

2022年12月20日
批文日期
只合用
城市規劃委員會
文件
正式確認收到

This application is for 20 DEC 2022
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/SK-HC/342
	Date Received 收到日期	20 DEC 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)

香港寵物活動中心有限公司

Hong Kong Pets Recreational Centre Limited

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)

黃新和 Wong sun wo William

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)	新界丈量約份第244約 地段第6號A分段、6號B分段餘段(部分)及毗連政府土地
(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 4960 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 780 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)	..... 700 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	蠔涌分區計劃大綱核准圖編號 S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	GB 人 MRDJ
(f) Current use(s) 現時用途	閒置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (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 2022 年 11 月 24 日的記錄，這宗申請共牽涉 2 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 2 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)
2	新界丈量約份第244約地段第6號A分段 新界丈量約份第244約地段第6號B分段餘段	14-11-2022

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

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所用途，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 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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 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 (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)
	(b) Intended use/development 有意進行的用途/發展

(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" data-bbox="512 1379 1465 1877"> <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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)										

(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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至 m
- ☐ 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

擬議臨時動物寄養所
(犬隻寄養室和犬隻訓練中心連附屬訪客接待處及儲物室)
(為期五年)

(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	..... 780 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.157	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 15.7 %	<input type="checkbox"/> 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	..... 1 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	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 4.5 m 米	<input checked="" type="checkbox"/> 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 area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

☒ 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)

(1) 犬隻寄養室和犬隻訓練中心連附屬

訪客接待處面積733.6平方米

(2) 儲物室面積46.4平方米

☒ 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 3000 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]
(1)	1	犬隻寄養室和犬隻訓練中心連附屬訪客接待處
(2)	1	儲物室
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

..... 開放給所有人士帶同寵物作為寵物公園(必須履行入場登記及自行處理寵物的排泄物).....

.....

.....

.....

.....

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)

2023年7月

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

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)) <u>蠔涌路</u> <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>2</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 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 <u>1</u> 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) _____ <u>私家小型巴士</u> <u>1</u> _____ _____

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 No 否</p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 ...將現有的構築物臨時改為儲物室用途.....</p> <p><input type="checkbox"/></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 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><input checked="" type="checkbox"/></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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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。

我等為愛護毛孩人士，在鄰近地區村屋都飼養大量狗隻，絕大部份都沒有經過訓練，而各主人多數都沒有學習如何飼養狗隻的經驗，令至狗隻隨處大小二便，因此引至鄰近地方衛生環境出現問題，及令至狗隻身體健康都出現頗多問題，現得到有心人士協助及取得現職合格犬隻訓練員同意，同意在上述地段開設動物寄養所(犬隻訓練中心)，協助村民訓練家中的狗隻，及在星期六及星期日和公眾假期開設講座，教導狗隻主人如何飼養狗隻的經驗，我等此舉係希望能提供如何對待我們自己的寵物，不要為一時的喜愛而購買，過後嫌麻煩就棄養。我等寄養中心提供寄養和訓練狗隻服務包括收養被棄養的狗隻，另提供領養服務，中心共有前台接待員2名，訓犬師2名，場務工人4名，全部合共有8名，因蠔涌路交通問題，因此只能提供2個職員私家車停車位，不能提供訪客車位，而所有訪客必須乘搭的士或步行到來，而我等預算接待的客人多數為鄰近村民，因此沒有停車場對訪客影響不大，我等亦與香港導盲犬服務中心簽署協議，義務幫助其中心訓練導盲犬的工作。

申請地點為集水區範圍，因此我等中心會使用真空泵裝置處理所有產生的污水，全部集中至真空容缸內，每天會進行更換容缸的工作，絕對不會容許污水流至河道，同時我等每月會自行向環保署及水務署提供我等每日更換容缸證明。及在接待處內存放每天更換容缸證明文件給與各有關部門作突擊驗查。

