

2024年 1月 3 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。

This document is received on 31 JAN 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2400246

24/1 By hand

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/200
	Date Received 收到日期	31 JAN 2024

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

莫志國 (Mok CHI KONG), 陳慕娟女士 (Ms CHAN Mo Kuen)

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)

NA

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)	DD 46 lot 138RP & adjoining govt. land
(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 467.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 214.1 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)	217 sq.m 平方米 <input checked="" 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	S/NE - MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	空置 (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」[#]。
NIL

(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」[#]。

NIL

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，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____
- NIL

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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展擬興建臨時動物寄養所(為期3年)
及相關填土工程

(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☒ year(s) 年 3 年☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 36 sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 214-1 sq.m ☒ 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 sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 214-1 sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 214-1 sq.m ☒ 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)

擬興建動物寄養所，包括辦公室、廁所及浴室。

層數：1層 高度4.5米

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

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 1

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 旅遊巴士位

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)

Proposed operating hours 擬議營運時間 每天上午9時至下午7時。星期一至星期日 (包括公眾假期)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<p>Yes 是</p> <p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p>No 否 <input type="checkbox"/></p>																														
(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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 467.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(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> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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>NIL</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 or Regulated Areas

位於鄉郊地區或受規管地區臨時用途/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。

申請人要求批給規劃許可，准許將申請地點用作擬議臨時動物寄養所（犬舍）（為期3年）。申請地點由沙頭角公路—馬尾下段前往。場內將設有一個樓面面積約214.1平方米及高度不多於4.5米（1層）的構建築物作犬舍、場地辦公室、廁所及浴室。場內將提供1個中型貨車車位。場地的作業時間將為每天上午9時至下午7時。

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

Mok Chi Tong *陳慕娟*
Mok CHI tong CHAN Mo Kuen

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

Name in Block Letters
姓名（請以正楷填寫）

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 *NIL*

on behalf of
代表

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

Date 日期

22-1-2024 (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

- 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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD 46 lot 138 RP & adjoining govt. land
Site area 地盤面積	467.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 217 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE - MUP/11
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 三 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬定興建臨時動物寄養所 (為期3年) 及相關填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	214.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	46 % <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 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) _____ _____		1
	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) _____ _____		1

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

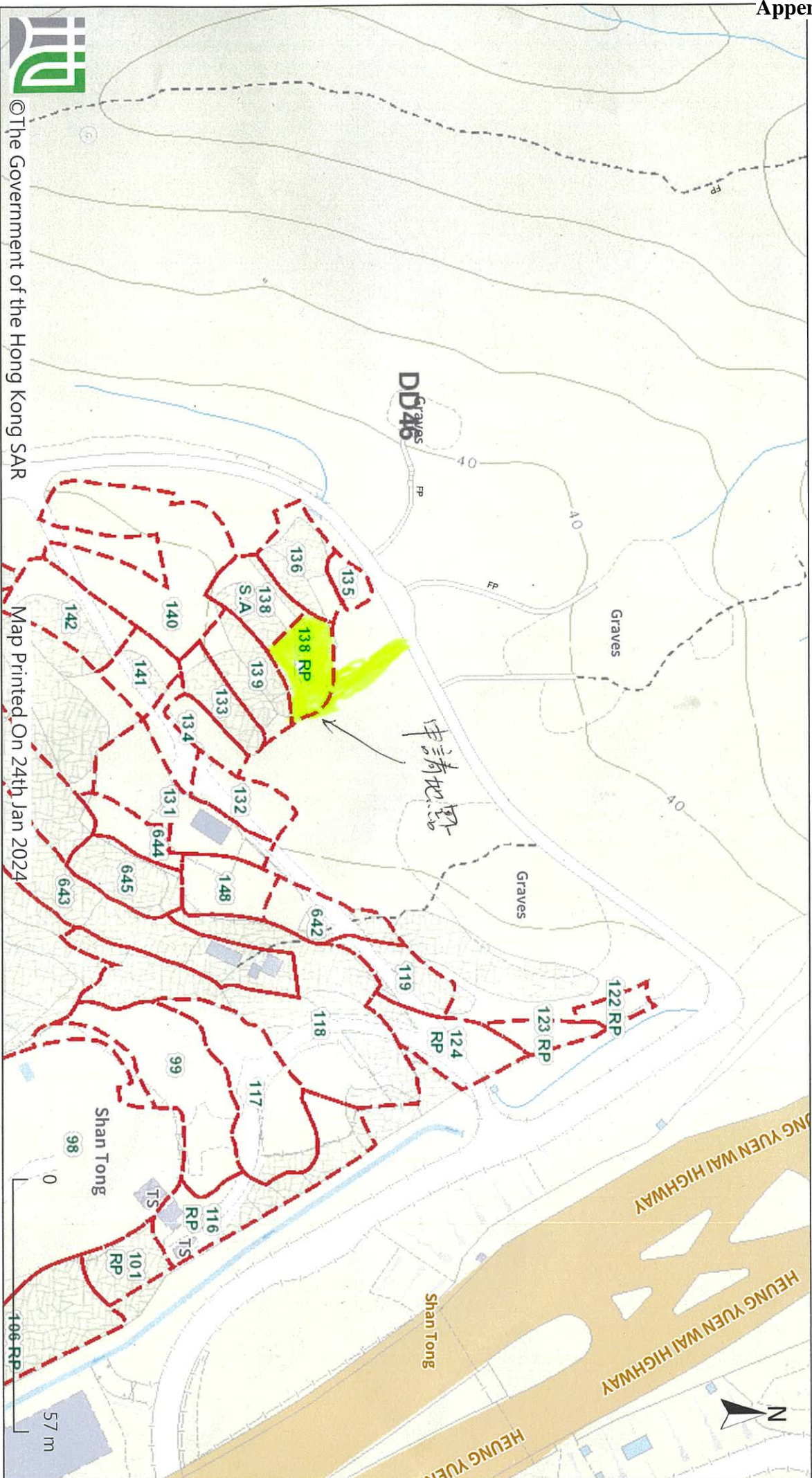
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) <u>LOCATION PLAN, 填土範圍圖</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>

