

2021年 8月 2 6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
相關的日期。

26 AUG 2021

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

Appendix I of RNTPC
Paper No. A/NE-TKL/685A

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/685
	Date Received 收到日期	2-6 AUG 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CHOW Wai Kong (周惠江)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 980 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 295 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zonign Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR") & 'Industrial (Group D)' ("I(D)")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
21/7/2021 (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 27/7/2021 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	685sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	295sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	295sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	295sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Dog kennel (Not exceeding 4.5m, 1 storey), Structure 3: Site office (Not exceeding 3m, 1 storey), Structure 4: Toilet (Not exceeding 3m, 1 storey), Structure 2: Electricity meter room (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 4 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.

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

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

7. Justifications 理由

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


1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-TKL/653.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. One staff will station at the application site after the operation hours to take care of the dogs to be stayed at the site.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a landscape proposal and drainage proposal to support his application.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. The proposed development will provide only animal boarding service to the public and no other services will be provided.
13. The dog kennel will be an enclosed structure with soundproofing materials and mechanical ventilation.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel will be maintained in a sanitary condition.
20. No blowing of whistle will be used at the site and all dogs will stay within enclosed structures at all times.
21. A maximum of 12 visitors would be allowed to visit the application site at the same time. A maximum of 12 dogs will be accommodate at the application site.
22. Animal boarding establishment is a column 2 use in the 'Agriculture' zone.

8. Declaration 聲明

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

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

Signature
簽署



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

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

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

Date 日期

30/7/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 554 S.A ss.2. (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.
Site area 地盤面積	980 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan. 圖則	Approved Ping Che and Ta Kwu Ling Outline Zonign Plan No. S/NE-TKL/14
Zoning 地帶	'Agriculture' ("AGR") & 'Industrial (Group D)' ("I(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	295 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3-4.5 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	30.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	Private Car Parking Spaces 私家車車位 4 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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

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

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

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years

at

Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupied an area of about 980m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north and west. To the south is vacant land. Ng Chow South Road is found to the immediate south.

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

1.1.3 It has a very gradient sloping from north to south from about +14.6mPD to +13.7mPD.

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

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

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

1.1.5 As shown in **Figure 4**, a public manhole is found to the south of the application site at Ng Chow South Road.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 980m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 14.6\text{m} - 13.7\text{m} = 0.9\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.9\text{m in } 35\text{m} \text{ or } 1\text{m in } 38.89\text{m}$$

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

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

$$t_c = 0.14465 [35/(2.57^{0.2} \times 980^{0.1})]$$

$$t_c = 2.1 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 325 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 980 / 3,600$$

$$\therefore Q_1 = 88.47 \text{ l/s} = 5,308.33 \text{ l/min} = 0.088\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:40 and 1:95 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel.
- 1.3.3 The collected stormwater will then be dissipate to the public manhole outside the southern site periphery.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent

of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.

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

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Ng Chow South Road. It is situated amidst the 'Agriculture' ("AGR") zone so that most of the customers were residential neighbourhood in close vicinity to the application site such as 'Village Type Development' zone namely Ping Che to the east of the application site.
- 2.2 The maximum number of visitors is 12 per day which can be accommodated by 3 private cars because the site would allow the parking of 3 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 3 staffs at the application site. No more than 12 dogs will be accommodated at the application site. 3 staff will station at the application site during operation hours (i.e. 9:00a.m. to 7:00p.m.) and 1 staff will station at the application site after operation hours.
- 2.3 Also, the proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

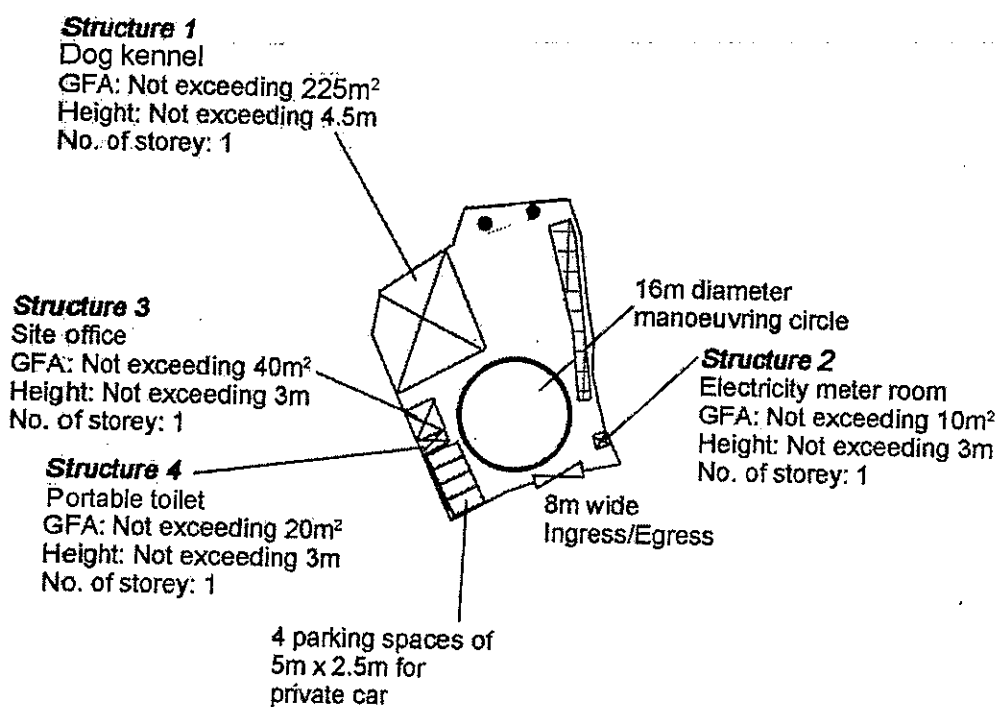
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.6	0.6	2	0