我等只會在場內掃平凹凸不平的地方及鋪上新的草坯，及美化周邊環境，包括日後如獲批准的動物寄養所構築物下方都不會施加硬地面，亦不會在場內進行填土及掘土工序。

我等營業時間為每日早上10時至晚上10時星期日及公眾假期照常營業

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

Wong Sun Wo William

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

23-11-2022

(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。

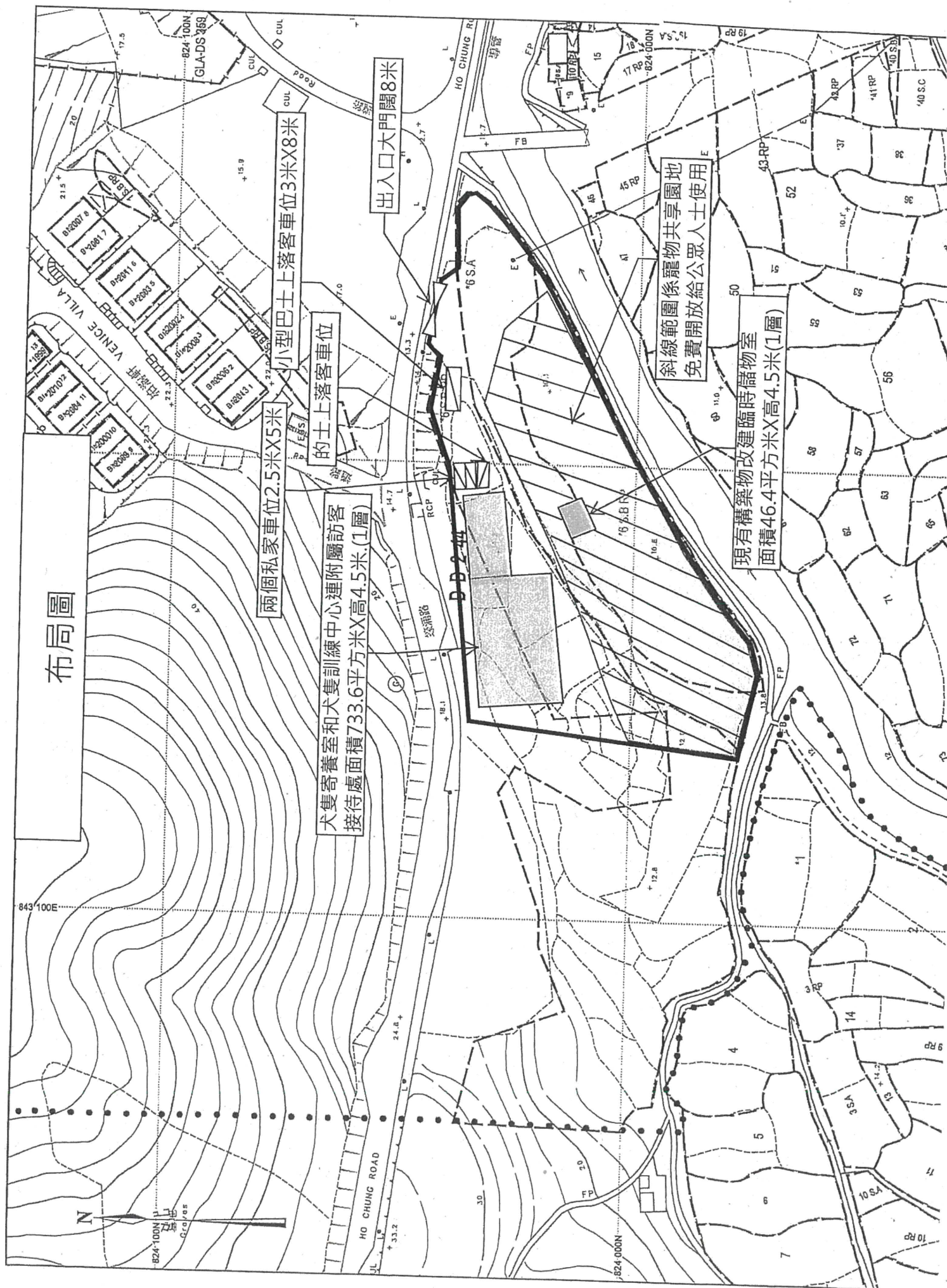
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

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華道 333 號北角政府合署 15 樓。

布局圖



犬隻寄養室和犬隻訓練中心連附屬訪客接待處面積733.6平方米X高4.5米(1層)

兩個私家車位2.5米X5米

的士上落客車位

小型巴士上落客車位3米X8米

出入口大門闊8米

斜線範圍係寵物共享園地
免費開放給公眾人士使用

現有構築物改建臨時儲物室
面積46.4平方米X高4.5米(1層)