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

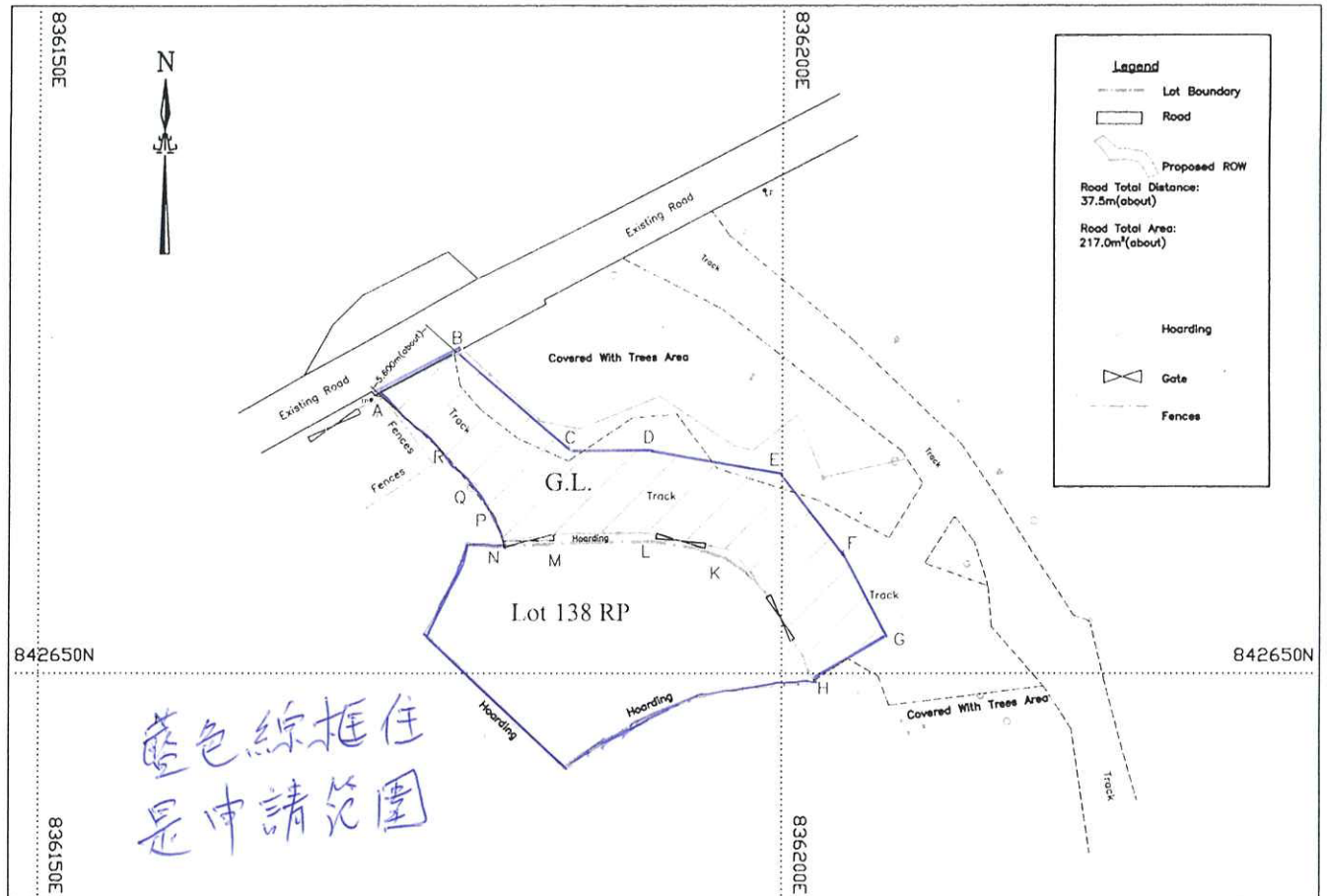
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

