

2022年 6月 27日

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

27 JUN 2022

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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/701
	Date Received 收到日期	27 JUN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Foresight Development Limited 宙遠發展有限公司

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 137 in D.D.79, Ping Che, Fanling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 789 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 432 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)	/ 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 Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (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
17/5/2022 (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 13/5/2022 (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

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 606 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
	(b) Intended use/development 有意進行的用途/發展 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	432	sq.m 平方米	✓About 約
Proposed plot ratio 擬議地積比率	0.55		✓About 約
Proposed site coverage 擬議上蓋面積	27	%	✓About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	2	storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	7	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	7	m 米	✓About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms
 請註明房間數目)

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

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

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	108 m ² (ABOUT)	108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STORY)
B2 (G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT SITE OFFICE	108 m ² (ABOUT)	108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STORY)
TOTAL		216 m ² (ABOUT)	432 m ² (ABOUT)	

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]			
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1 (G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	108 m ² (ABOUT)	108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STORY)
B2 (G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT SITE OFFICE	108 m ² (ABOUT)	108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STORY)
TOTAL		216 m ² (ABOUT)	432 m ² (ABOUT)	

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

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2023

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Accessible from Ping Yuen Road via a local access <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>3</u> 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> 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) _____ _____ _____

9. 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。

<p>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>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</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 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</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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <p>.....</p> <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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. 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。

Background

The applicant seeks to use Lot 137 in D.D. 79, Ping Che, Fanling, New Territories (the Site) for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling' (**Plan P01**). The applicant would like use the Site to operate a new animal boarding establishment (dog kennel).

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Plan P02**). According to the Notes of the OZP, 'dog kennel' is subsumed under 'animal boarding establishment', which is a column 2 use within the "AGR" zone, hence, requires permission from the Board.

Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone. The nature, layout, form and scale of the proposed development are insignificant, it is considered not incompatible with the surrounding environment, therefore, approval of the current application will not set undesirable precedent for the subject "AGR" zone.

Development Proposal

The Site occupied an area of 789 sq.m (about) (**Plan P03**). Two structures are proposed at the Site for animal boarding establishments, storage of pet goods and site office with total GFA of 432 sq.m (about) (**Plan P04**). The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). It is estimated that the Site would accommodate 5 nos. staff and 2 nos. staff will stay overnight at the Site to handle potential complaints arising from the proposed development. No visitor is allowed at the Site.

A total of not more than 40 dogs will be kept at the Site. All dogs are kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.

The land filling areas, i.e. 606 sq.m (about) within the Site are for site formation of structures and circulation space for meeting the operational need of the proposed dog kennels. The proposed filling of land will provide stronger reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off, hence, minimize disturbance to surrounding area (**Plan P05**). The number of structures and land filling areas are necessary for the operation of the Site and have been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval.

The Site is accessible from Ping Yuen Road via a local access (**Plan P01**). 3 private car parking spaces and 1 loading/unloading space for light goods vehicle are provided for staff to commute to the Site and transportation of animals and goods to support the daily operation (**Plan P04**). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (**Plan P06**). As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the nearby road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

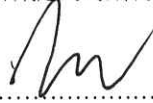
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling'.

11. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

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

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

17/5/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

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	Lot 137 in D.D. 79, Ping Che, Fanling, New Territories		
Site area 地盤面積	789 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	432 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	

(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)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	27 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	3 3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	1 1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the Site, Plan showing the paved ratio of the Site		
Plan showing the land status of the Site, Swept path analysis		
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"/>
Trip generation and attraction		

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。

Appendix I - Estimated Trip Generation and Attraction

- (i) The Site is accessible from Ping Yuen Road via a local access. A total of 4 nos. of parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	3
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

- (ii) The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). Please see below for the trip generation and attraction of the proposed development:

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

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)

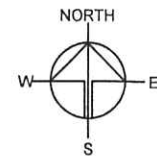
VEHICULAR ACCESS
ACCESSIBLE FROM PING YUEN ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM PING
YUEN ROAD VIA A LOCAL
ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE



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

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

SITE LOCATION
LOT 137 IN D.D. 79, PING CHE,
FANLING, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN

DATE
11.5.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
P01

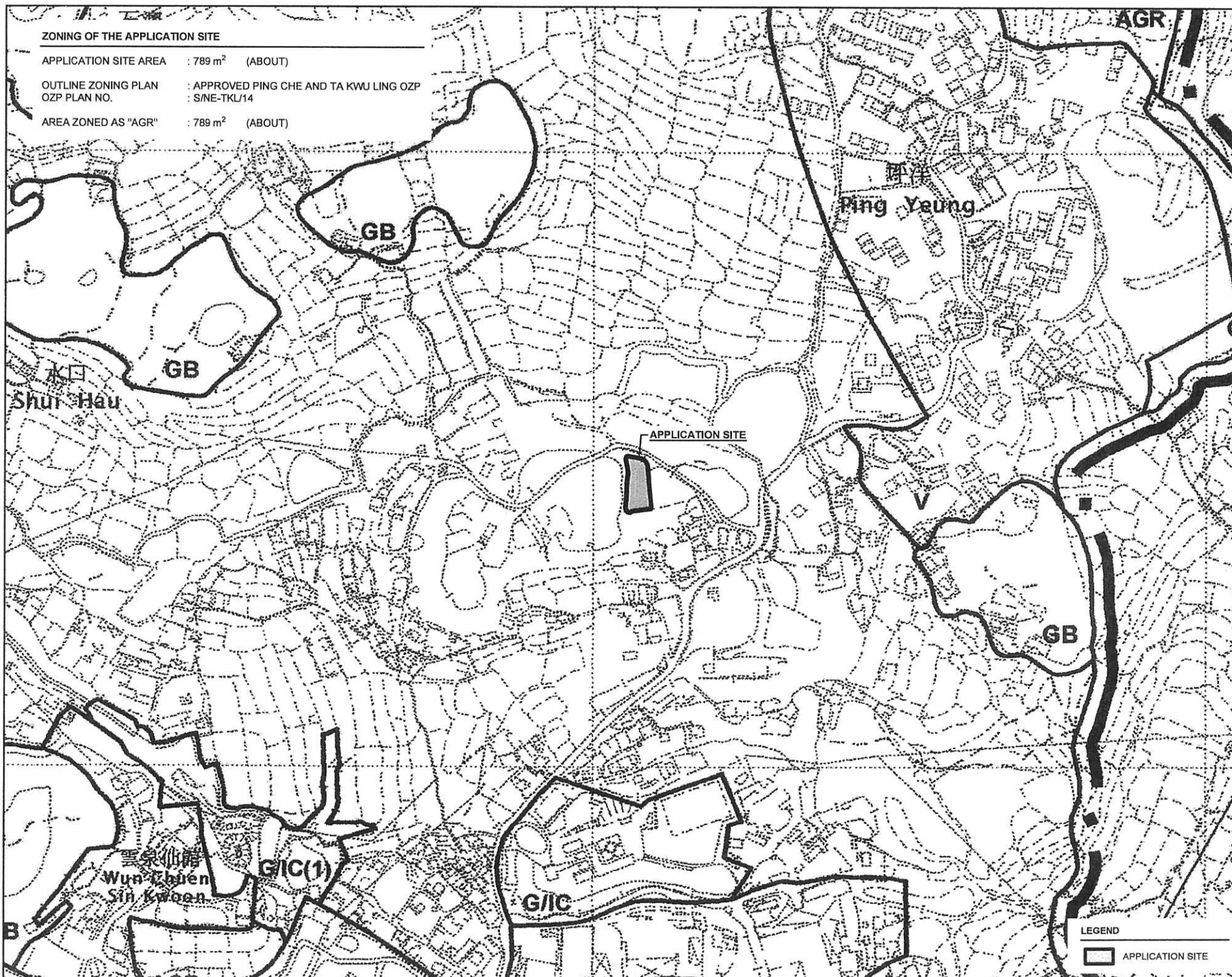
VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
OZP PLAN NO. : S/NE-TKL/14

AREA ZONED AS "AGR" : 789 m² (ABOUT)



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PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE,
FANLING, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