雨水排放建議圖

灰色位置為我等承接雨水範圍面積約8000m²

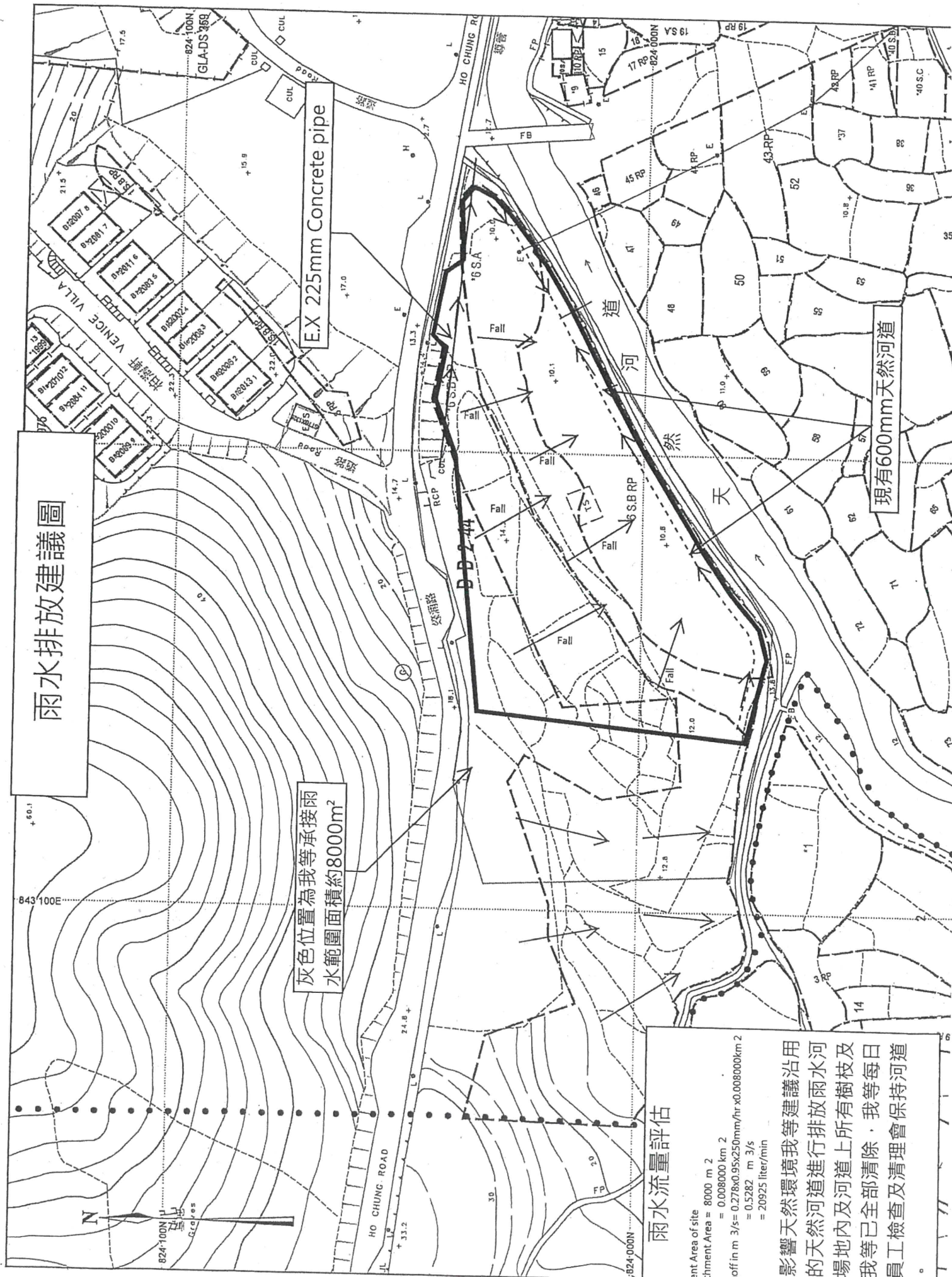
EX 225mm Concrete pipe

現有600mm天然河道

雨水流量評估

Catchment Area of site
Site Catchment Area = 8000 m²
Peak runoff in m³/s = 0.008000 km²
= 0.278x0.95x250mm/hr x0.008000km²
= 0.5282 m³/s
= 20925 liter/min

為免影響天然環境我等建議沿用現有的天然河道進行排放雨水河道，場地內及河道上所有樹枝及什物我等已全部清除，我等每日派出員工檢查及清理會保持河道暢通。



**Extract of Town Planning Board Guidelines for Application for Development
within the Green Belt Zone under Section 16 of the Town Planning Ordinance**

(TPB PG-No. 10)

The main planning criteria for assessing applications for development within the “Green Belt” zone under s.16 of the Town Planning Ordinance are:

- (a) There is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding

areas may be given sympathetic consideration.

- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

General Comments from Relevant Government Departments

1. Lands Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) the application site (the Site) comprises government land (GL) and private lots namely Lot 6 s.A and 6 s.B RP (part) in D.D. 244. The Site falls within the recognized village 'environs' of Ho Chung but no small house application has been received within the Site; and
- (b) the Site falls within the water gathering grounds (WGG). The Water Supplies Department (WSD)'s comments may be sought in this regard.

2. Drainage and Sewerage

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

- (a) given that the submission merely provides a schematic drainage scheme with limited drainage information, he is unable to assess any drainage impact arising from the proposed development. Should the application be approved, it is recommended to impose approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of drainage facilities; and
- (b) the Site is not covered by his department's public sewerage networks. The requirements to sewage treatment/disposal are subject to the views of the Director of Environmental Protection.

3. Fire Safety

Comments of the Director of Fire Services:

no in-principle objection to the application subject to fire service installations being provided to his satisfaction.

4. Leisure and Cultural Services

Comments of the Director of Leisure and Cultural Services:

- (a) no particular comment on the application from district operational and management perspectives; and
- (b) the pet inclusive policy being implemented at his department's parks and

playgrounds merely relates and focuses on opening up his concerned facilities to pets, in which their entry are originally prohibited or denied from, to gain entry into those facilities. His department is not in the appropriate position to provide comment on the proposed provision of pet-inclusive open space at the Site from the animal-related policy perspective.

5. District Officer's Comments

Comments of the District Officer (Sai Kung), Home Affairs Department:

- (a) no specific comments on the application provided that the relevant safety standards are met and the regulations and guidelines stipulated by the relevant government department(s) are conformed to; and
- (b) he is given to know that the Owner Association of 'Venice Villa' and some members of public are concerned about the noise and odour nuisance, traffic safety, illegal parking, waste management, water pollution, flooding risk, etc.. The comments received and the public views should be considered together.

6. Other Departments

The following departments have no comment on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Project Manager (East), Civil Engineering and Development Department; and
- (d) Chief Engineer (Works), Home Affairs Department.