LOCATION PLAN



Plan of Lot No.138 RP in DD.46 and Government Land



m10 0 10 20 30 40m
SCALE 1 : 500

PROPOSED ROW DIMENSIONS & COORDINATES:

SIDE	BEARING ° ' "	DISTANCE	POINT	N	E	AREA
A-B	62 06 30	5.982	A	842668.833	836172.805	217.0m² (About)
B-C	131 31 43	10.014	B	842671.631	836178.092	
C-D	89 25 45	5.573	C	842664.992	836185.589	
D-E	100 46 51	8.809	D	842665.047	836191.162	
E-F	141 46 57	6.488	E	842663.399	836199.815	
F-G	151 48 02	6.715	F	842658.302	836203.829	
G-H	241 56 34	5.600	G	842652.384	836207.003	
H-J	331 48 02	6.210	H	842649.750	836202.061	
J-K	321 46 57	3.904	J	842655.223	836199.126	
K-L	280 46 51	6.159	K	842658.290	836196.711	
L-M	269 25 45	5.922	L	842659.442	836190.661	
M-N	262 14 32	3.526	M	842659.383	836184.739	
N-P	341 56 56	1.746	N	842658.907	836181.245	
P-Q	321 50 20	2.530	P	842660.567	836180.704	
Q-R	321 04 31	3.007	Q	842662.556	836179.141	
R-A	311 31 43	5.940	R	842664.895	836177.252	

Date: 11/01/2024

Plan of Lot No.138 RP in DD.46



動物飼養所,
擬建上蓋範圍

Area: 214.1m² (about)

擬建上蓋部份高度4.5米

Parking



Open Space

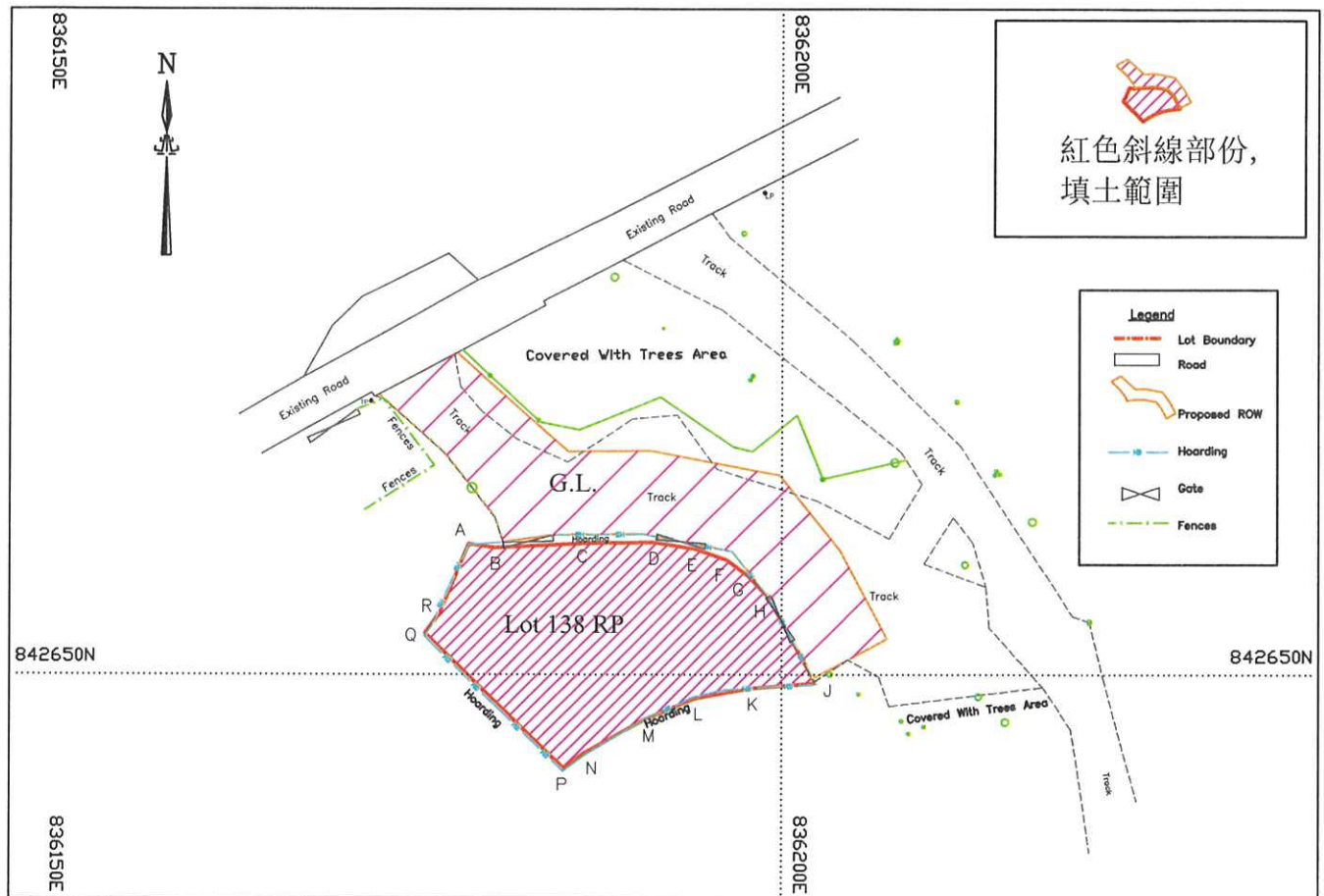
Area: 36.0m² (about)