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

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

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

- 2.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Ng Chow South Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:



Drawing No. 圖號:

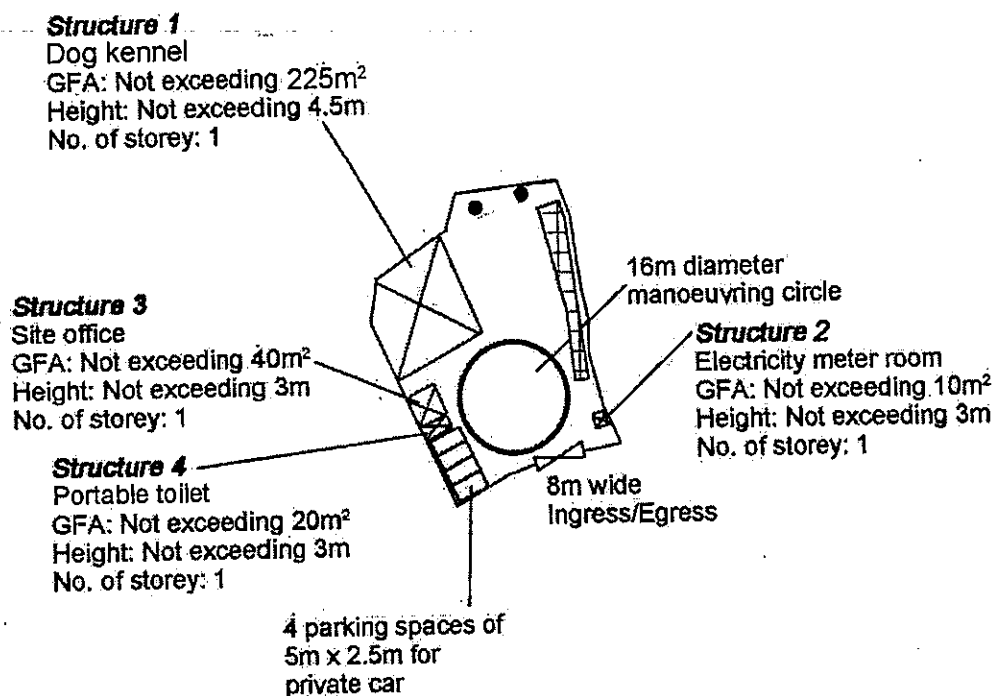
Figure 2

Scale 比例:

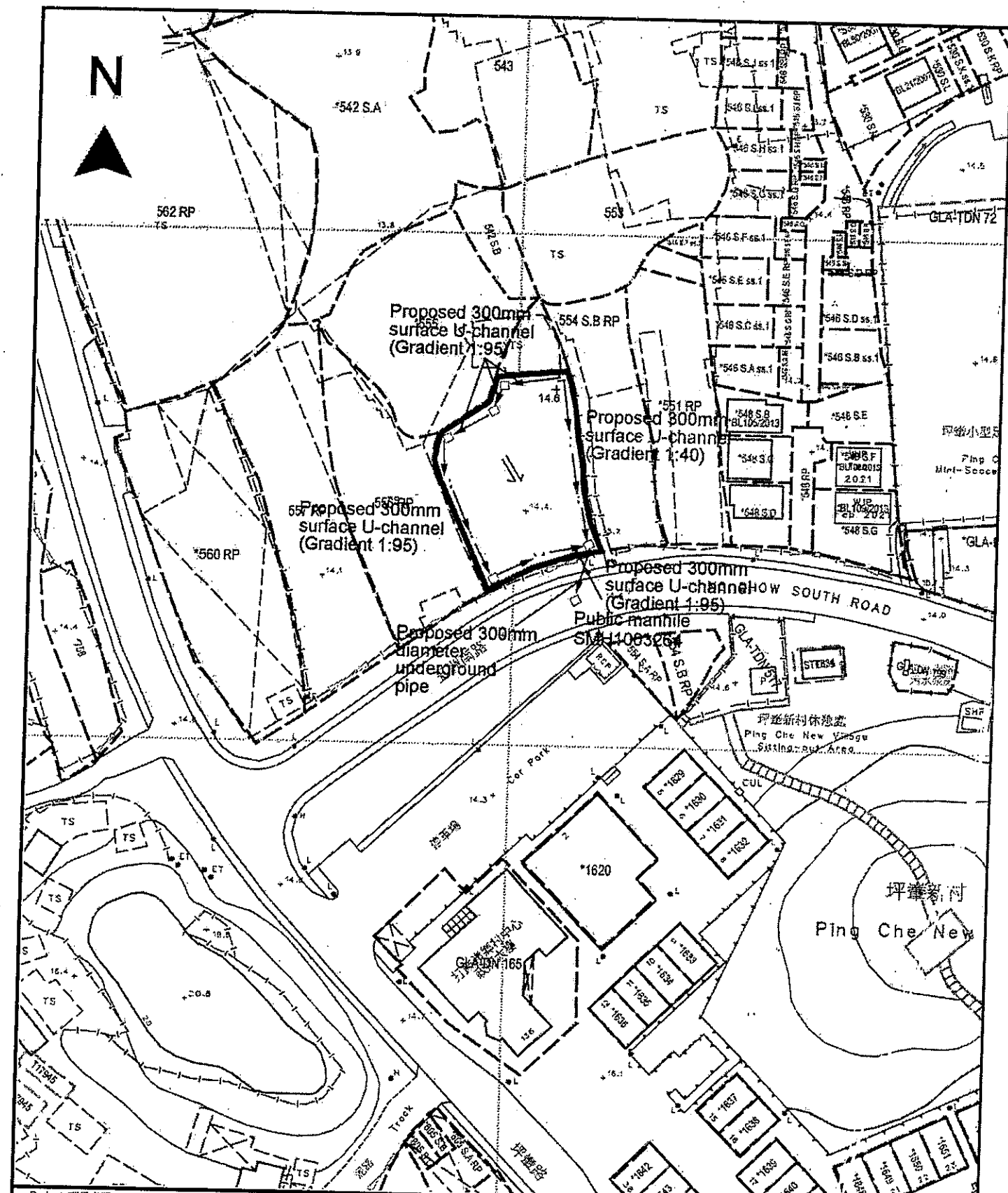
1:1000



Proposed Tree	Approximate Height	Spacing
 Existing trees to be preserved	2m to 4m	NA
 Existing <i>Leucaena leucocephala</i> to be fell	6m	NA



Project 項目名稱: Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.	Drawing Title 圖目: Proposed Tree Preservation Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+ 14.6 Level (in mPD)

□ Proposed catchpit

← Flow of surface runoff

Scale 比例:

1:1000

Total: 1 page

Date: 31 August 2021

TPB Ref.: A/NE-TKL/685

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

We wish to provide the following further information for the consideration of the Town Planning Board.

12m² will be allocated for each dog within the dog kennel and no more than 12 dogs will be housed within the dog kennel because the only 1 staff will stay at the application site overnight to take care the dogs. The 12m² compartment is proposed because big dogs may be stayed within the dog kennel so that a bigger compartment is proposed for the well being of the dogs. The remaining 81m² will be reserved for the access to each compartment.

It is noted that three houses were found about 40m to the east of the application site. However, there is a structure situated at 551 RP in D.D.77 which blocks the dog kennel from the said houses. Also, the proposed environmental mitigation measures including that no blowing of whistles will be allowed, all the dogs will be housed within the enclosed structure and the dog kennel will be erected by soundproofing materials would be adequate.

The applicant undertakes to apply for animal boarding establishment licence from Agriculture, Fisheries and Conservation Department in the case that the subject application is approved by Town Planning Board.

Yours faithfully,



Patrick Tsui

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

Total: 9 pages

Date: 14 December 2021

TPB Ref.: A/NE-TKL/685

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

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

Comments	Responses
Comments from Transport Department (Contact Person: Mr. Michael CHEUNG, Tel: 2399 2405)	
(i) The applicant should elaborate on the assumption why most of the customers are living in close proximity to the application site;	The operation mode of the kennel is to provide services to the customers (the dog owners) such that they can leave his dog temporarily for a short period of time (in terms of days). For example, when the dog owners have to make an overseas trip or have renovation works at their own residential unit, they can leave his dogs at the kennel.
(ii) The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site and maneuvering within the subject site, preferably, using the swept path analysis;	Noted. Swept path analysis is conducted to demonstrate the feasibility of the proposed spaces. Please refer to Figures SP-01 to SP-02 for details.