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

參考編號
Reference Number: 230116-182155-88441

提交限期
Deadline for submission: 20/01/2023

提交日期及時間
Date and time of submission: 16/01/2023 18:21:55

有關的規劃申請編號
The application no. to which the comment relates: A/SK-HC/342

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cheng Lai Ling

意見詳情
Details of the Comment :

支持此項申請

33

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/SK-HC/342

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於申請編號(A/SK-HC/342)，擬議臨時動物寄養所(犬隻寄養室和犬隻訓練中心連附屬訪客接待處及儲物室)(為期 5 年)

本會收到村代表及村民的反對意見，表示狗隻的排泄物會污染壕涌河、白沙灣海及西貢牛尾海，破壞海洋的生態環境。同時該申請的位置處於壕涌谷中間，有近 5 萬多呎的狗隻寄養所，狗隻吠叫聲，嚴重影響村民的作息時間，另外有村民表示，該申請內有政府土地 7000 多呎，將村民日常出入的道路一併納入，影響村民們的出入。

敬請 貴會能慎重考慮壕涌村代表及村民的反對意見，本會亦持反對意見。

「提意見人」姓名/名稱 Name of person/company making this comment 西貢區鄉事委員會

簽署 Signature

日期 Date 13.1.2023



32

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/SK-HC/342

意見詳情 (如有需要，請另頁說明)

本人是壕涌村村代表，亦是西貢區鄉事委員會副主席，申請編號(A/SK-HC/342)，擬議臨時動物寄養所(犬隻寄養所和犬隻訓練中心連附屬訪客接待處及儲物室)(為期 5 年)

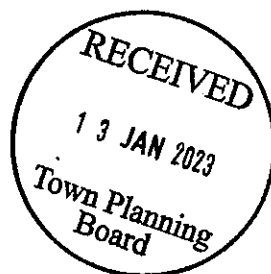
就上述申請本人諮詢村民，他們均表示反對，反對理由如下：1. 該申請的位置毗連壕涌河，狗隻排泄物未經處理直接流入壕涌河，從而排出白沙灣海及西貢牛尾海，影響壕涌河及白沙灣海乃至西貢牛尾海的水質，破壞海洋的生態環境。2. 該申請的位置位於壕涌谷的中間，週圍是十幾條村落，居住數千名村民，狗隻發出的吠叫聲及吵雜聲，嚴重影響村民的日常生活。3. 有村民質疑該申請面積近 5 萬左右平方呎，為何仲要佔用政府土地 7000 多平方米呎，而 7000 多呎的政府土地內，有道路等公共設施，導致村民出入不便。

有見及此，本人及壕涌村村民堅決反對上述的申請。

「提意見人」姓名/名稱 Name of person/company making this comment 張士勝

簽署 Signature

日期 Date

13.1.2023

195

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/SK-HC/342

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是西貢蠻窩村村代表，就該申請接獲村民的反映，該路段位處壕涌谷往來必經的主要道路，車輛非常繁忙，現新開路口，勢令行人及駕駛者構成危險！

該場地又位於處集水區河道旁，寵物排污的問題認真考慮！另寄養寵物小不免產生噪音滋擾等問題。故此本人反對該申請。

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

張丁嬌

簽署 Signature

張

日期 Date

17-1-2023



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

19th January 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment (Dog Boarding Room and Dog Training Centre with Ancillary Reception and Storeroom) for a Period of 5 Years
(A/SK-HC/342)

1. We refer to the captioned.
2. According to the gist, surface runoff from the site would drain into the nearby natural river, which is part of the Ho Chung River system. We urge the Board to liaise with Water Supplies Department (WSD) as to whether the application site is within Water Gathering Ground (WGG) and whether they accept this proposal. We urge the Board to liaise with relevant parties/ authorities and then consider seriously whether the proposal would potentially cause water quality impact to the stream of concern and the WGG (if the site or the stream of concern is within).
3. Ho Chung Road is a single-lane road. We urge the Board to also consider whether a Traffic Impact Assessment is needed for the potential traffic impact.
4. The site is within Green Belt (GB), and the planning intention of this GB is as follows:

'The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against





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

*development within this zone.*¹

5. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of GB zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the GB zone of concern as the approval would set a precedent for similar cases in this GB zone.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_SK-HC_11_e.pdf#nameddest=GB

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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

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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/SK-HC/342



意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 1) Please see attached letter and appendices (Total 25 pages)
- 2) Copies of the attached have also been sent to the following Government Department
- Drainage Services Department
 - Lands Department
 - Transport Department
 - Food and Environmental Hygiene Department
 - Water Supplies Department
 - Environmental Protection Department
 - Agriculture, Fisheries and Conservation Department
 - Home Affairs Department, Sai Kung District Office

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

簽署 Signature

日期 Date

15 January 2023

Markon Cheung (Chairman)

Venice Villa Owners Association

Venice Villa Management Committee

Your ref: TPB/A/SK-HC/342

198

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
15 January 2023

Dear Sirs and Madams,

**RE: PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT (DOG BOARDING ROOM AND DOG TRAINING CENTRE WITH ANCILLARY RECEPTION AND STOREROOM) FOR A PERIOD OF 5 YEARS
LOTS 6 S.A AND 6 S.B RP (PART) IN D.D. 244 AND ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG, NEW TERRITORIES (APPLICATION NO. A/SK-HC/342)**

We are the owners and residents of Venice Villa, as you can see from Appendix 1 marked in red, living across the road from the proposed site. Our Complex is just approximately 10 meters away from the boundary of the proposed site ('the establishment'). We are writing to strongly object this development based on the following considerations.

Noise and Odor Nuisance

Proximity to residential area. According to the master layout plan submitted, the dog boarding room and training centre ('boarding facilities') will be built only around 10 meters away from our homes. The size of the proposed boarding facilities at 733.6 sq meters is substantial. There is no information provided on how many animals will be housed nor estimates on the noise and odor impact to the neighborhood. In relation to the public open exercise space ('public area') of 3000 sq meters proposed, no estimates on expected number of visitors, dogs or other animals and activity level have been included in the application. No environment assessment have been submitted in relation to the establishment. There are hardly any information on how the operator plan to manage odor, noise and waste nuisance created.