Legend

- Lot Boundary
- Road
- Proposed ROW
- Hoarding
- Gate
- Fences

Date: 11/01/2024

Plan of Lot No.138 RP in DD.46



m10 0 10 20 30 40m

SCALE 1 : 500

LOT DIMENSIONS & COORDINATES:

SIDE	BEARING ° ' "	DISTANCE	POINT	N	E	AREA
A-B	97 58 20	1.824	A	842658.772	836178.894	250.2m ² (About)
B-C	87 07 46	6.413	B	842658.519	836180.700	
C-D	89 36 39	4.299	C	842658.840	836187.105	
D-E	98 57 28	2.813	D	842658.869	836191.404	
E-F	108 52 30	2.256	E	842658.431	836194.183	
F-G	126 27 19	1.818	F	842657.702	836196.318	
G-H	136 50 24	1.881	G	842656.621	836197.780	
H-J	151 56 42	6.629	H	842655.249	836199.067	
J-K	265 18 33	4.226	J	842649.399	836202.185	
K-L	259 34 47	3.852	K	842649.054	836197.973	
L-M	247 24 52	3.887	L	842648.357	836194.184	
M-N	240 45 22	4.565	M	842646.864	836190.595	
N-P	232 32 14	1.626	N	842644.634	836186.611	
P-Q	314 04 28	13.075	P	842643.645	836185.320	
Q-R	36 01 58	1.715	Q	842652.740	836175.927	
R-A	22 51 23	5.041	R	842654.127	836176.936	

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

Sheren Si Wai LEE/PLAND

寄件者: 莫志剛 [REDACTED]
寄件日期: 2024年02月26日星期一 17:33
收件者: Sheren Si Wai LEE/PLAND
主旨: Re: 規劃申請編號A/NE-MUP/200

類別: Internet Email

- 1.場內會放置約 7 隻狗。
- 2.會放在有隔音及機械式通風裝置的密閉空間內。
- 3.有一人員逗留過夜。
4. 2 至 3 名訪客到訪。
- 5.不會使用擴音器或吹哨。
- 6.lot 的有蓋部份用水泥填土，使場地整潔整齊使用。外面擬建車路用沙石填土，使車路堅實。
- 7.一般貨 VAN 大小。
- 8.不會以柵欄圍著。

在 2024 年 2 月 26 日週一 下午 2:49，Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk> 寫道：

莫先生：

你好。就規劃申請編號 A/NE-MUP/200，請你提供以下資料供我們處理申請之用：

1. 場內會放置多少狗隻？
2. 場內的狗隻會否放在有隔音及機械式通風裝置的密閉空間內？
3. 會否有人員在申請地點逗留過夜？如有，有多少人？
4. 預料每天會有多少訪客到訪？
5. 場內會否使用擴音器或吹哨？
6. 申請地點會以什麼物料進行填土工程？需要填土的原因是什麼？
7. 中型貨車停車位的尺寸是什麼？
8. 申請地點的政府土地部分會否以柵欄圍著？

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

Sheren Si Wai LEE/PLAND

寄件者: 莫志剛 <[REDACTED]>
寄件日期: 2024年03月06日星期三 17:39
收件者: Sheren Si Wai LEE/PLAND
主旨: Re: 規劃申請編號A/NE-MUP/200

類別: Internet Email

1. 對漁農署的回應：

關於 DD46 LOT138RP 地段旁政府地填土造條車路那個位置，本申請人在購置該農地時並無樹木，只有小雜草現狀。所以對擬建車路的政府地並不影响樹木植被及環保，本人購入後只是清除枯枝雜草。

在 2024 年 3 月 6 日週三 下午 1:53，Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk> 寫道：