Comments	Responses
(iii)The applicant shall elaborate on how the provision of 3 car parking spaces would be adequate to cater for the anticipated 12 visitors to the subject site;	<p>Please be clarified that the proposed temporary development is planned to be operating with a visit-by-appointment system with prior registration.</p> <p>A car parking space will be reserved for each booking for a period of 30 minutes. With the provision of 3 car parking spaces for visitors, the Site can handle a total of 6 bookings per hour. The visitors will be arranged to next section whenever the booking is full. It is anticipated that no queuing of vehicles outside the subject site will occur with the implementation of the visit-by-appointment system.</p> <p>A loading/unloading bay is also provided within the proposed temporary development for the regular delivery of consumables. (See updated Figure 2) Such activities will be arranged at non-peak hours to minimize the impact to the surrounding.</p>
(iv)The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	It is anticipated that no queuing of vehicles outside the subject site will occur with the implementation of the visit-by-appointment system.
(v) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	A pedestrian path will be demarcated as shown in Figure R1. The pedestrian path and the driveway area are separated to ensure the pedestrian safety.

Our response to the comments of the Director of Environmental Protection is as follows:


Comments of the Director of Environmental Protection	Applicant's response
<p>Noise</p> <p>1. The applicant should supplement the details of the soundproofing materials to be adopted. The soundproofing materials/structures of the dog kennel should have surface mass density not less than 10kg/m² such that the noise transmitted through the structure of the dog</p>	<p>Noted. Rockwool will be used as soundproofing structure. It has a surface mass density not less than 10kg/m². Please see photo 1 below.</p>

kennel would be insignificant.	
2. The applicant should keep doors and windows of the dog kennel structure closed at all times. The applicant is suggested to adopt auto-closing doors for these enclosed structure.	Noted.
<p>Odour</p> <p>3. The applicant should clarify if the enclosed structures with adoption of MVAC mentioned in the application are fully enclosed ones. If any complaint is received, the applicant shall review the existing measures and provide further measures to remedy the situation promptly, for example application of deodorization unit.</p>	Noted. The enclosed structures with adoption of MVAC mentioned in the application are fully enclosed ones. If any complaint is received, the applicant would review the existing measures and provide further measures to remedy the situation promptly, for example application of deodorization unit.
<p>Water Quality</p> <p>4. While there is no existing/planned public sewer for connection in the vicinity, the applicant should clarify whether all waste water generated on site would be treated and disposed of at the Septic Tank System (STS) on site. If affirmative, the applicant should ensure that the design, construction, operation and maintenance of the STS comply with the requirements under ProPECC PN 5/93, which should be duly certified by an Authorized Person. The applicant's attention is particularly drawn to the percolation test and minimum clearance distance requirements, and no overflow should be allowed.</p>	Noted. All waste water generated on site would be treated and disposed of at the Septic Tank System (STS) on site. The applicant would ensure that the design, construction, operation and maintenance of the STS comply with the requirements under ProPECC PN 5/93, which should be duly certified by an Authorized Person.
5. The applicant should demonstrate the capacity of the STS, which should be sufficient for the waste water generated on site, including the effluent from dog kennel, removal of animal urine/excrement, floor washing and general cleaning of the dog kennel, etc.	The applicant will commission an Authorized Person to design the capacity of the STS so that it would be sufficient for the waste water generated on site, including the effluent from dog kennel, removal of animal urine/excrement, floor washing and general cleaning of the dog kennel, etc.
6. The applicant proposed to build temporary structure on the application site which is currently vacant. The applicant should assess the water quality impact during	Noted.

construction phase and propose respective mitigation measures (e.g. ProPECC PN 1/94) as appropriate.	
7. The applicant should comply with the requirements under Water Pollution Control Ordinance (Cap. 358), and adopt good housekeeping measures to prevent water quality pollution, including those by animal urine/excrement, rubbish, etc. ProPECC 5/93 should be followed when designing the drainage plan.	Noted.

Due to the updated of the proposed layout plan in Figure 2, Figure 3 showing the existing trees has also been updated. Should you have any enquiries, please feel free to contact the undersigned at _____ at your convenience.