The applicant failed to mention whether the boarding facilities will be served by central air-conditioning system or by relying on opened windows for ventilation. Obviously, the latter method will emit more noise and smell pollution than the former method. Applicant also failed to mention whether the structure for boarding facilities will be enclosed. In the event, the structure is not enclosed, it will not be able to contain any noises.

In addition, dogs tend to bark at each other. Therefore, if dogs at the establishment bark, it will most likely leads to dogs at the nearby neighbourhoods to also bark causing a chain reaction amplifying the noise pollutions.

That could potentially mean nonstop barking and foul odor of numerous dogs all day and night and a very unpleasant and disturbing situation to nearby residents.

Unreasonable operation hours. The proposed operation hours of the establishment is long. It is proposed that they will receive customers from 10am and 10pm, 7 days a week including Sundays and Public Holidays. In that case, there will be motor and pedestrian traffic, dogs,

and site visitor activities into the late hours of the day, every day of the year. This is a serious infringement to the local resident rights to rest quietly in their own homes, in the evenings and weekends. Again, there is no information provided on how the operator plans to minimize adverse impacts resulted from such uncontrolled / unmanaged activity level. We would like to ask for the rationale of such long operation hours.

Adverse Traffic Impact

Road Safety Issues due to overflowing traffic. Ho Chung Road is one of the busiest narrow one lane roads in the New Territories. It is the backbone and sole route that connects many villages in the vicinity with Hiram's Highway, to name just a few, Ho Chung Village, Ho Chung New Village, Shui Hau Village, Venice Villa, Kam Ham Village, Wang Che Village, Gold Finch Villa, Tin Liu, Tam Lam Wu and the list goes on. It serves many hundreds household everyday. With the already extremely busy two way traffic on the narrow one lane Ho Chung Road, there are much existing concerns and frictions on road safety and congestion. If one asks any local resident, I am sure he/ she will tell you Ho Chung Road is already operating at over capacity. Operation of the establishment at this scale will bring even more visitors in taxis and private cars with their dogs. This will add unmanageable stress and danger to Ho Chung Road traffic / commuters.

More illegal parking. There is currently a serious illegal parking problem at Ho Chung Road, especially on the lower part of Ho Chung Road, from Venice Villa, Shui Hau Village to Che Kung Temple. The Police carries frequent patrols in the area to manage the situation. There are only four parking spots on the proposed site, two reserved for staff, ie unavailable to visitors, one for taxis and one for other types of vehicle. With such limited parking space on site, the additional parking needs generated is simply not manageable from a capacity standpoint. According to the applicant, their customers will mainly be local residents by foot or taxis. This assumption is unrealistic and unbelievable.

The operator also stated that they will organise public talks on dog training during the weekends and public holidays. This will surely add an unbearable load to traffic and parking. Have any traffic assessments been done for pedestrians and vehicles? Are there any mitigation measures to handle the adverse impact? Does the operator have enough capacity, resources, and manpower to handle? Will establishment generated traffic obstruct the two way traffic flow of residents on Ho Chung Road? Will this create dangers to the hikers? Will the Police need to put additional resources and manpower to handle the future situations of complaints, obstructed traffic flows, accidents and illegal parking? Is the Transport Department agreeable to the additional traffic flow from the road safety perspectives? Last but not least, if a lot of establishment users park illegally at our driveway or make U-turns there in order to leave, it will be again a very unpleasant and disturbing situation for us, their nearest residential neighbours.

Many Hong Kong residents visit Ho Chung during the weekends to hike or pay respect to the Che Kung Temple on Ho Chung Road. The road situation will need to be assessed carefully so that the public can continue to enjoy our beautiful and peaceful Ho Chung countryside and not to face a chaotic and poorly managed scene.

Pollution and Human Disturbances to the environment

"Ho Chung River flows alongside to Ho Chung Road and discharges to Hebe Haven. Owing to the rapid developments in Sai Kung, the surface runoff had increased significantly and the original Ho Chung River could not meet the flood protection standards. The DSD has based

on recommendations in the Drainage Master Plan and carried out improvement works in Ho Chung River to improve its drainage capacity and alleviate the flooding risks in the nearby areas. The project started in 2007 and was completed in 2009. The DSD had widened the river channel by setting back the southern river bank to relieve flood risks. In additions, new ecological conservation features were introduced to enrich the aquatic and riparian environment and thus enhancing the ecology of the river.” Quote per Drainage Services Department (DSD) website on Ho Chung River.

Risk of water pollution. Have drainage and sewage impact assessments been made? We do not see much mitigation / protection measures mentioned in the application besides a system of air-tight pumps and containers with which no further information have been provided on how, where, how many will be installed, how to ensure its effectiveness so that the waste water created at the establishment are fully collected. Although the applicant has mentioned that they will provide proof to the Environmental Protection Department (EPD) and Water Services Department (WSD) on daily changing of the pumps and containers, have they received endorsements from EPD, WSD and DSD in relation to the methods and arrangements before submission of this Application for Town Planning Board (the Board) approval?