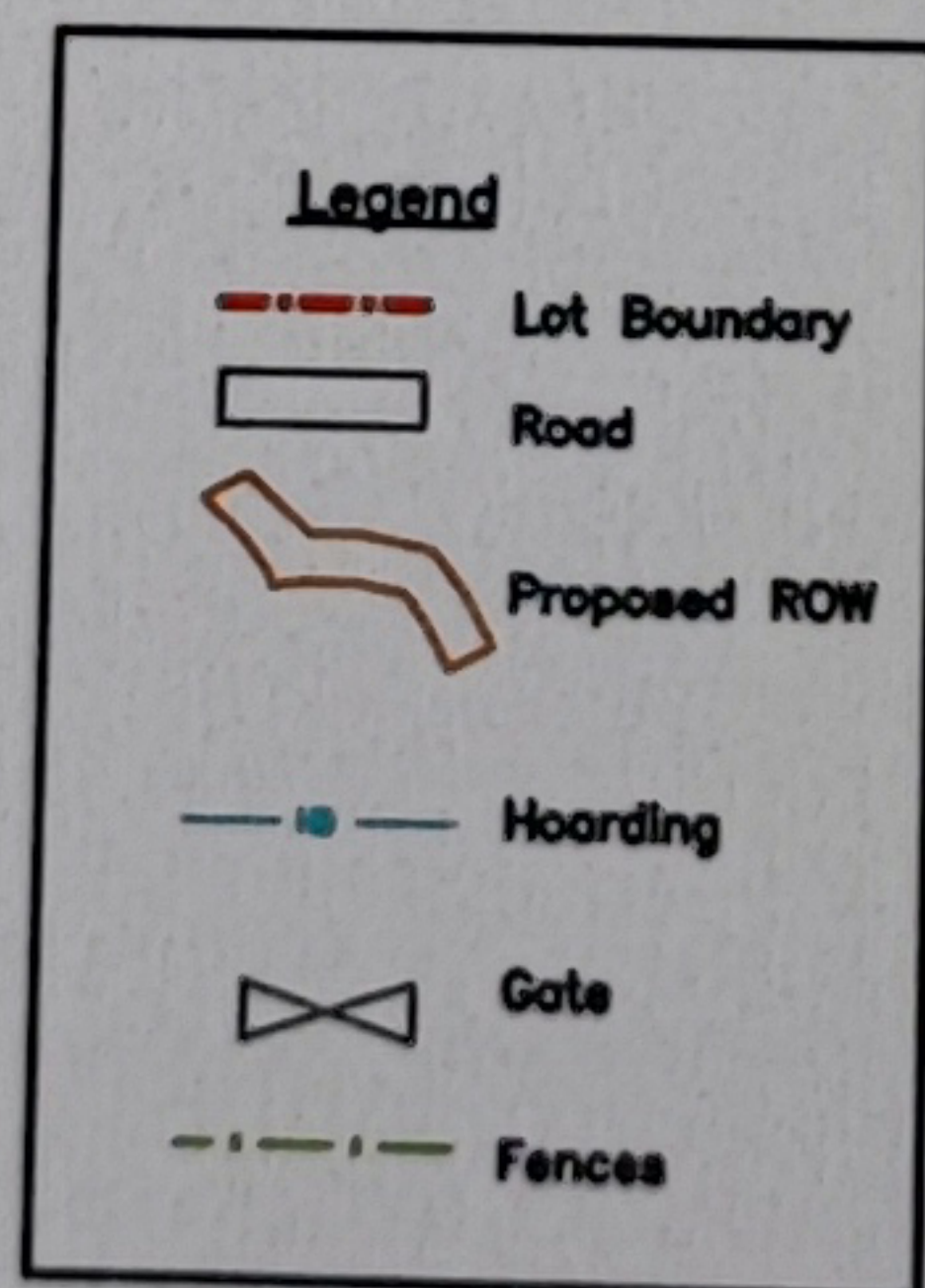