Yours faithfully,

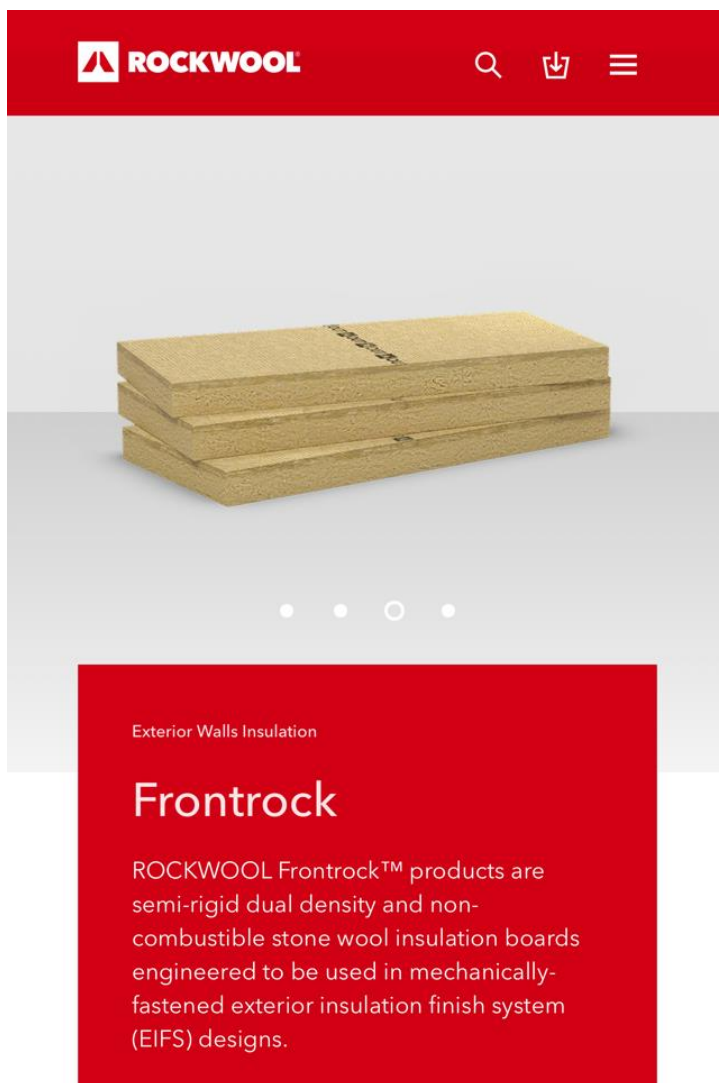


Patrick Tsui



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

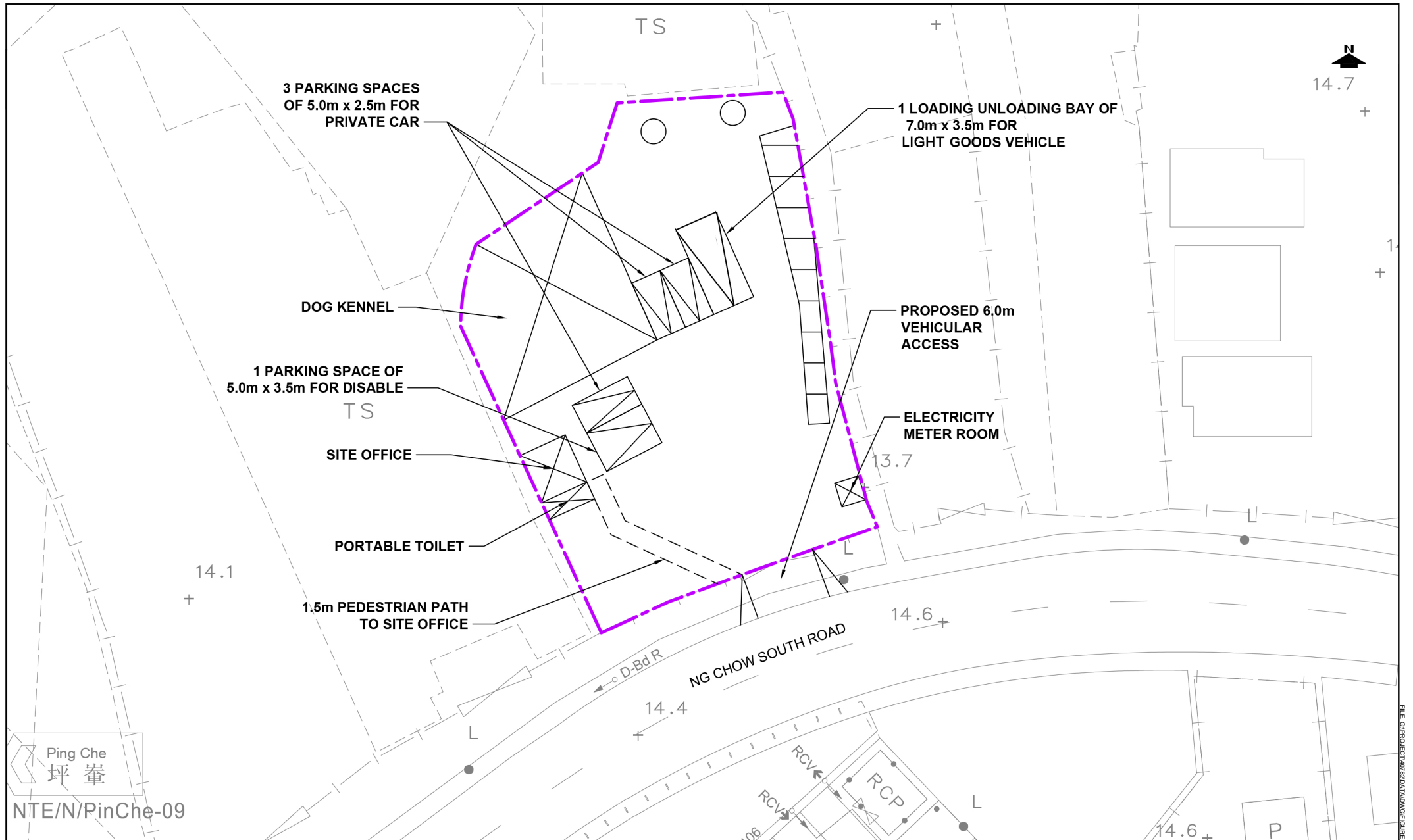
Photo 1 showing Rockwool Frontrock



Exterior Walls Insulation

Frontrock

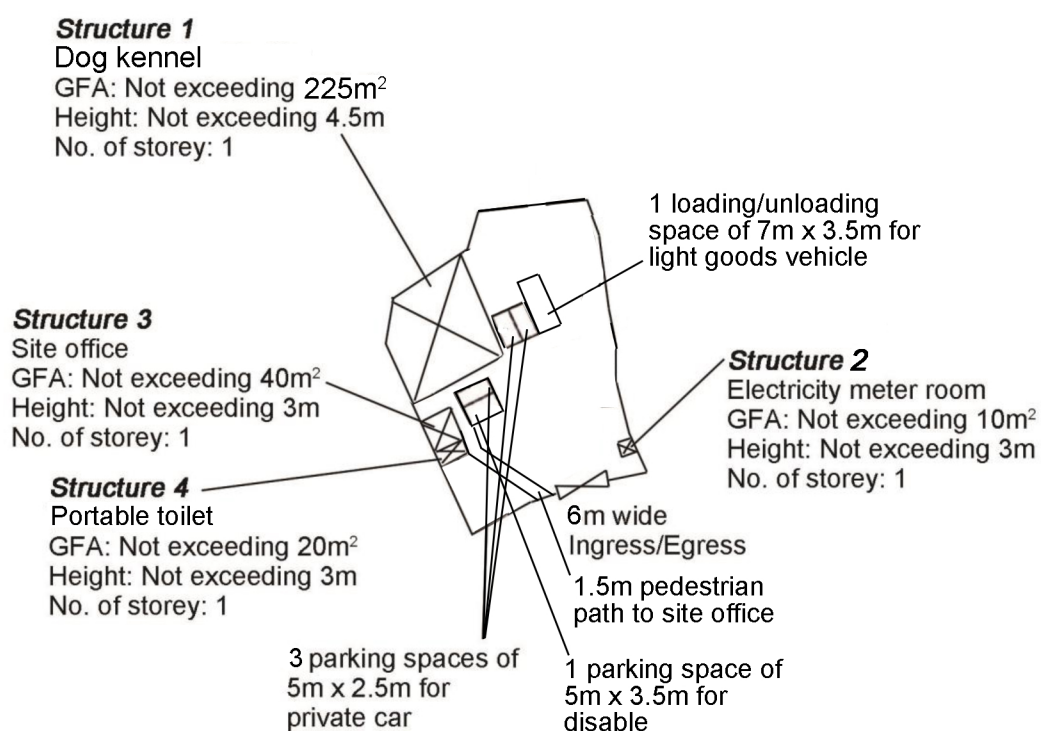
ROCKWOOL Frontrock™ products are semi-rigid dual density and non-combustible stone wool insulation boards engineered to be used in mechanically-fastened exterior insulation finish system (EIFS) designs.



PROJECT NO. 40782		PROJECT TITLE PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 3 YEARS AT LOT 554 S.A ss.2 (PART) IN D.D. 77, NG CHOW SOUTH ROAD, TA KWU LING, N.T.		DRAWING NO. FIGURE R1	REV. .
DESIGNED SKL	DATE OCT 2021	PROPOSED LAYOUT PLAN		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:400				
CHECKED SLN					



PROJECT NO. 40782		PROJECT TITLE PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 3 YEARS AT LOT 554 S.A ss.2 (PART) IN D.D. 77, NG CHOW SOUTH ROAD, TA KWU LING, N.T.		DRAWING NO. FIGURE SP-01	REV. .
DESIGNED SKL	DATE OCT 2021	DRAWING TITLE SWEPT PATH ANALYSIS - PC		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:400				
CHECKED SLN					



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:



Drawing No. 圖號:

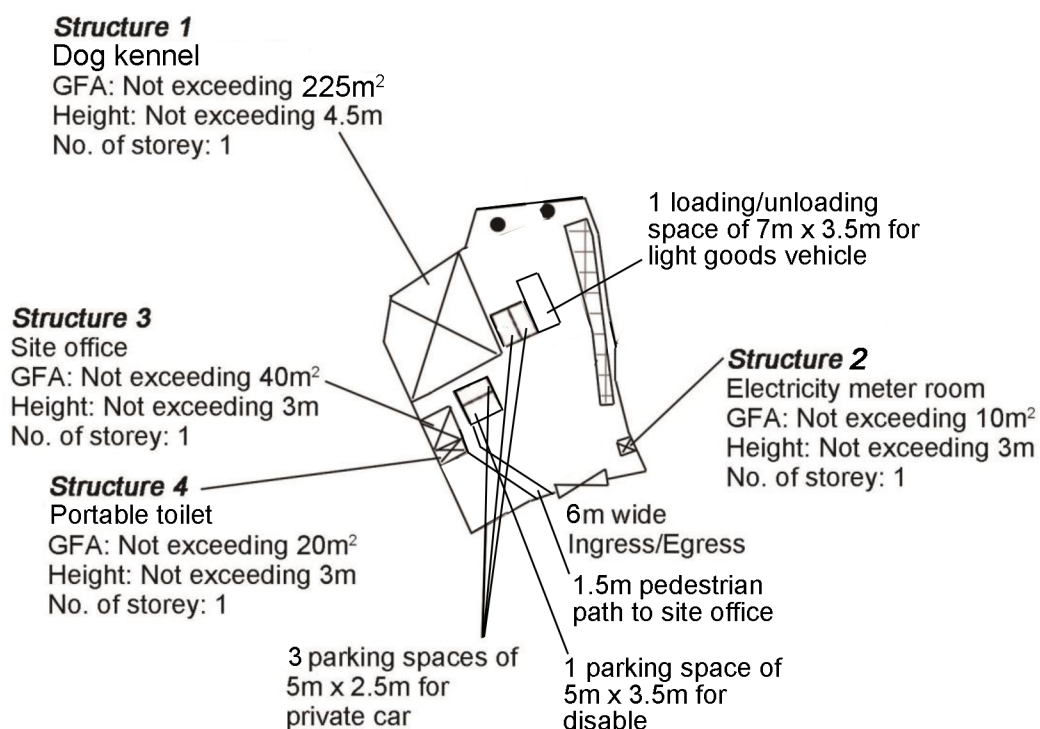
Figure 2

Scale 比例:

1:1000



Proposed Tree	Approximate Height	Spacing
 Existing trees to be preserved	2m to 4m	NA
 Existing <i>Leucaena leucocephala</i> to be fell	6m	NA



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Tree Preservation Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

**Similar S.16 Application for Temporary Animal Boarding Establishment
within/partly within the “Agriculture” or “Industrial (Group D)” zone
in the vicinity of the Application Site in the
Ping Che & Ta Kwu Ling Area**

Approved Application

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-TKL/653	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.1.2021	A1 - A11

Approval Conditions:

- A1 All animals should be kept inside the enclosed structures
- A2 No public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing was allowed to be used
- A3 All existing trees on site should be maintained in good condition
- A4 The peripheral fencing should be maintained
- A5 The implementation of environmental mitigation measures
- A6 The submission of a drainage proposal
- A7 The provision of drainage facilities
- A8 The submission and implementation of a run-in/out proposal
- A9 The submission and implementation of proposals for fire service installations and water supplies for firefighting
- A10 Revocation clause
- A11 Reinstatement clause

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

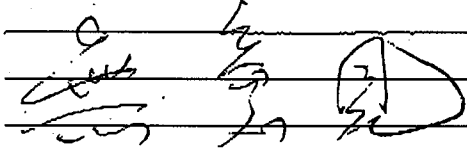
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/685

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 2021. 9. 6

tpbpd@pland.gov.hk

5-2

寄件者: [REDACTED]
寄件日期: 2021年09月22日星期三 4:23
收件者: tpbpd
主旨: A/NE-TKL/685 DD 77 Ng Chow South Road

665 withdrawn. Previous objections applicable

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, May 23, 2021 4:50:43 AM
Subject: A/NE-TKL/665 DD 77 Ng Chow South Road

A/NE-TKL/665
Lot 554 S.A ss.2 (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling
Site area : About 980sq.m
Zoning : "Agriculture" and "Industrial (Group D)"
Applied use : Animal Boarding Establishment / 4 Vehicle Parking

Dear TPB Members,

The site appears to be a paved over parking lot in between brownfield operations, certainly not a suitable place for animals.

Is it animal boarding or animal breeding? The number of applications for animal boarding going through the system is disproportionate to the market for such facilities, but it is common knowledge that the easiest way to get approval for brownfields is via animal boarding or hobby farm as both invariably supported by PlanD. So the charade is repeated again and again.
I never see a condition attached that the lots be used for the approved purpose.

What credentials does the applicant have? How many similar operations nearby?