No waste management at the public area. There are no plans mentioned on how to manage the activities and waste generated at the public area. We would like to know how often and with what type of cleaning methods and agents the operator will use to clean the grounds. Currently, it only stated in the application that users (i) will need to register and (ii) self-manage the waste. If the waste volume are not manageable, what the operator plans to do? Just shut the space down once the Board's permission is granted and keep the profit generating boarding facilities? With the site situated on a green belt and water gathering grounds, we are very concerned that runoffs from ground with urine, feces of dogs and general waste generated by humans would discharge into the natural stream and foul up the clean natural Ho Chung River with this 'users self-manage' approach. Are there any mitigations if the self-manage approach does not work effectively? Would the Food and Environmental Hygiene Department (FEHD) have concerns and will extra manpower be required from FEHD? Otherwise, the poor wildlife, birds, egrets, fishes and turtles downstream will suffer.

Adverse Landscape Impact

Flooding risk and unauthorized tree felling. The Applicant failed to provide any information to demonstrate the proposed site would not be subject to flooding risk and the potential adverse impact it may have on the flow of the stream course. The developer has already chopped down many trees on site (both on private and government land). Photos of the Site taken on 7 January 2023 showing the vegetations have been dug up/removed are enclosed as **Appendices 2.1 to 2.10** for your reference. In fact, the Applicant has dug up/removed significant amount of vegetations from the Site when compared to August 2022. Screenshots of the Site as at August 2022 from Google Maps are enclosed as **Appendices 3.1 to 3.8** for your reference. The amount of vegetations that have been dug up/removed can be seen by **comparing Appendices 3.1-3.8 to Appendices 2.1-2.10**. The applicant supplied a Rainfall Drainage Suggestion Layout in the application claiming that all trees and clutter on site had been cleared to facilitate rainfall drainage. We believe such removal of vegetations will only add to the flooding and erosion risk and also question what approval they have obtained from the Lands, Water Supplies and other relevant Departments for the tree felling exercises?

Unauthorized excavation of land. As per the application, the applicant mentioned that it will not carry out any work in respect to the excavation of land. The applicant is currently erecting a structure on the Site as well as removing vegetations and earth from Site prior to the application has been approved by the Board. A photo showing the structure being erected is

enclosed as **Appendix 4** for your reference. Pursuant to the Notes to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 (the "Notes"), any use or excavation of land in Green Belt zone shall not be undertaken without the permission from the Board.

Have the relevant Government Departments been consulted and appropriate endorsements been given on flooding risks after the tree felling and land excavation exercises?

Other Considerations

The value of this establishment in Ho Chung is questionable. Dogs in Ho Chung are well kept and trained. We do not need additional trainers and boarding facilities next to us. For dog rescue and rehoming center, we already have Sai Kung Dog Rescue in Tai Lam Wu and Catherine's Puppies also in this area which are good enough for this quiet and natural area. We strongly object to another huge development in disguise and source of nuisance to local residents.

A scheme to create access for private lands in disguise? Based on the search result from GeoInfo Map, there is currently no vehicular access to the private land (Lot 6 S.A and 6 S.B RP in D.D. 244) from the closest public road, Ho Chung Road. A copy of the search extract of the Site from GeoInfo Map is enclosed as **Appendix 5** for your reference. The two lots of private lands are (i) within the areas of dotted blue lines and ii) shaded in light blue.

Proposed positioning of the boarding facilities, car spaces and the entrance gate, are either straddling between the government and private land or entirely placed on the government lands. In our opinion, this is a scheme to create a legitimate access for the private land to Ho Chung Road. This development is an urban sprawl and profiteering commercial operation in disguise, with little regards and at the expense of (i) the "Green Belt" zone, (ii) water gathering grounds and (iii) well-being of the local residents given the possible noise, smell and traffic nuisances and deviation from the original Town Planning Intentions