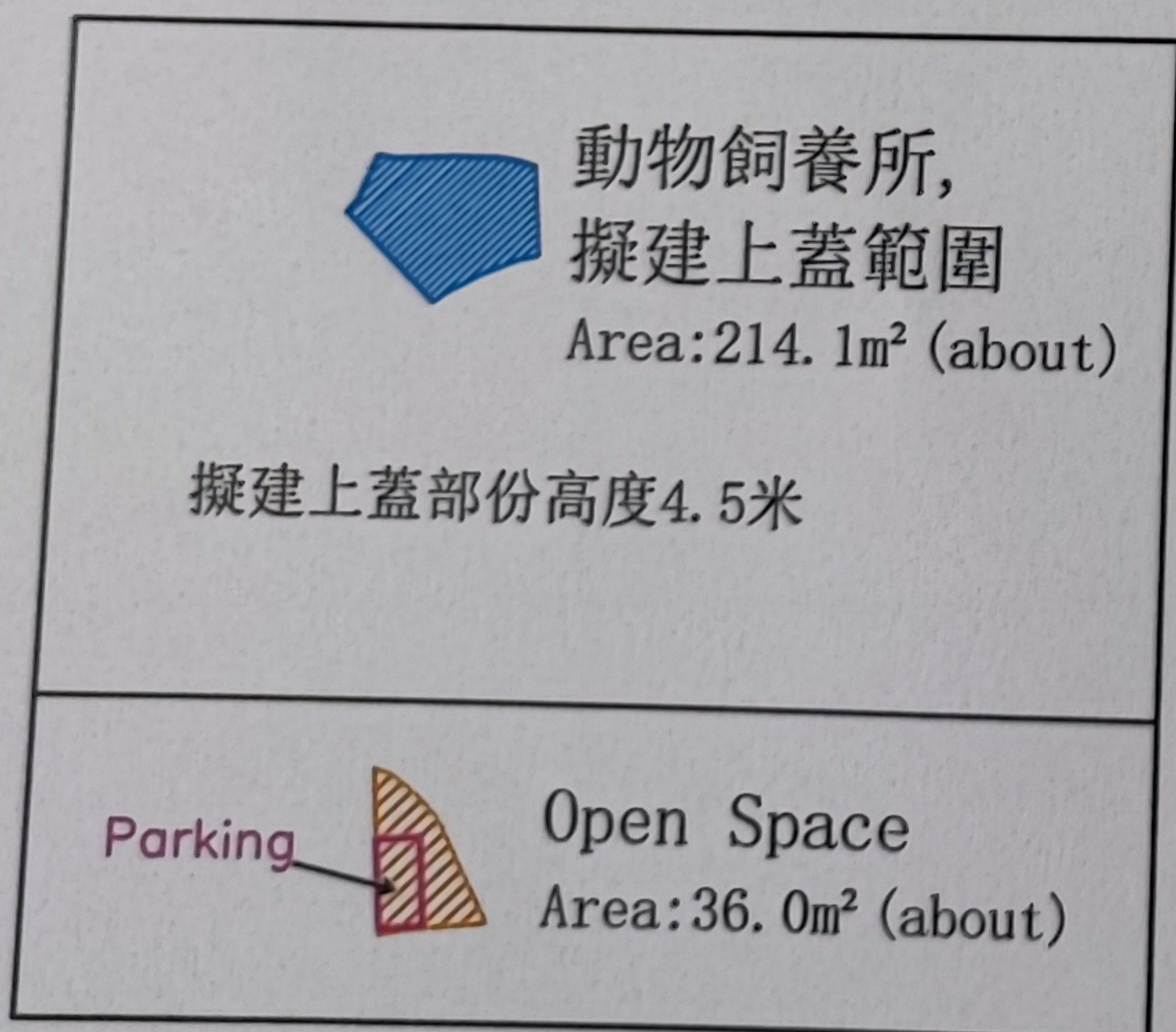
2.對運輸署的回應：