11.5.2022

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

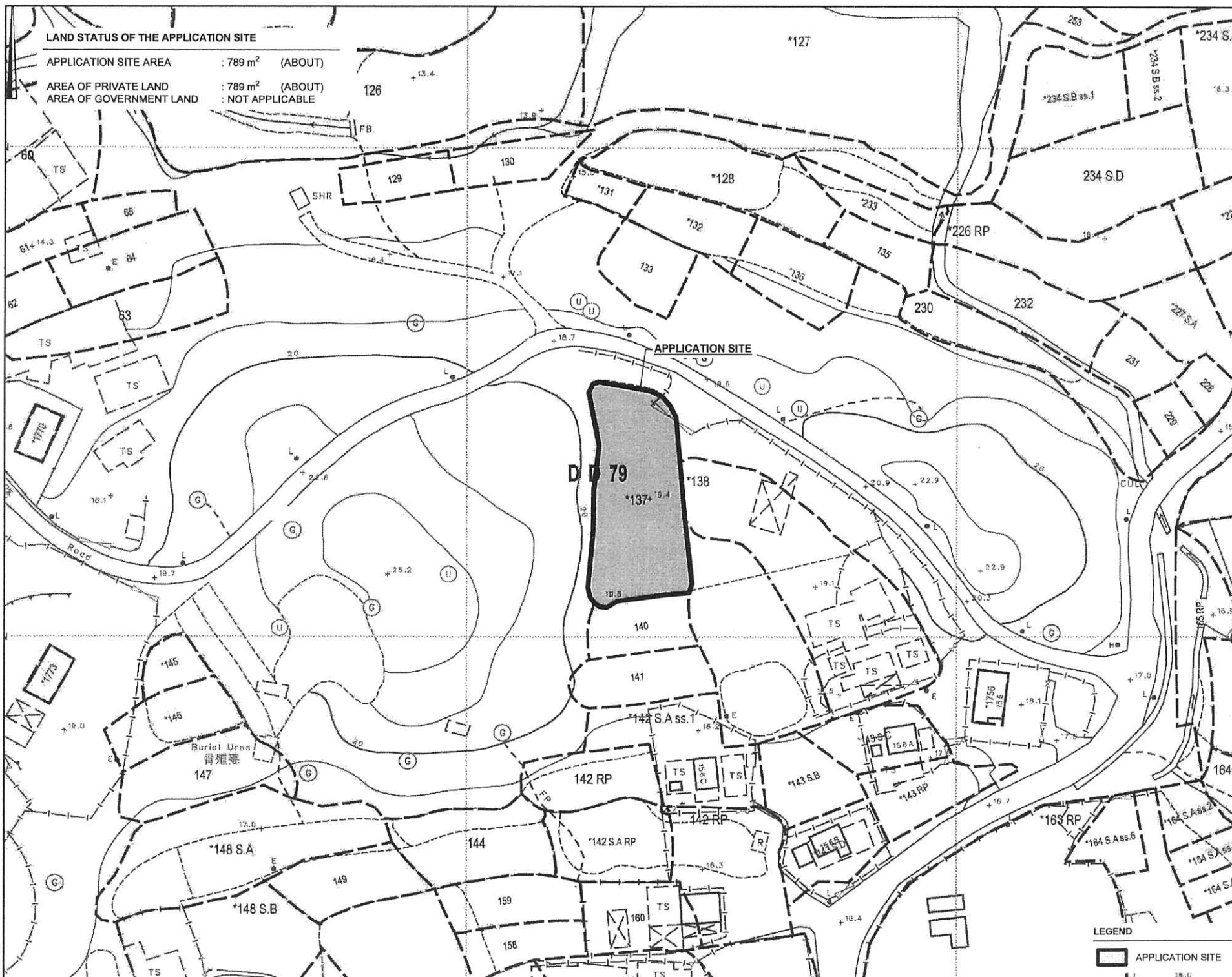
P02

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)
 AREA OF PRIVATE LAND : 789 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING
SITE LOCATION	
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES	
SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	11.5.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
P03	001

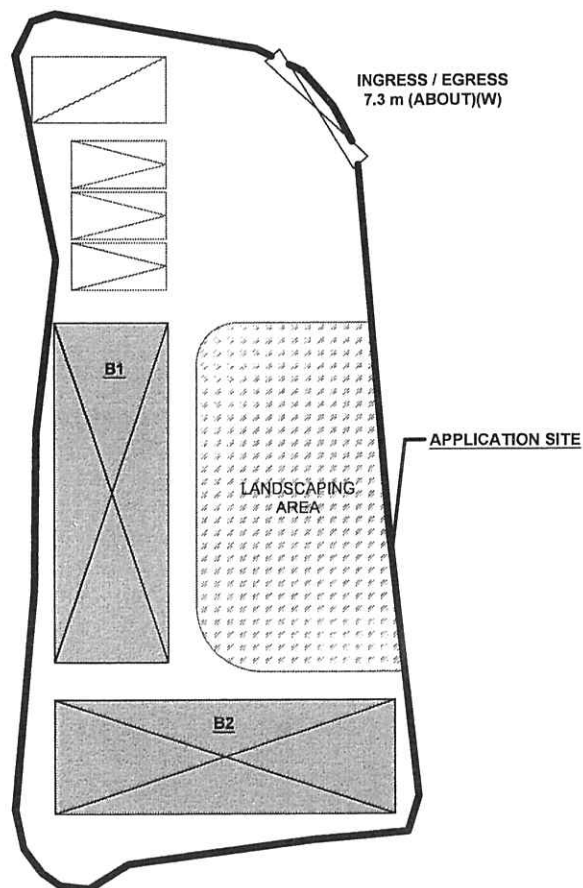
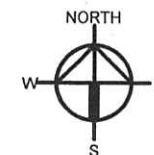
LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 789 m ²	(ABOUT)
COVERED AREA	: 216 m ²	(ABOUT)
UNCOVERED AREA	: 573 m ²	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	108 m ² (ABOUT) 108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	(G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT SITE OFFICE	108 m ² (ABOUT) 108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		216 m ² (ABOUT)	432 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

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PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE,
FANLING, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY
MN

DATE
11.5.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.
P04

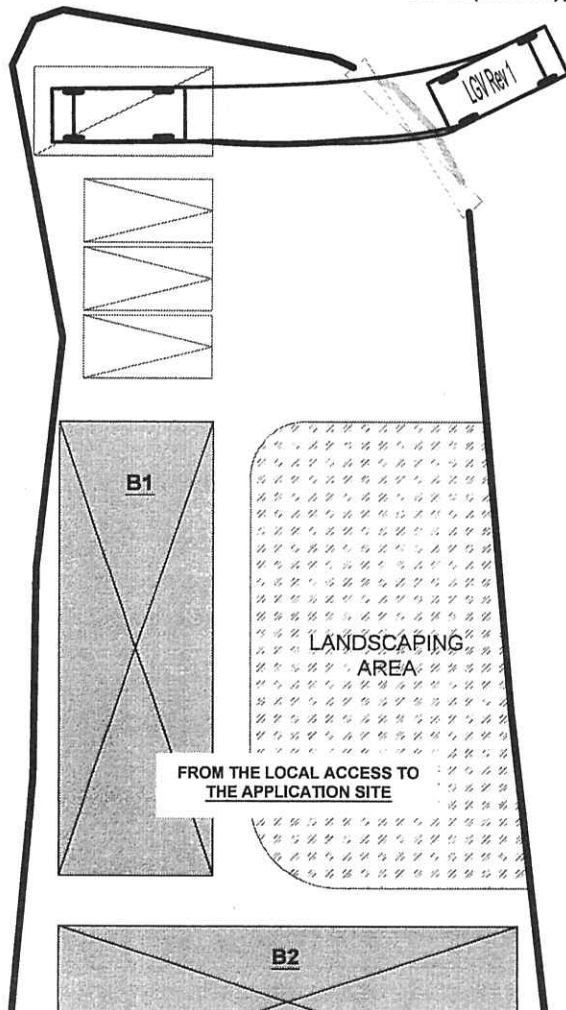
VER.
001

SWEPT PATH ANALYSIS

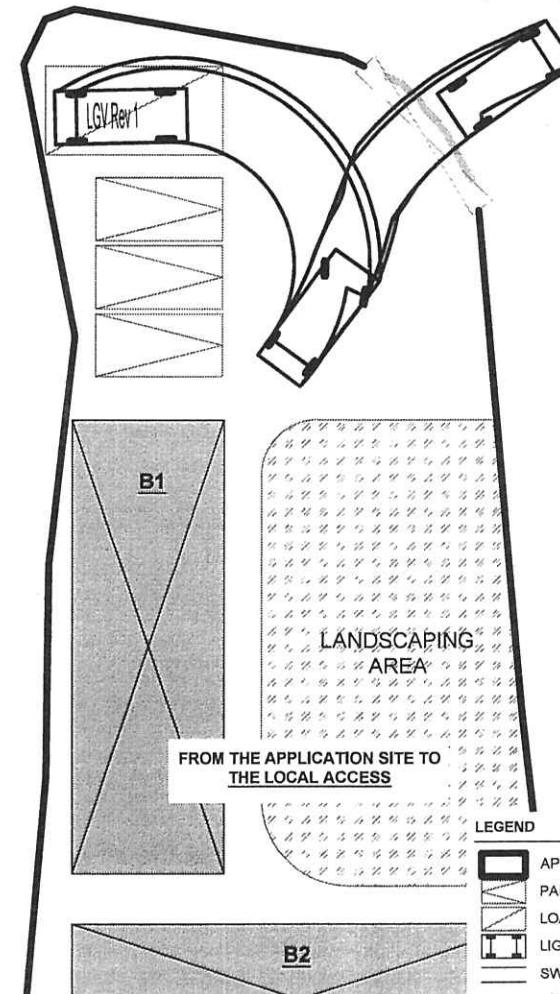
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

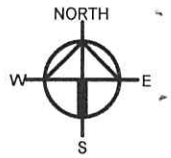


INGRESS / EGRESS
 7.3 m (ABOUT)(W)



LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE



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PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE,
 FANLING, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