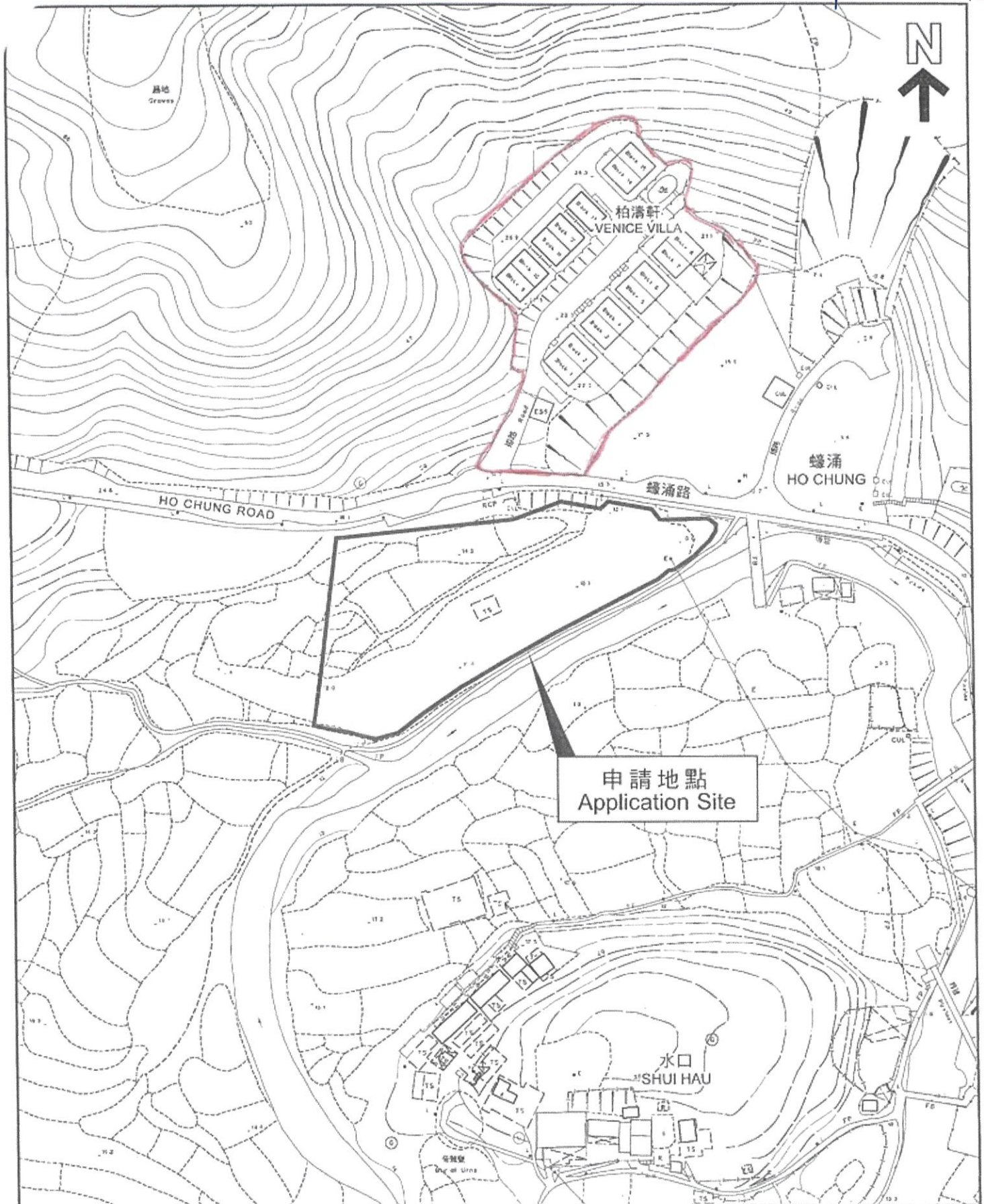
Pedestrians and Dog Safety. The Applicant failed to mention whether the facility will be (properly) fenced off. In the event there is no fence, it will be difficult to guarantee the safety of the dogs and nearby villagers / traffic if the dogs manage to escape from the facility as Ho Chung Road is a busy road.

To protect the local residents from the adverse noise, odor, environment, landscape, traffic impacts and the Greenbelt / water gathering grounds from further tree felling and ecological damages, please reject this application.

Yours Sincerely,



Marlon Cheung (Chairman)
Venice Villa Owners Association
Venice Villa Management Committee



平面圖 SITE PLAN

本摘要圖於2022年12月22日擬備，
所根據的資料為測量圖編號
7-SE-24D和11-NE-4B
EXTRACT PLAN PREPARED ON 22.12.2022
BASED ON SURVEY SHEETS
No. 7-SE-24D & 11-NE-4B