- i). DD46 LOT138RP 位於禾徑山路直入往村後墓地旁介乎墓地與農地的政府路，那裡甚少車輛進出，而且即使動物寄養所建成後，只有辦事人員一台車間中進出，根本不構成附近路段任何問題。
- ii).由於甚少車輛行經該路段，主要是寄養所辦事人員間中進出，1 個泊車位設在農地 DD46 LOT138RP 內，根本不會做成任何影响。
- iii). 5.6 米寬擬建車路。
- iv).見附圖。
- v).只有寄養所辦事人員間中進出，不會發生車輛排長龍現象。
- vi).此範圍並沒有行人路設置建設，只有現政府車路直入申請農地地段（DD46 LOT138RP）
- vii).只有寄養所辦事人員間中進出，加上有一名員工留守寄養所，故不會有亂泊車現象。
- viii).沙頭角公路馬尾下段到申請位置不屬 TD,如有其他部門要求提供資料，隨時可回覆。

Plan of Lot No.138 RP in DD.46

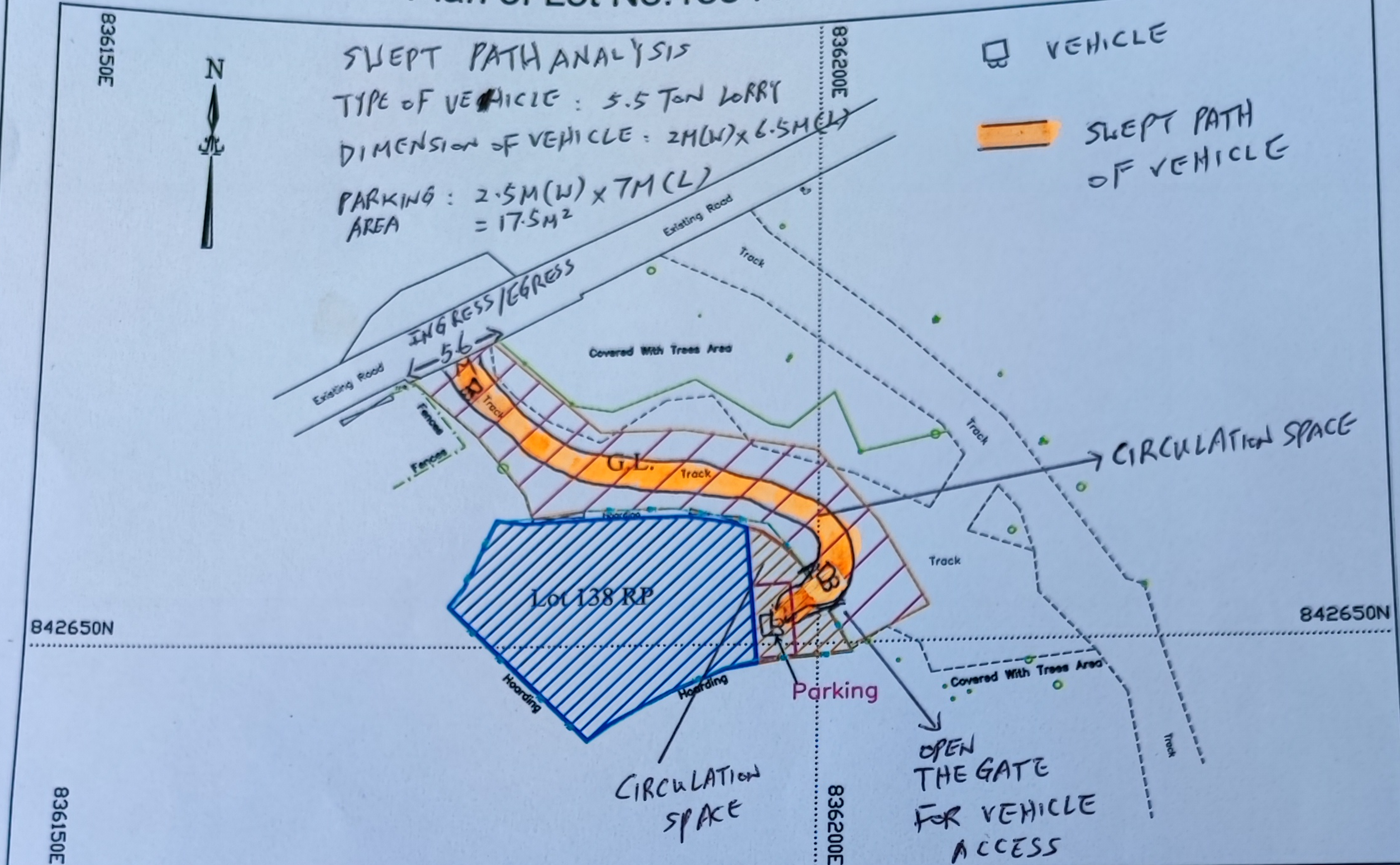


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SCALE 1 : 500



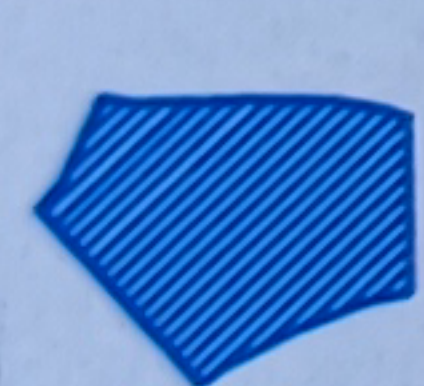
Date: 11/01/2024

Plan of Lot No.138 RP in DD.46



m10 0 10 20 30 40m

SCALE 1 : 500



動物飼養所,
擬建上蓋範圍

Area: 214.1m² (about)

擬建上蓋部份高度4.5米

Parking



Open Space

Area: 36.0m² (about)

Legend

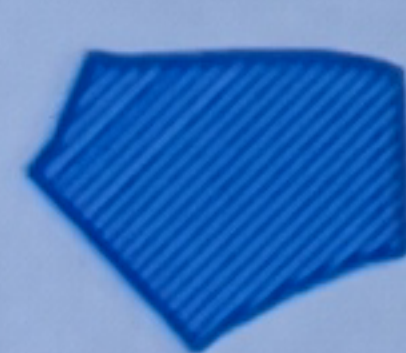
- Lot Boundary
- Road
- Proposed ROW
- Hoarding
- Gate
- Fences

Date: 11/01/2024

Plan of Lot No.138 RP in DD.46



m10 0 10 20 30 40m
 SCALE 1 : 500



動物飼養所,
 擬建上蓋範圍
 Area:214. 1m² (about)

擬建上蓋部份高度4. 5米

Parking



Open Space
 Area:36. 0m² (about)

Legend

- Lot Boundary
- Road
- Proposed ROW
- Hoarding
- Gate
- Fences

Date: 11/01/2024

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

Sheren Si Wai LEE/PLAND

寄件者: 莫志剛 <[REDACTED]>
寄件日期: 2024年05月03日星期五 17:27
收件者: Sheren Si Wai LEE/PLAND
主旨: Re: 規劃申請編號A/NE-MUP/200

類別: Internet Email

申請臨時動物寄養所的補充理據：

- 1.提供一個動物生活及活動空間,令動物都有寄養所安置.
- 2.動物不可能成群跟人類同一居所,要有獨立生活空間.
- 3.動物寄養所可為動物遮風擋雨,不致在無蓋農地,任由日曬雨淋.
- 4.動物寄養所提供浴室及廁所設備,使動物清潔及排便有恰當照顧環境.
- 5.本農地我倆業主申請人都是退休人士,希望能有臨時動物寄養所建設,令到動物都有生存地方的安置及狗隻生命的尊重及照料,祈望城規會會員能批准.