11.5.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

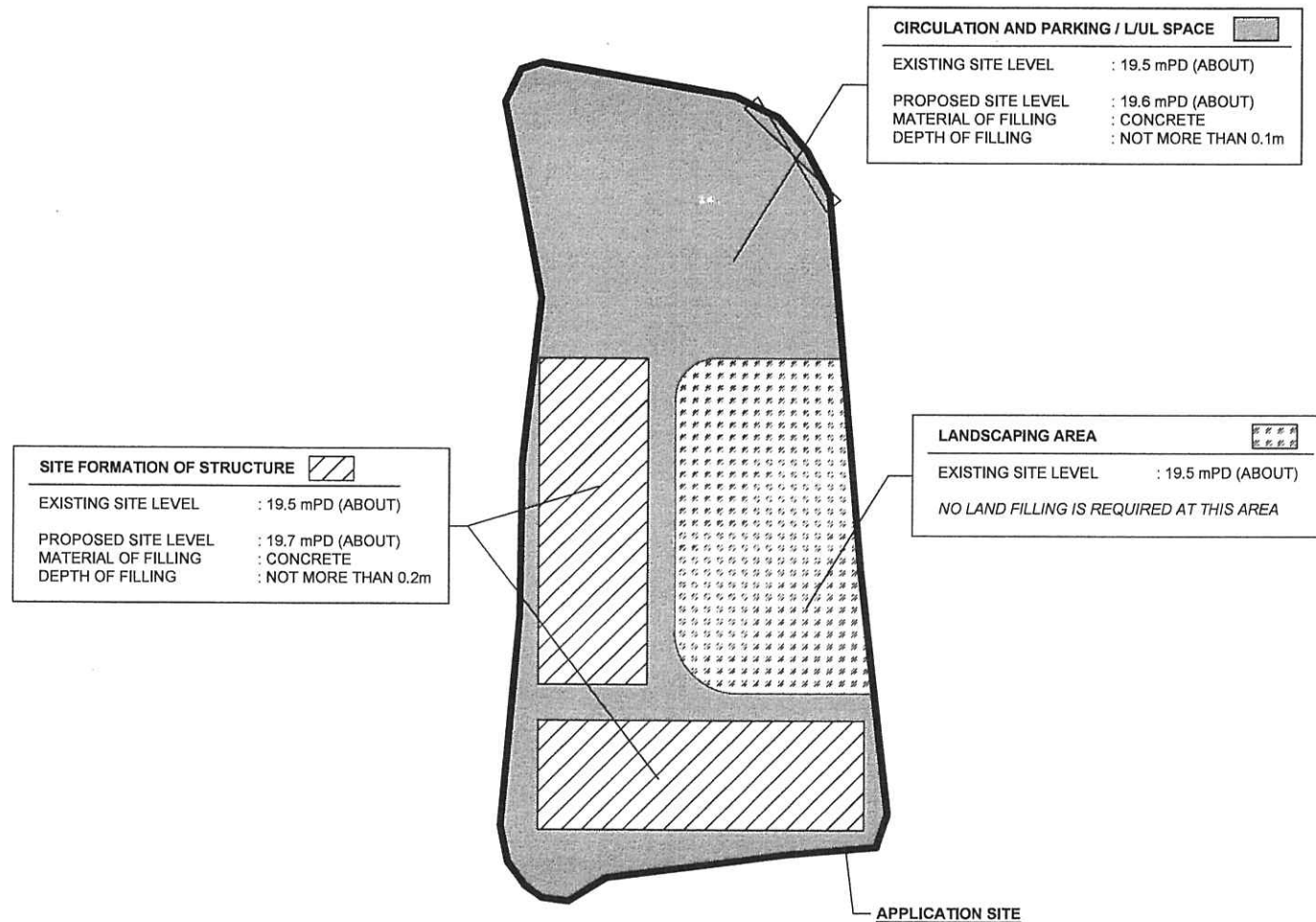
P06

VER.

001

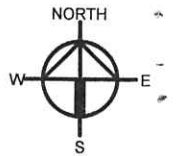
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 789 m ² (ABOUT)
COVERED BY STRUCTURE	: 216 m ² (ABOUT)
LAND FILLING AREA	: 606 m ² (100%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, CIRCULATION SPACE, PARKING SPACE AND LOADING/UNLOADING SPACE



LEGEND

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)



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**R-RICHES PROPERTY
CONSULTANT LIMITED**

PROJECT

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

SITE LOCATION

LOT 137 IN D.D. 79, PING CHE,
FANLING, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY	DATE
MN	11.5.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
PAVED RATIO

DWG NO.	VER.
P05	001



盈卓物業
顧問有限公司

Our Ref. : DD79 Lot 137
Your Ref. : TPB/A/NE-TKL/701

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

By Email

20 July 2022

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lot 137 in D.D. 79, Ping Che, New Territories**

(S.16 Planning Application No. A/NE-TKL/701)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/STN, Pland

(Attn.: Ms. Michelle CHAN
(Attn.: Mr. Christian CHIM

email: mltchan@pland.gov.hk)
email: wcchim@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lot 137 in D.D. 79, Ping Che, New Territories**

(Application No. A/NE-TKL/701)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Environmental Protection (DEP) (Contact Person: Ms. Noel YIM; Tel: 2835 1150)		
(a)	it is noted that there will be staff staying overnight at the Site. Please clarify whether the operation hours of the development are 24 hours daily (i.e. there will be animals staying overnight) instead of 09:00-18:00 as stated on the application form.	The operation hours of the proposed development are 24 hours daily, however, staff will only access the application site (the Site) from 09:00 to 18:00 daily, including public holiday.
(b)	According to the information provided by the applicant, the proposed dog kennel will operate from 9:00 a.m. to 6:00 p.m. daily, including public holiday. The dogs will be kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours and no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site. However, it is noted that there will be overnight animal boarding activities. Please provide brief information regarding the overnight animal boarding activities. In particular, please advise whether there are any proper environmental mitigation measures (e.g. keeping the dogs indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditional systems) for dogs staying overnight and/or outside normal operation hours (i.e. 09:00 to 18:00 daily).	Regarding the overnight animal boarding activities, dogs will stay overnight at the Site and kept indoor at structures proposed for animal boarding establishments, which are equipped with soundproofing materials and 24-hour mechanical ventilation and air-conditional systems. 1 staff will stay overnight at the Site to take care dogs and handle any potential complaints arising from the proposed development.

(c)	Furthermore, the applicant should provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person. The applicant is also advised to meet the requirements under relevant pollution control ordinances and follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site".	The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD and other statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site, i.e. the use of septic for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.
2. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. Janny LAU; Tel: 3565 3953)		
(a)	The site is covered with grass and vegetation, and some trees of common species are observed within the site which are in conflict with proposed land filling works and temporary structures. However, no information on existing trees within and along the site boundary and proposed tree treatments are provided in the Planning Statement;	According to our site survey conducted on 15/7/2022, no old and valuable tree or protected species were identified at the Site. Due to proposed land filling works for site formation and circulation purpose, majority of the Site area will be disturbed. Therefore, the applicant submitted a tree preservation and landscape proposal for your consideration (Annex I, Plans 1 to 3). According the proposal, a total of 11 existing trees currently fall within the Site, within which, 9 trees are proposed to be fell and 2 trees are proposed to be retained. A total of 11 new trees are proposed to planted along the site boundary as landscape screening purpose (Annex I). Regarding the land filling area, the applicant reduced the filled area from 606m ² (about) to 413 m ² (about) (i.e. - 32%) to minimise the impact on the existing trees (Plans 1 and 2).
(b)	The applicant should provide a landscape proposal including information on existing trees within and along the site boundary, proposed tree treatment and details on the proposed landscape area for TPB's consideration;	
(c)	The applicant should adjust the layout/location of the proposed temporary structures and reduce the area of land filling	

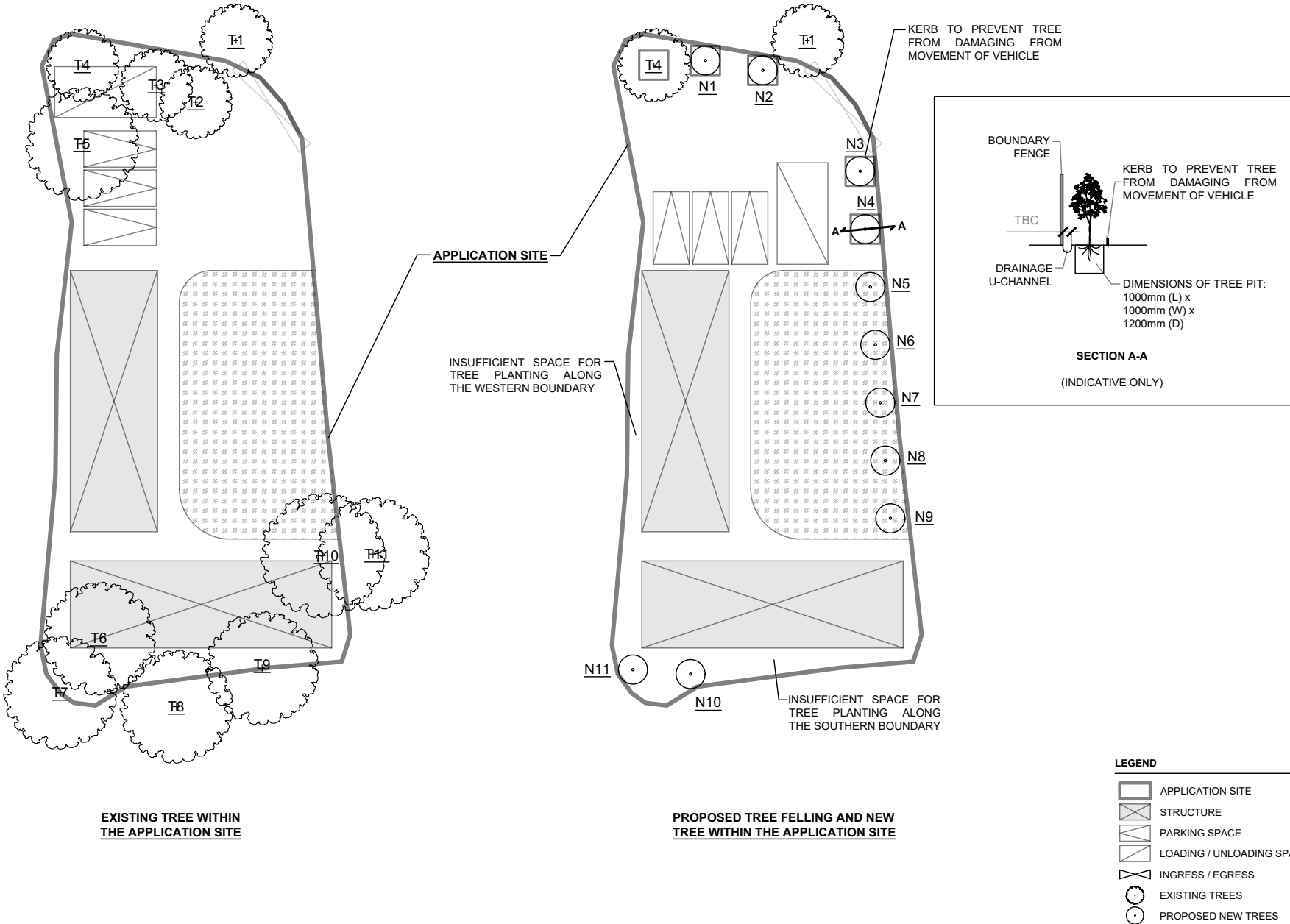
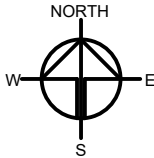
	to minimise the impact on the existing trees in fair condition within the site; and	
(d)	the applicant should note that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
3. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)		
(a)	The applicant should provide site photos and a layout plan showing the village access to the Site;	Photos showing the village access to the Site are provided for your consideration (Annex II).
(b)	The applicant should clarify whether there are visitors to the Site;	Please be confirmed that visitors are prohibited to access the Site.
(c)	It is noted that the access leading to the Site is a single lane access. The applicant should demonstrate that there are adequate passing bays along the access road to the Site;	Photos showing the passing bays are provided for your consideration (Annex III).
(d)	The applicant should advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site; and	Sufficient space is provided for vehicle to smoothly manoeuvre within the Site and staff is deployed at the ingress / egress to direct vehicle to ensure no queuing of vehicle outside the Site (Plan 3).
(e)	The applicant should advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Staff is deployed at the ingress / egress of the Site to direct vehicle entering / exiting the Site to enhance pedestrian safety.