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) on the following:
 - (i) the lot under application is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guaranteed right of vehicular access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining government land will be allowed for vehicular access to the Site for the proposed use;
 - (ii) the applicant should note that any proposed toilet facility should meet the current health requirements; and
 - (iii) should the application be approved, the owner of the lot concerned shall apply to her office for a Short Term Waiver (STW) covering all the actual occupation area and structures concerned. The application for STW will be considered by government in its landlord's capacity and there is no guarantee that it will be approved. Should the STW be approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between between the Site and Ng Chow South Road is not managed by his office. The applicant should seek comments from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) on the following:
 - (i) the section of Ng Chow South Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between the footpath of Ng Chow South Road and the Site, which is not maintained by his office. The applicant is required to sort out the land issues with the relevant land authority;
 - (ii) the u-channel proposed along the Site boundary should be so designed that no surface run-off will flow from the Site onto the adjacent public road; and
 - (iii) should the application be approved, the applicant is required to construct a proper ingress and egress for the Site according to HyD's Standard Drawings. Upon termination of the temporary use, the applicant is required to reinstate the ingress and egress to their original state to his satisfaction and at his own cost;
- (d) to note the comments of the Director of Environmental Protection (DEP) on the following:
 - (i) the applicant should be reminded of his obligation to comply with environmental protection / pollution control ordinances, including but not limited to Water Pollution Control Ordinance and Noise Control Ordinance, and to follow all requirements and mitigation measures in EPD's latest COP. The applicant should be advised to

properly design and maintain the facilities to minimise any potential environmental nuisance, including the proposed measures, and close all doors / any openings at all times to avoid odour and noise nuisance. In particular, the applicant is suggested to adopt auto-closing doors for the enclosed structures. If any complaint is received, the applicant shall review the existing measures and provide further measures to remedy the situation promptly, for example application of deodourisation unit; and

- (ii) adequate supporting infrastructure / facilities should be provided for proper collection, treatment and disposal of waste/ wastewater from the proposed use, including that from toilets, dog washing facility, removal of animal urine/ excrement, floor washing and general cleaning of dog kennel etc. Should septic tank and soakaway system(s) be adopted to treat and dispose of the wastewater on site, its design, construction, operation and maintenance should follow ProPECC PN 5/93, including Minimum Clearance Distance and Percolation Test requirements, and be duly certified by an Authorised Person. Mitigation measures stated in ProPECC PN 1/94 should be carried out during construction phase, and good housekeeping measures to prevent water quality pollution by animal urine/ excrement, rubbish etc. should also be implemented during operation;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the following:
- (i) the Site is in an area where no public sewer connection is available;
 - (ii) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas;
 - (iii) the applicant requires assessing and identifying the project's potential drainage and demonstrate in their submission with the implementation of necessary mitigation measures, the project will not cause an unacceptable increase in the risk of flooding areas upstream of, adjacent to or downstream of the development;
 - (iv) the applicant should show the existing discharge location to which the applicant proposed to discharge the stormwater from the Site for our information;
 - (v) if the proposed stormwater drainage facilities would be connected to any drainage facilities, the applicant shall check and demonstrate in their downstream drainage systems have the adequate capacity and are in good conditions accommodate the surface runoff collected from the Site and its upstream catchments. He should also demonstrate that the flow from the Site will not overload the drainage system. The applicant shall effect any subsequent upgrading of proposed works and the downstream drainage systems whenever necessary;
 - (vi) the applicant should ensure and show in his submission that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure the no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works. Catchment areas, the flow direction, formation level of the Site and the existing ground level of the

adjacent lands should also be provided for our reference;

- (vii) the applicant is required to provide sectional views of the subject development showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the Sites for his consideration;
 - (viii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD; and
 - (ix) EPD's comments should be sought as regards to the sewage treatment/disposal facilities for the proposed area as well as the quality of surface runoff from the Site for concrete batching plant if discharging to the nearby drains. A sewerage proposal should be submitted for approval if sewer connection to public sewerage is required;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) on the following:
- (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iv) if the proposed use is subject to issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority;
 - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings, they are subject to control under the Building (Planning) Regulations (B(P)R) Pt. VII;
 - (vi) 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 B(P)R respectively;

- (vii) if the Site is not abutting a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (viii) 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 Regulation 72 of the B(P)R and Division 3 of Design Manual: barrier Free Access 2008;
 - (ix) it is noted that portable toilets are to be provided for the proposed development, the applicant's attention is drawn to the provision of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
 - (x) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at the building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) on the following:
- (i) in consideration of the design/nature of the proposal, fire service installations (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 FSIs 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;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) on the following:
- (i) the Site does not associate with any licence granted by his office, nor has received any application regarding the site. Under the Public Health(Animals)(Boarding Establishment) Regulations (Cap. 139I), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his office. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I must always fulfil the criteria listed in the Regulations
 - (ii) the dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance (Cap. 421) and he is reminded to observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and
 - (iii) detailed information and guidance on animal boarding establishment would be provided upon the receipt of the licence application;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that the applicant is advised that any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/ at their expenses.