Previous S.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-MUP/83	Proposed Burial Ground (Reprovisioned Permitted Burial Ground)	15/03/2013

**Similar S.16 Applications for Proposed 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/ Development	Date of Consideration
A/NE-MUP/166	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	13/01/2023
A/NE-MUP/182	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	05/05/2023
A/NE-MUP/187	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	22/09/2023

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	17/01/2020	R1 - R3

Rejection Reason

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good 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 environmental and traffic impacts on the surrounding areas.

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

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- 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 Site;
- no permission is given for the proposed right of way on GL within the application site (about 217m² as mentioned in the application form). The lot owners should make their own arrangements for acquiring access to the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28; and
- if the planning application is approved, the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the said private lot. The application for STW and the right-of-way will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.

2. Traffic

Comments of Commission for Transport (C for T):

- having reviewed the further information, she has no comment from traffic engineering point of view;

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

- he has not comment on the application; and
- the access road adjacent to the Site is not maintained by HyD.

3. Landscape

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

- the Site is located in an area of rural inland plains landscape character comprising farmlands, tree group clusters, village houses within “Village Type Development” zone and woodlands within the “Green Belt” zone to the immediate north;
- the Site is fenced-off and vacant with no existing trees. Some trees of common species are found at the periphery outside the Site. Significant adverse impact on existing landscape resources arising from the proposed use within the Site is not anticipated; and
- according to record, there is no similar application was approved by the Board in the vicinity of the Site within the same “AGR” zone. Should the Board approved the subject application, change of landscape character is anticipated.

4. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the proposed land use will not cause adverse drainage impact on 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; and
- the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewerage treatment/disposal aspects of the proposed land use.

5. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS.

6. Other Departments

The following government departments have no comments on the application:

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
and
- (d) 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) no permission is given for the proposed right of way on GL within the application site. The lot owners should make their own arrangements for acquiring access to the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
 - (ii) if the planning application is approved, the lot owners shall apply to this office for a Short Term Waiver (STW) to permit the structure to be erected within the said private lot. The application for STW and the right-of-way will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered; and
 - (iii) the applicants should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access road adjacent to the Site is not maintained by HyD;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
 - (i) 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 comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. 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 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
 - (i) according to the applicants’ layout plan, the proposed development, e.g. land filling, building and hoarding are in close proximity to existing trees at the periphery outside the Site. The applicant should offset the proposed development from the existing trees and away from the Tree Protection Zone to avoid damage to the trees; and
 - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work;
- (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 under the regulation of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
 - (ii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) before any new building works are to be carried out on the application site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO. 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 application site under the BO;

- (iv) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (v) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (vi) 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) Regulations in respect of disposal of foul water and surface water respectively; and
 - (vii) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds 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 formulated at the formal building plan submission stage;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that public sewerage connection is not available in the vicinity of the Site. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development; 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.

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

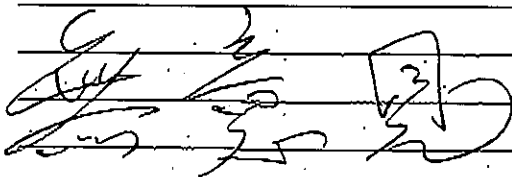
By Fax : 2877 0245 or 2522 8426

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/200

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 2024.2.23

2

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



A/NE-MUP/200 DD 46, Tai Tong Wu Village.

27/02/2024 03:01

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-MUP/200

Lot 138 RP in D.D. 46 and Adjoining Government Land, Tai Tong Wu Village, Sha Tau Kok

Site area: About 467.1sq.m Includes Government Land of about 217sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous application. 50% of the site is government land.

This is a green area with many trees and adjacent to the local cemetery. No data on number of trees to be felled.

There is no justification to allow this activity on public land. There is abundant supply of ABE, if one is to judge by the number of applications. That the majority are excuses to fill in land is very evident.

The application should be rejected in order to preserve the integrity of the area and to avoid setting a precedent.

Mary Mulvihill

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



KFBG's comments on two planning applications

01/03/2024 15:56

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

2 attachments



240301 s16 MUP 200.pdf 240301 s16 KTN 989.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

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)

1st March, 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and
Associated Filling of Land
(A/NE-MUP/200)

1. We refer to the captioned.
2. We would like the Board to look at an aerial photo (**Figure 1**) showing the site and the Agriculture (AGR) zone where the site is located; we visited the site today and in general we consider what are shown in the aerial photo would still be valid. As shown, the area surrounding the site is quite well-wooded and there are some active farmlands in the AGR zone of concern.
3. We urge the Board to seriously consider the potential cumulative impacts of approving this application on the environment there.
4. The proposed use is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Figure 1. Aerial photo showing the site (indicated by the red line) and the AGR zone.