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 789 m² (ABOUT)

NO. OF EXISTING TREES : 11 (T1 TO T11)
NO. OF TREES TO BE FELL : 9 (T2, T3, T5 TO T11)
NO. OF TREES TO BE PRESERVED : 2 (T1 AND T4)

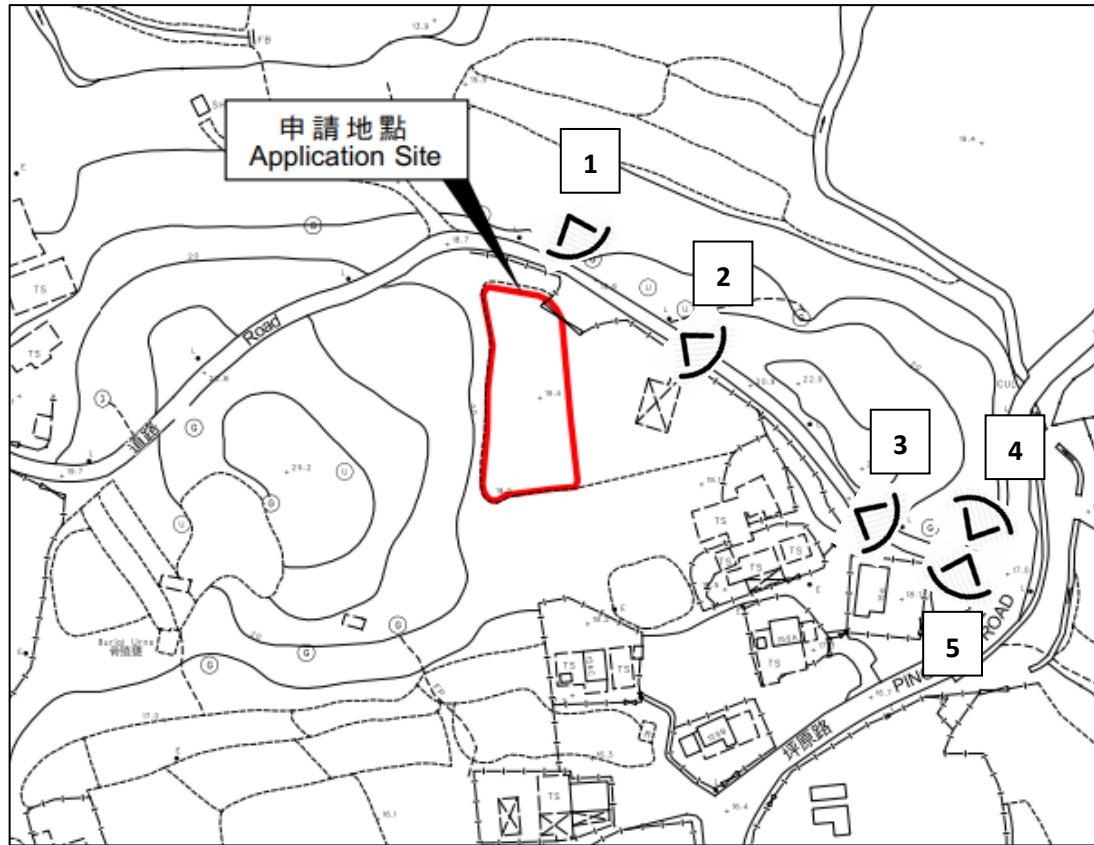
NO. OF NEW TREES : 11 (N1 TO N11)
SPECIES OF TREES : BAUHINIA BLAKEANA
SPACING OF TREES : NOT MORE THAN 4m
HEIGHT OF TREES : NOT LESS THAN 2.75m

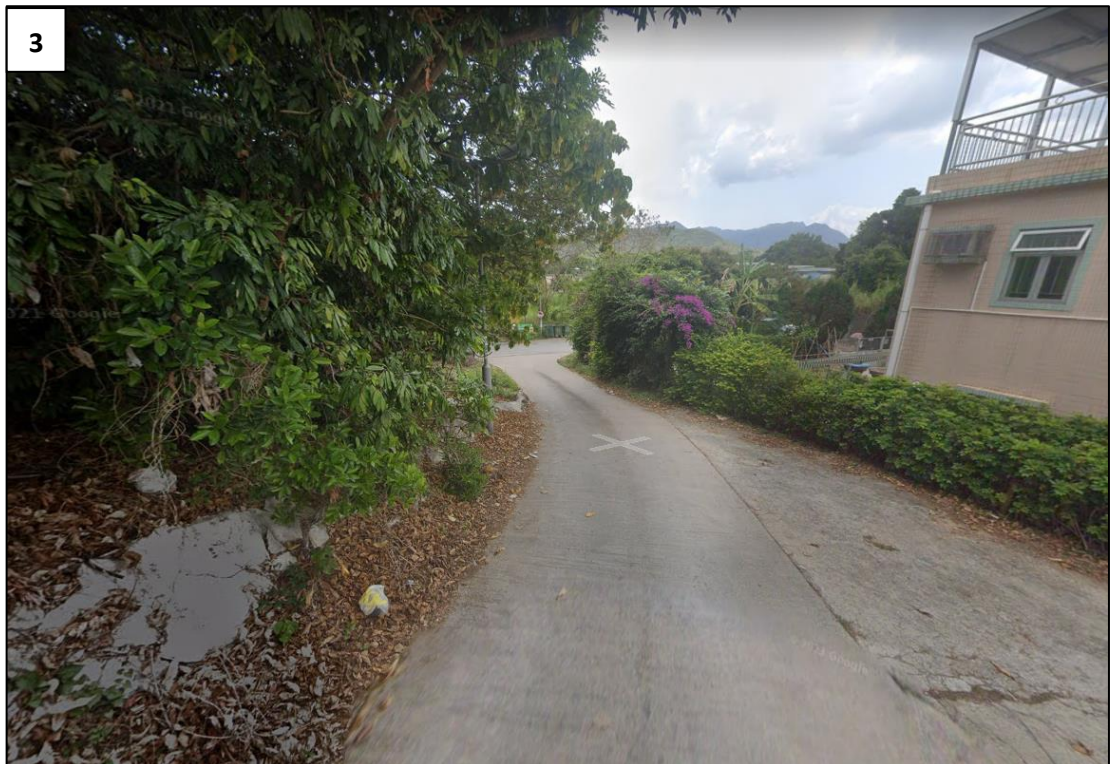


PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING
SITE LOCATION	
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES	
SCALE	
1 : 400 @ A4	
DRAWN BY	DATE
MN	20.7.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LANDSCAPE PROPOSAL	
DWG NO.	VER.
ANNEX I	001

Annex II – Site Photo Showing the Village Access to the Site

- (i) The Site is accessible from Ping Yuen Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from the local access, details are as follows:

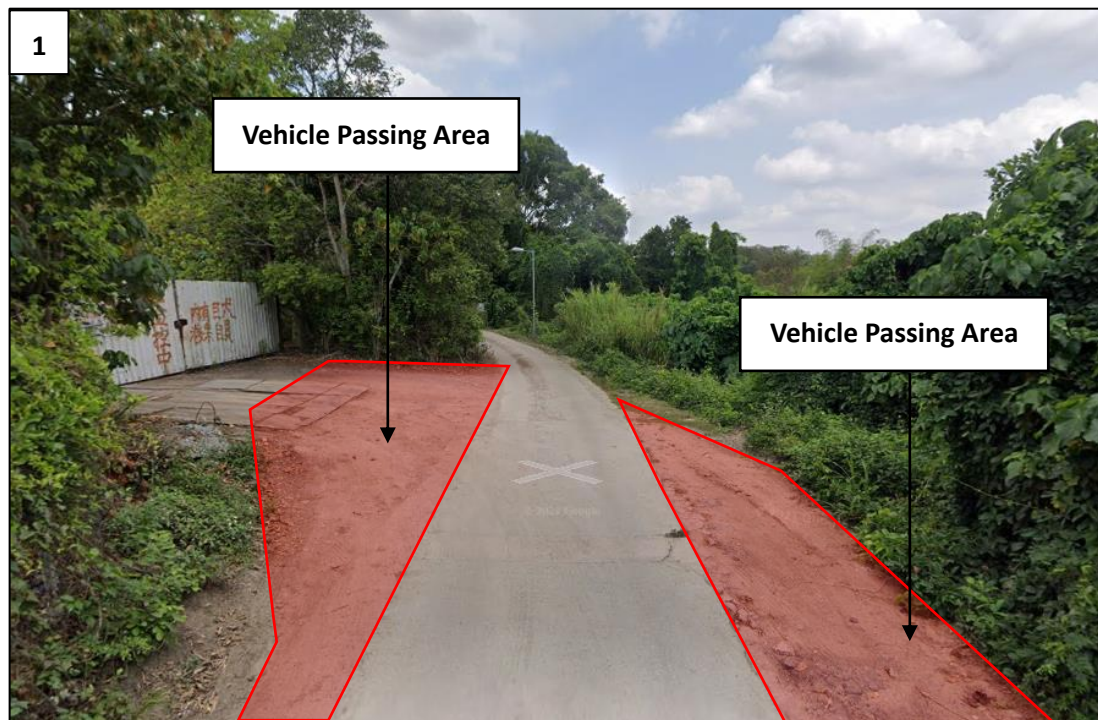
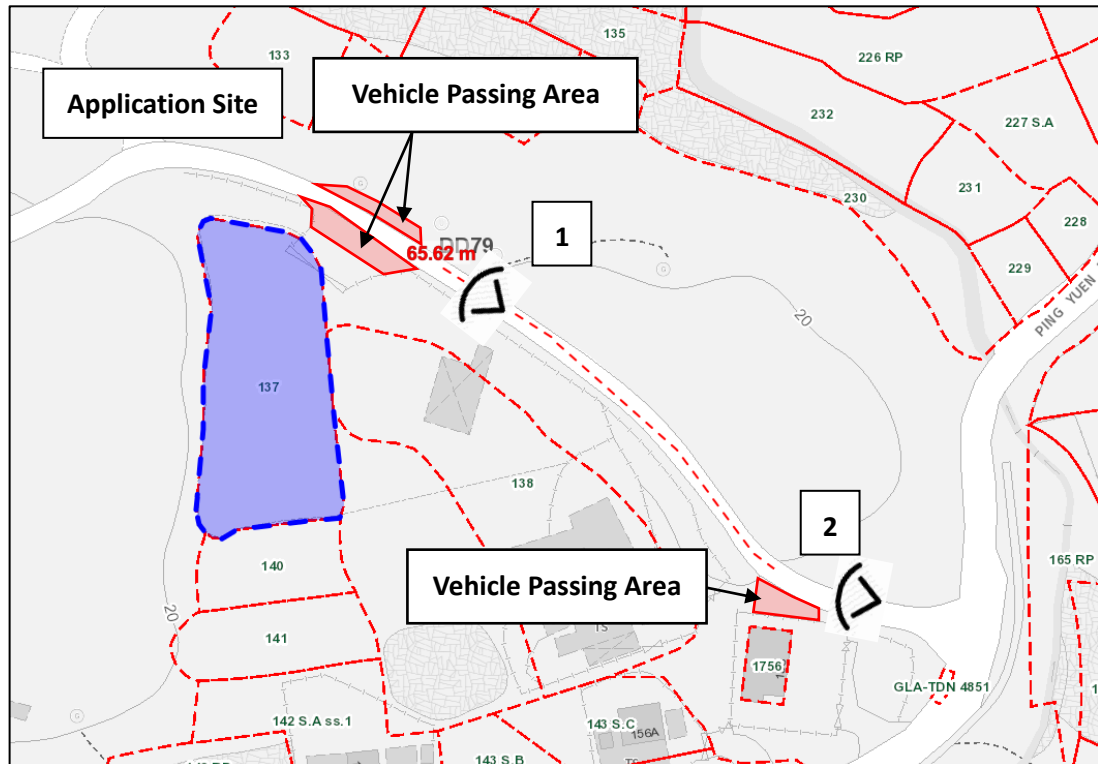






Annex III – Site Photo Showing the Passing Bay

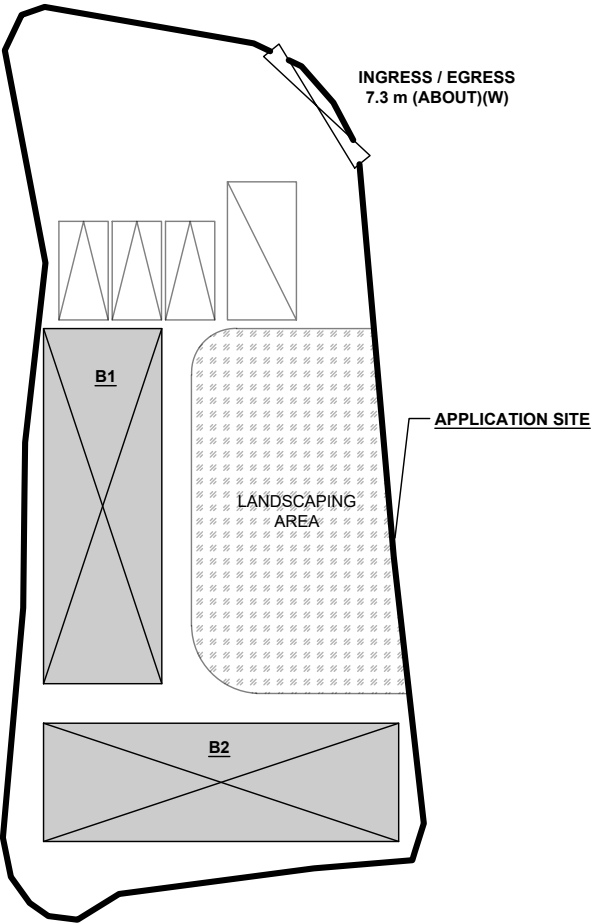
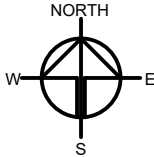
- (ii) The Site is approximately 120 m northwest of Ping Yuen Road, which is accessible via the village access. Although no proper passing bay is provided at the village access, vehicle passing areas are provided at the below locations:





DEVELOPMENT PARAMETERS			
APPLICATION SITE AREA	: 789	m ²	(ABOUT)
COVERED AREA	: 216	m ²	(ABOUT)
UNCOVERED AREA	: 573	m ²	(ABOUT)
PLOT RATIO	: 0.55		(ABOUT)
SITE COVERAGE	: 27	%	(ABOUT)
NO. OF STRUCTURE	: 2		
DOMESTIC GFA	: NOT APPLICABLE		
NON-DOMESTIC GFA	: 432	m ²	(ABOUT)
TOTAL GFA	: 432	m ²	(ABOUT)
BUILDING HEIGHT	: 7	m	(ABOUT)
NO. OF STOREY	: 2		

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	(G/F) (1/F)	ANIMAL BOARDING ESTABLISHMENT ANIMAL BOARDING ESTABLISHMENT SITE OFFICE	108 m ² (ABOUT) 108 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		216 m ² (ABOUT)	432 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

