5.2023

**Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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. Traffic**

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

- having reviewed the further information (**Appendix Ia**) submitted by the applicant, he has no further comments to 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.

**2. Drainage**

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

- no objection to the application from public drainage viewpoint;
- the applicant is requested to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area;
- the drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation;
- no public stormwater system in the vicinity of the Site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at their own expenses; and
- the Site is an area where public sewerage connection is available.

**3. 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.

**4. 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 and subject to the following approval conditions:
  - the dogs shall be kept inside the enclosed structures on the Site, as proposed by



the applicant, during the planning approval period; and

- no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period.
- there was no substantiated environmental complaint received in the past three years;
- the applicant is advised to follow the requirements stipulated “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Site”;
- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
- it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

## 5. **Agriculture**

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

- the Site is zoned “AGR” and is vacant. 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**.

## 6. **Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of rural inland plains landscape character comprising active/fallow agricultural lands, warehouse, car repairing workshops, open storages, temporary domestic structures, village houses and vacant land. No significant sensitive landscape resources is observed within the Site. As such, significant adverse impact on landscape characters and existing landscape resources arising from the proposed development is not anticipated.

## **7. 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)
  - (iii) Director of Food and Environmental Hygiene (DFEH);
  - (iv) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
  - (v) 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, LandsD):
  - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains a 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;
  - (ii) Other than those unauthorised structures erected within the Site, there is unauthorized structure extended from the adjoining Lot No. 31 S.B RP in D.D. 38 to the application lot but not included in the Site. The lot owner should immediately rectify the lease breaches as demanded by the warning letter registered in Land Registry and her office reserves the rights to take necessary lease enforcement action against the breaches without separate notice; and
  - (iii) the lot owner(s) will need to apply to this office for a Short Term Waiver (STW) to permit the structures to be erected/to be erected on the Site. Besides, given that the proposed use is temporary in nature, only application 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 it 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 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;

- (d) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (i) the proposed drainage layout appears to be in conflict with the proposed 11 nos. of new trees (i.e. *Bauhinia* × *blakeana* 洋紫荆), the applicant is reminded that a continuous planting strip of not less than 1m wide should be allowed for tree planting and free from drainage. New tree plantings close to the proposed temporary structure should be removed; and
  - (ii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the following comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) 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
  - (ii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on his own/at his expenses;
- (f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site is not abutting on a specific street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) before any new building works (including containers/open sheds as temporary buildings demolition and land filling, etc.) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized buildings works (UBW) under the Building Ordinance (BO). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;

- (v) if the proposed use under application is subject to issue of a licence, the applicant should 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;
  - (vi) any temporary shelters or convert containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that there is no public stormwater system in the vicinity of the Site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at his own expense; 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.

**Appendix V of RNTPC**  
**Paper No. A/NE-MUP/187A**

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

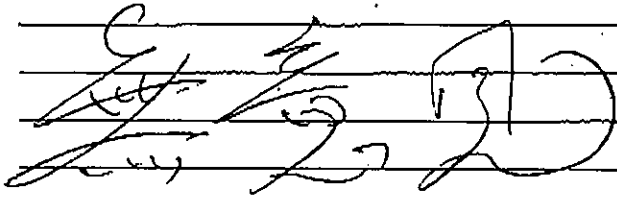
By e-mail : tpbpd@pland.gov.hk

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**有關的規劃申請編號 The application no. to which the comment relates**  
**A/NE-MUP/187**

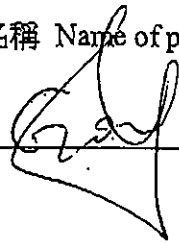
**意見詳情 (如有需要，請另頁說明)**

**Details of the Comment (use separate sheet if necessary)**

  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

簽署 Signature



日期 Date

2023.6.21

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



**A/NE-MUP/187 DD 38 Sha Tau Kok**

04/07/2023 03:09

From:

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

File Ref:

**A/NE-MUP/187**

Lot 30 S.B RP (Part) in D.D. 38, Sha Tau Kok

Site area : About 507.43sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

Another ABE. These applications are being approved without any scientific data with regard to the actual demand and supply.

Members should question of there is an plan to better monitor these operations that are often open to abuse of animals.

Mary Mulvihill