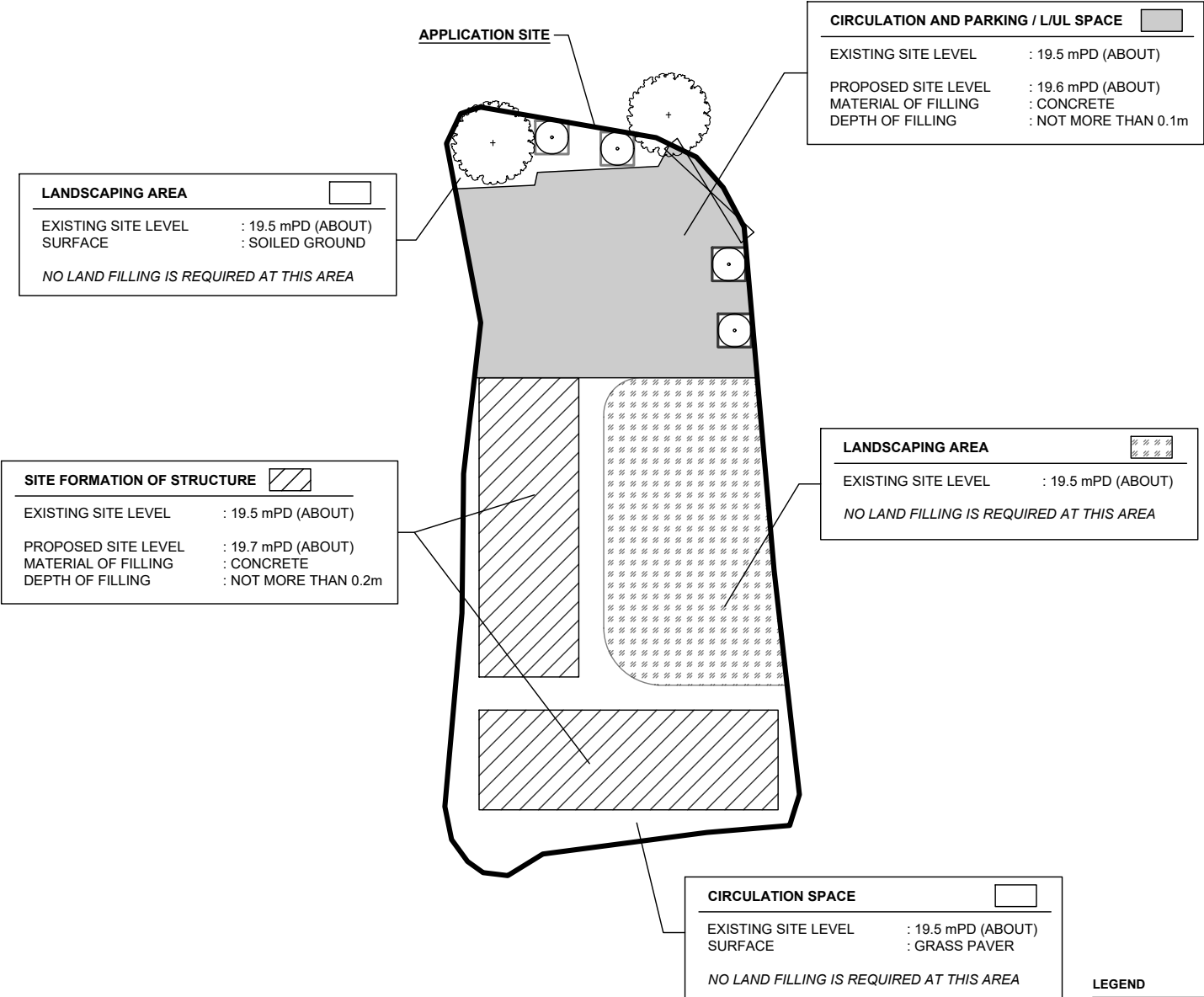
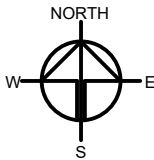
LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
SITE LOCATION	
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES	
SCALE	
1 : 400 @ A4	
DRAWN BY	DATE
MN	20.7.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 1	002

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)
COVERED BY STRUCTURE : 216 m² (ABOUT)

LAND FILLING AREA : 413 m² (100%)(ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES,
CIRCULATION SPACE, PARKING SPACE
AND LOADING/UNLOADING SPACE



LEGEND

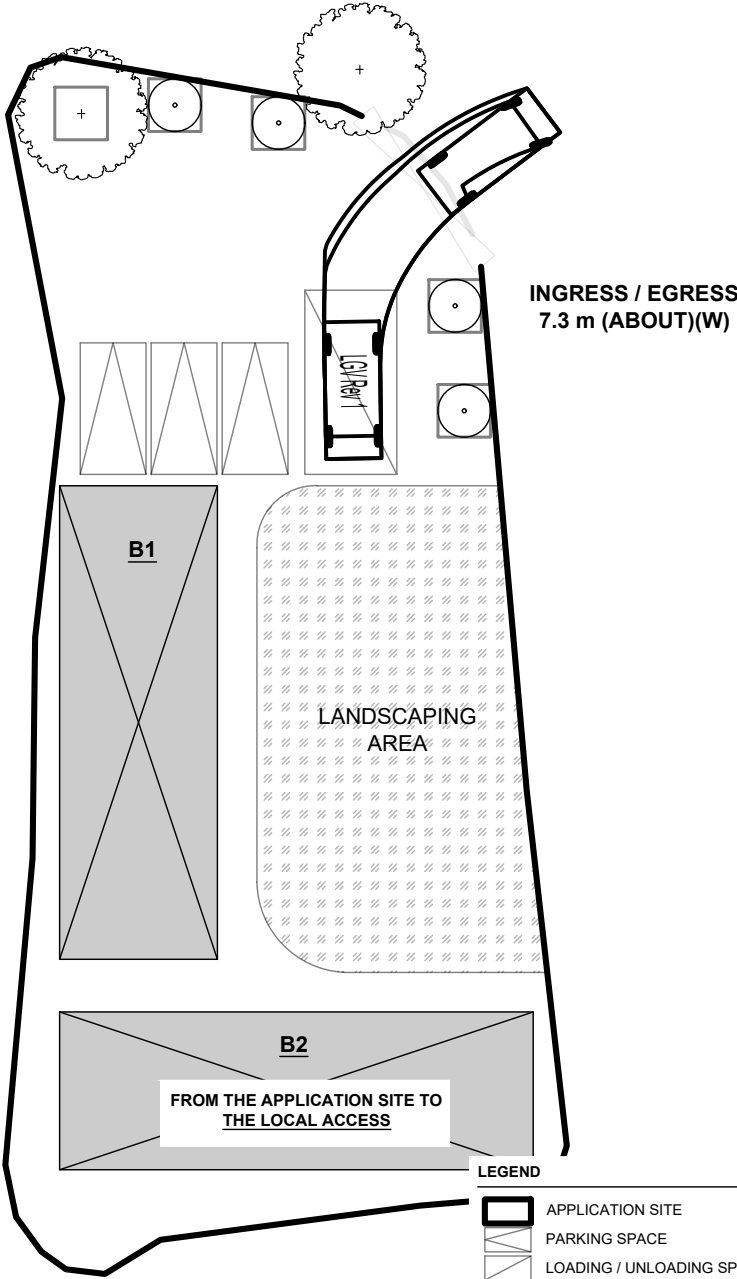
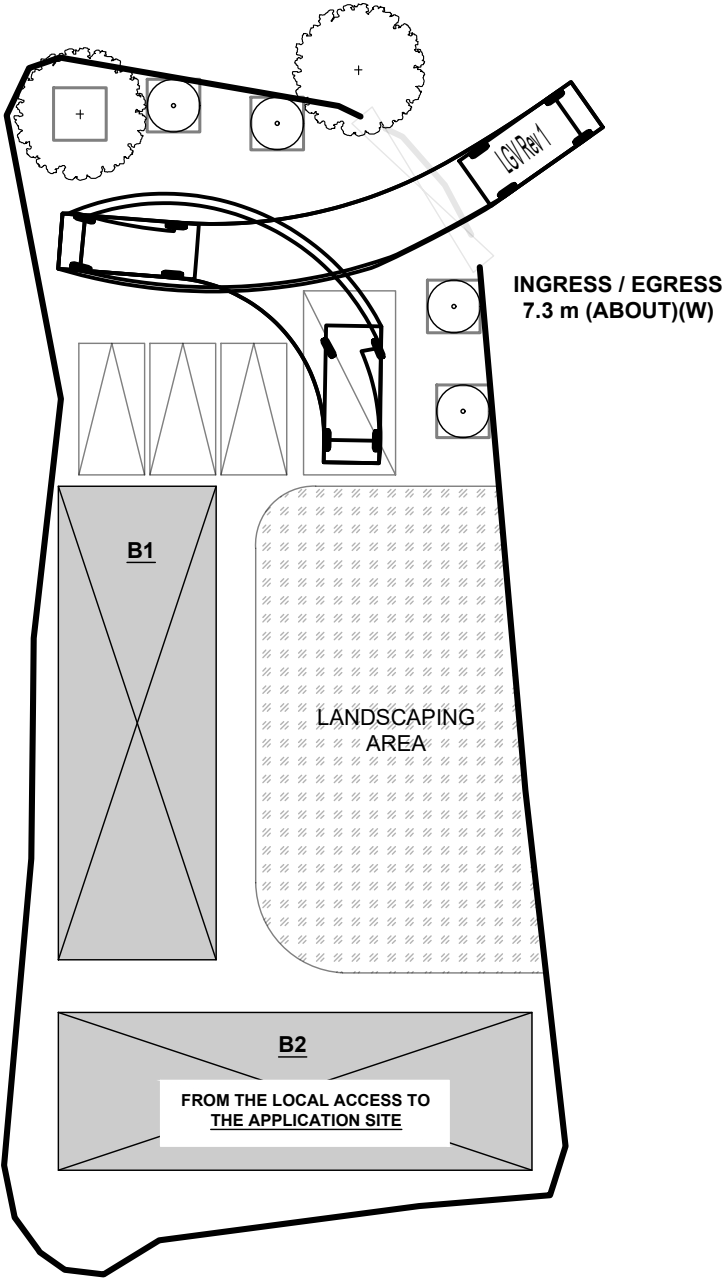
- APPLICATION SITE
- LAND FILLING AREA (SITE FORMATION)
- LAND FILLING (CIRCULATION SPACE)

PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANT LIMITED	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING
SITE LOCATION	
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES	
SCALE	
1 : 400 @ A4	
DRAWN BY	DATE
MN	20.7.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
PAVED RATIO	
DWG NO.	VER.
PLAN 2	002

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

NORTH

PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING
SITE LOCATION	
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	20.7.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 3	002

Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in “Agriculture” Zone, Lot 137 in D.D. 79, Ping Che, New Territories**

(Application No. A/NE-TKL/701)

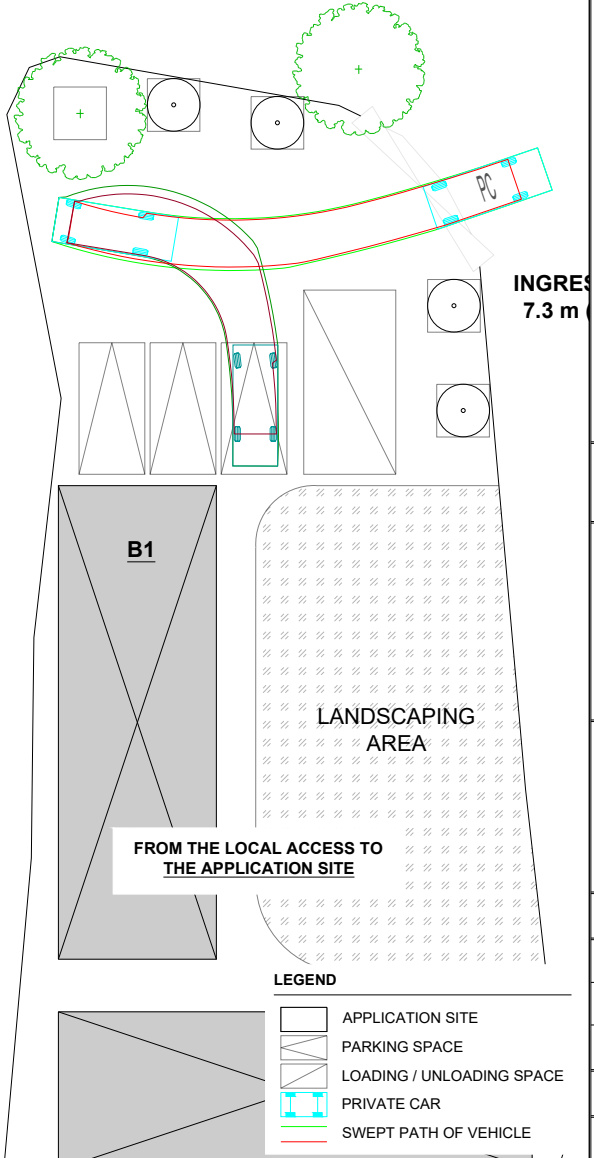
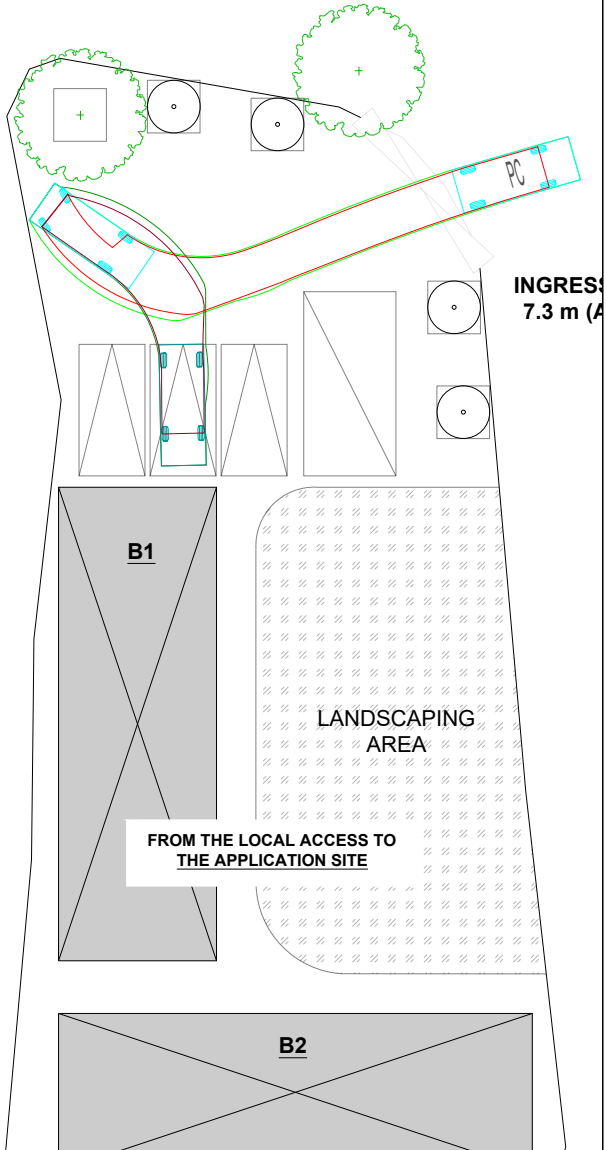
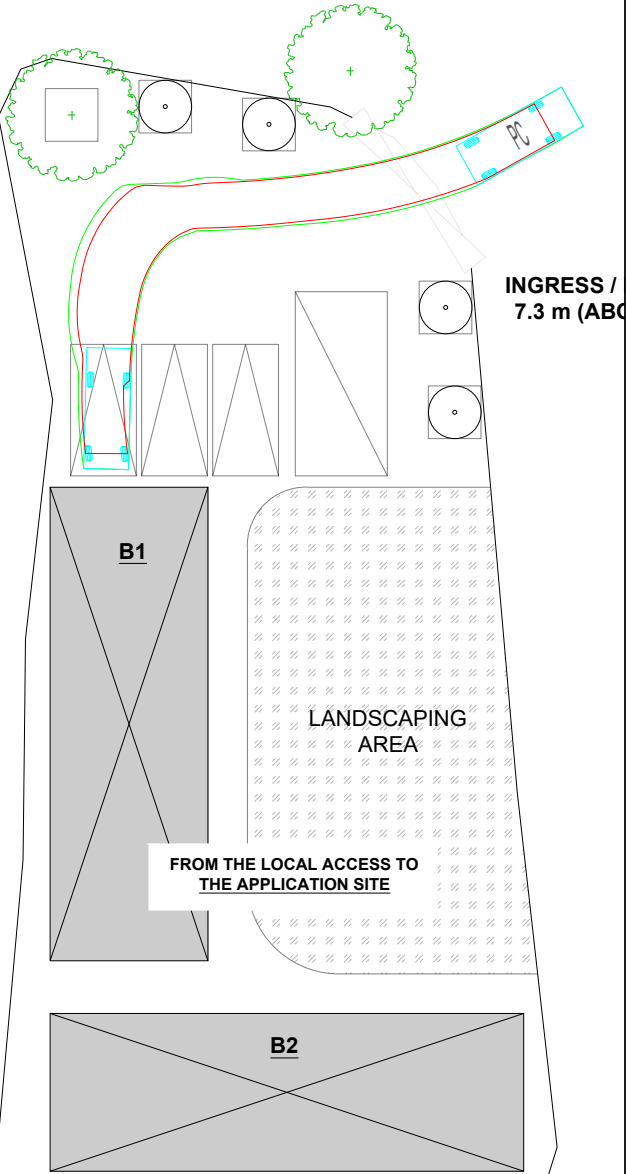
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)		
(a)	Swept path assessment for the 3 private car parking spaces should also be conducted.	Noted. Swept path assessment for the 3 private car parking spaces is provided for your consideration please (Plans 1 and 2).

SWEPT PATH ANALYSIS

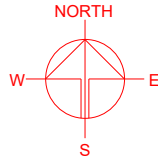
TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

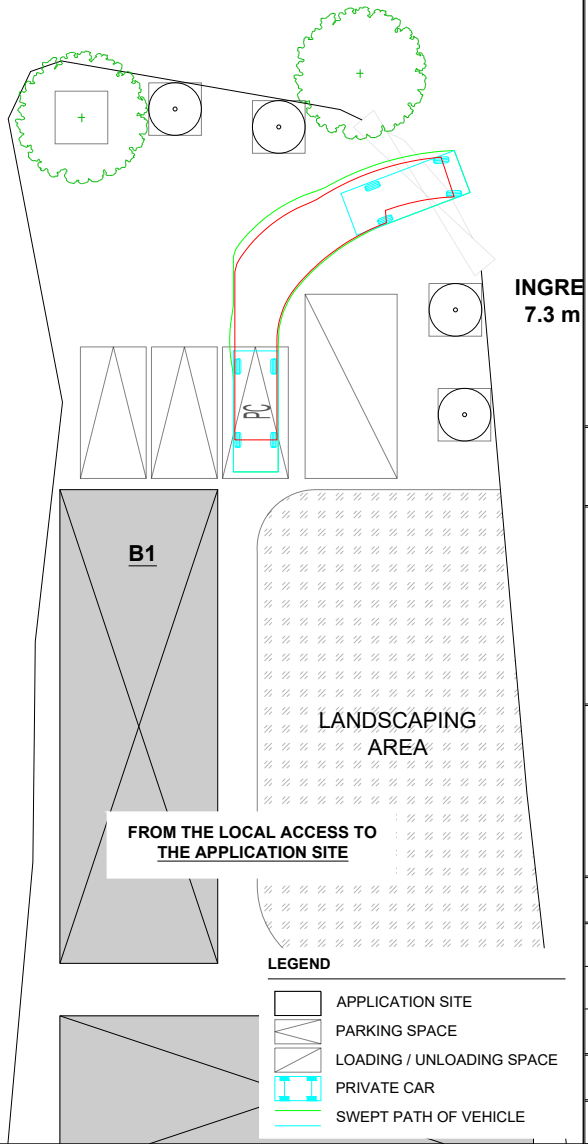
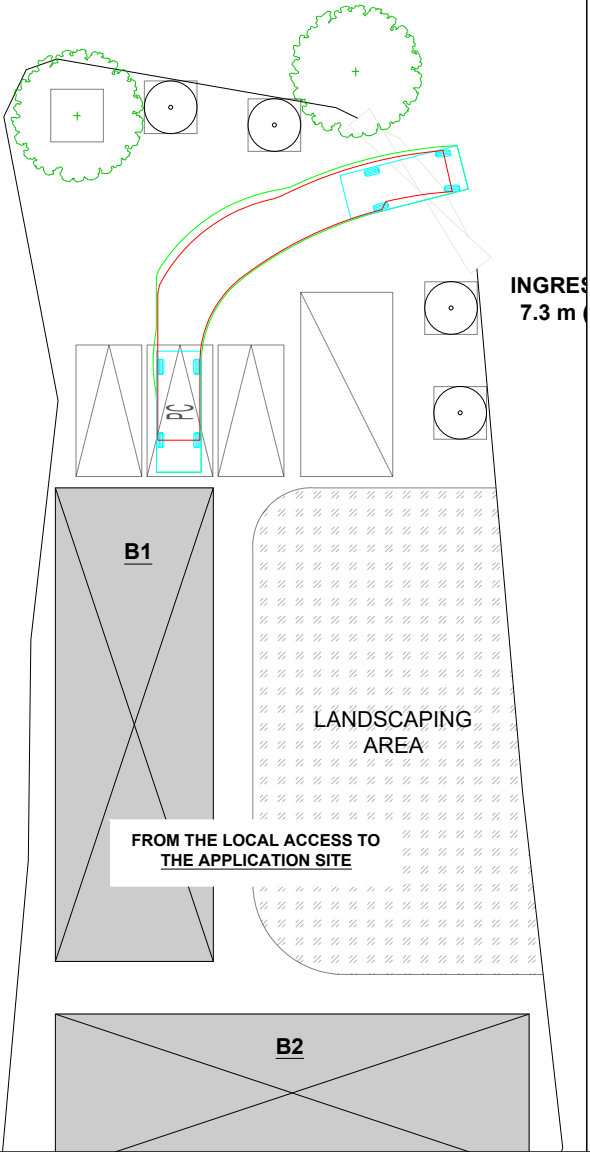
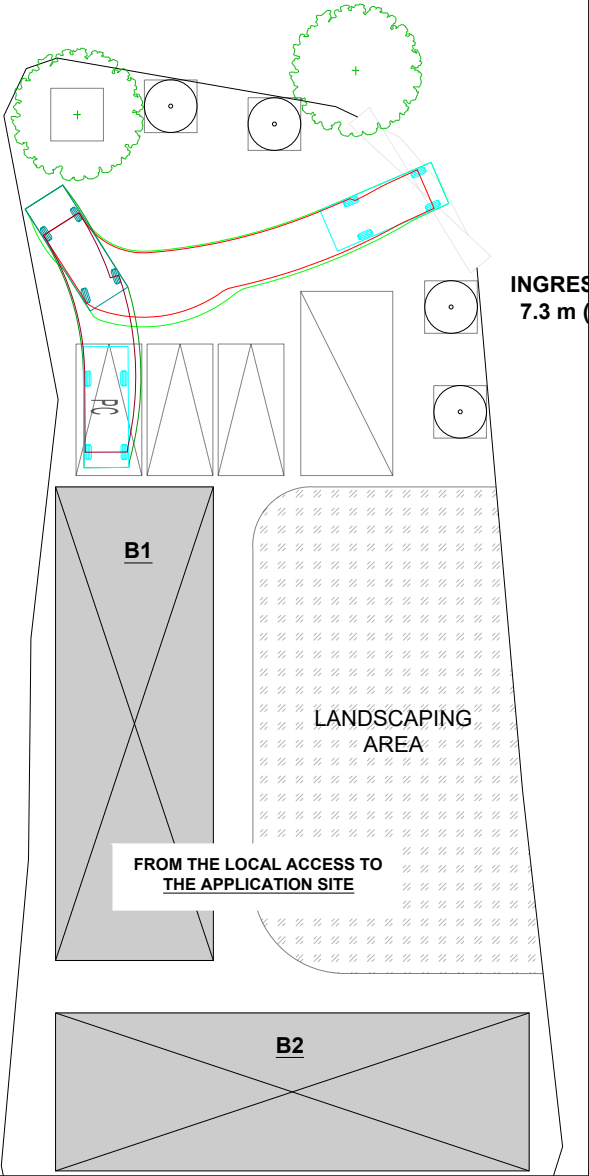
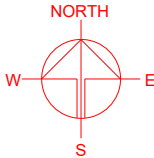


PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING
SITE LOCATION	
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	11.8.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (PC)	
DWG NO.	VER.
PLAN 1	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

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

SITE LOCATION
LOT 137 IN D.D. 79, PING CHE, FANLING, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY
MN

DATE
11.8.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
SWEPT PATH ANALYSIS (PC)

DWG NO.
PLAN 2

VER.
001

Previous s.16 application covering the Site

Rejected Application

Application No.	Uses / Developments	Date of Consideration
A/NE-TKL/163	Temporary Open Storage of Sundry and Wrecked Vehicles/Parts for a Period of 3 Years	4.5.2001 (RNTPC)

**Similar s.16 applications in the vicinity of the Site and
within/partly within the “AGR” zone in the Ping Che & Ta Kwu Ling Area**

Approved Applications

Application No.	Uses / Developments	Date of Consideration
A/NE-TKL/653	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.1.2021 (RNTPC)
A/NE-TKL/685	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	28.1.2022 (RNTPC)

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Lot No. 137 in D.D. 79. The lot is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining GL will be allowed for vehicular access to the Site for the proposed use; and
- a portion of the gate and fencing of the Site are erected on GL without prior approval. Her office reserves the right to take necessary enforcement action against the irregularities as appropriate.

2. Traffic

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

- having reviewed the applicant's submissions at **Appendices I to Ib**, there would be adequate manoeuvring space at the Site and the deployment of staff at the entrance to avoid queuing of vehicles outside the Site and to ensure pedestrian safety. There is no further comment from traffic engineering point of view and the traffic impact induced by the proposed temporary development is considered tolerable.

3. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of miscellaneous rural fringe landscape character comprising vegetated areas, agricultural land, clusters of tree groups, village houses and temporary domestic structures; and
- the proposed development is considered not incompatible with the surrounding areas and significant adverse landscape impact is not anticipated.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- having reviewed the applicant's submissions at **Appendices I and Ia**, he has no objection to the application from environmental aspect, subject to relevant approval

conditions to be imposed to minimise any potential environment nuisance, including the use of soundproofing material, 24-hour mechanical ventilation and air-conditioning systems for the enclosed structures; and

- no environmental complaint related to the Site was received for the past three years.

5. Drainage

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

- no objection to the application from public drainage viewpoint;
- the Site is located in an area where no public stormwater drainage and sewerage connections are available; and
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area.

6. Fire Safety

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

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

7. Agriculture and Licensing

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

- there are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries. However, whether there will be agricultural activities on a specific site will hinge on a lot of factors; and
- the Site does not associate with any licence granted by his office, nor has received any application regarding the Site.

8. Building Matters

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

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

9. 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 Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
 - (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- it is noted that land filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of land filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all land filling requirements imposed by relevant government department(s), if any; and
 - if the planning application is approved, the owner of the lot concerned shall apply to her office for a Short Term Waiver (STW) for the proposed structures to be erected on the lot. The application for STW will be considered by government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed, including payment of waiver fee and administrative fees as considered appropriate;
- (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 Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- 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, 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
 - 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, 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) that the Site is in an area where no public stormwater and sewerage connections are available;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - in consideration of the design/nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
 - the applicant is advised that the layout plan should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure is required to comply with the Buildings Ordinance (BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
 - the applicant is advised that under the Public Health (Animals)(Boarding Establishment) Regulations (Cap. 139I), any person who provided food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from AFCD. The establishment and ancillary facilities which is licensed under Cap. 139I must always fulfil the criteria listed in the Regulations; and
 - 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; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - if the existing structures are erected on leased land without approval of the BD (no being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
 - before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when

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

- if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
- if the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage;
- 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 B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008; and
- formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage works. Detailed comments under the BO will be provided at the building plan submission stage.

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

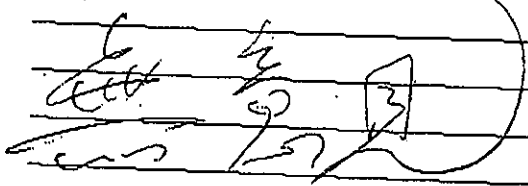
By Fax : 2877 0245 or 2522 8426

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

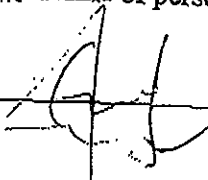
有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/701

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 2022. 7. 12

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



A/NE-TKL/701 DD 79 Ping Che

23/07/2022 03:19

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-TKL/701

Lot 137 in D.D. 79, Ping Che

Site area : About 789sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment / **5 Years / Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

This is part of a site rejected in 2001, Application 163, for open storage of wrecked vehicles, a source of toxic discharges into the soil. However it appears that the operation went ahead.

Most of the site would be built over:

two 2-storey structures within the Site with a total floor area of about 432 m2

filling of land by not more than 0.2 m in depth with an area of about 606 m2

No details with regard to how many animals and arrangements for drainage and disposal of waste matter.

With no previous approval there is no justification to legitimize brownfield use of the site.

Mary Mulvihill

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



Re: A/NE-TKL/701 DD 79 Ping Che

17/08/2022 01:29

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Some reduction in the filling of land does not dispel the fact that this application is essentially a 'Destroy to Build' and unacceptable trashing of farmland.

Mary Mulvihill

From:

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

Date: Saturday, 23 July 2022 3:19 AM CST

Subject: A/NE-TKL/701 DD 79 Ping Che

A/NE-TKL/701

Lot 137 in D.D. 79, Ping Che

Site area : About 789sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment / **5 Years / Filling of Land / 4**
Vehicle Parking

Dear TPB Members,

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two 2-storey structures within the Site with a total floor area of about 432 m2

filling of land by not more than 0.2 m in depth with an area of about 606 m2

No details with regard to how many animals and arrangements for drainage and disposal of waste matter.

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Mary Mulvihill