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/SK-HC/342



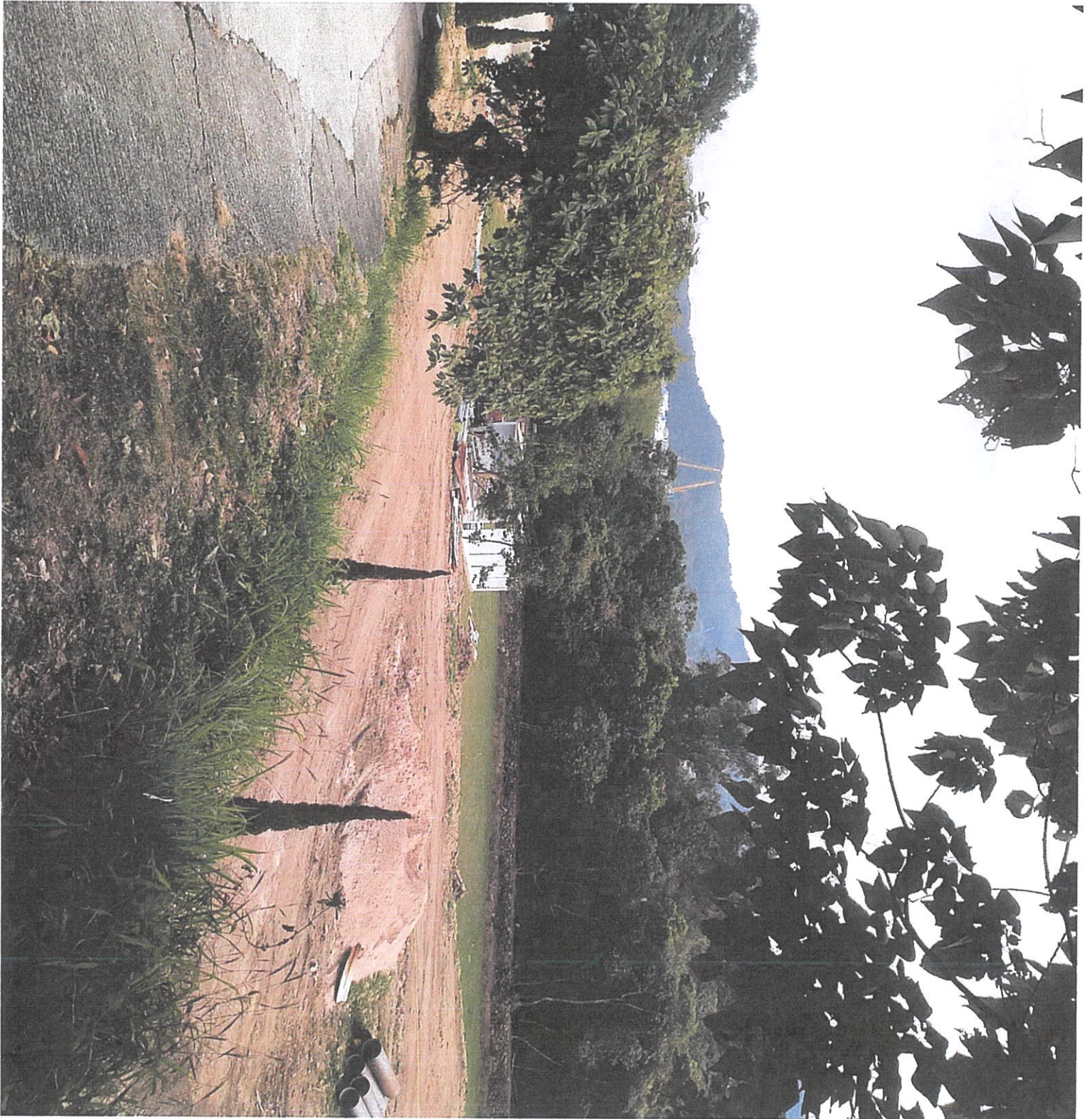


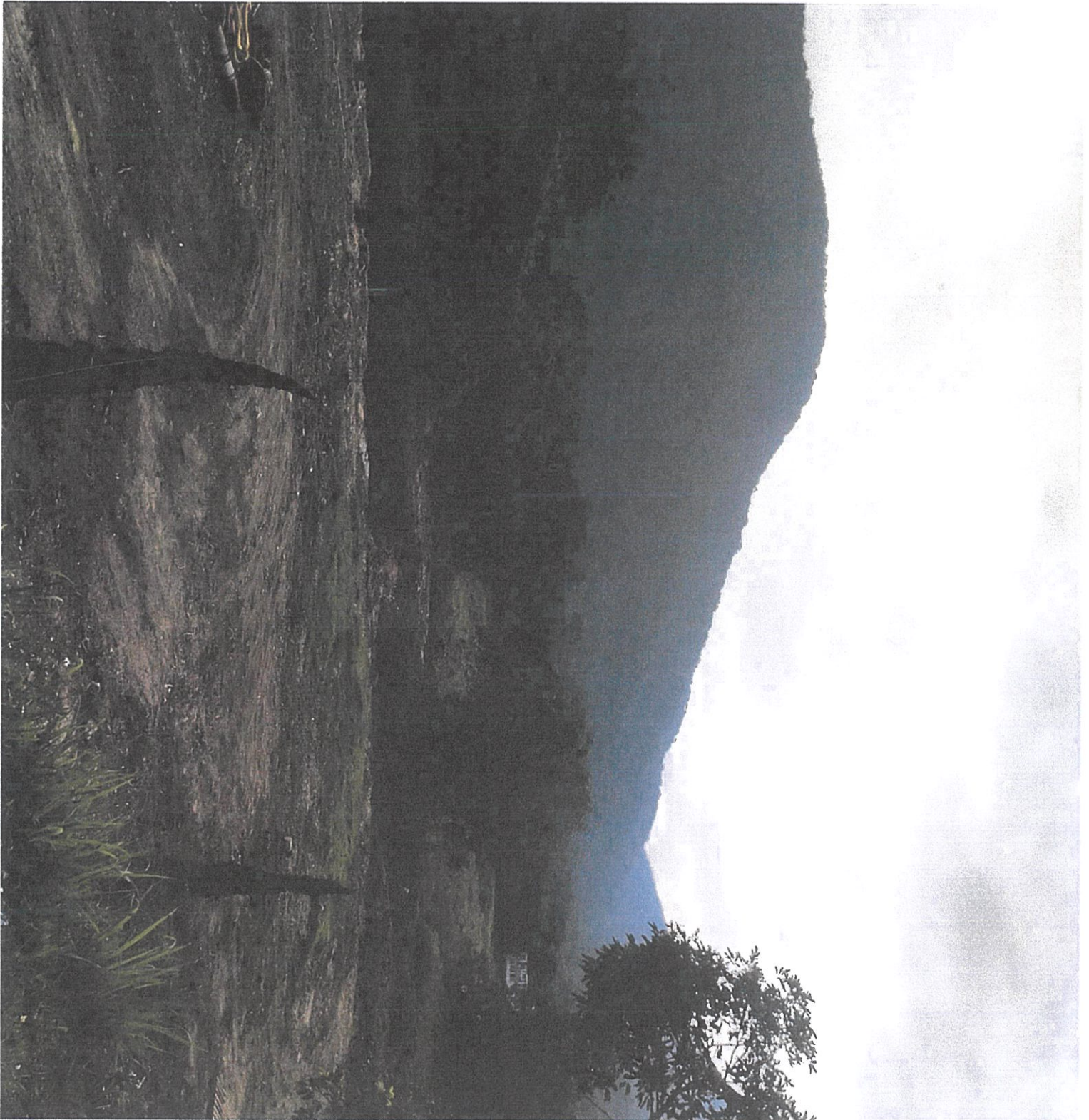


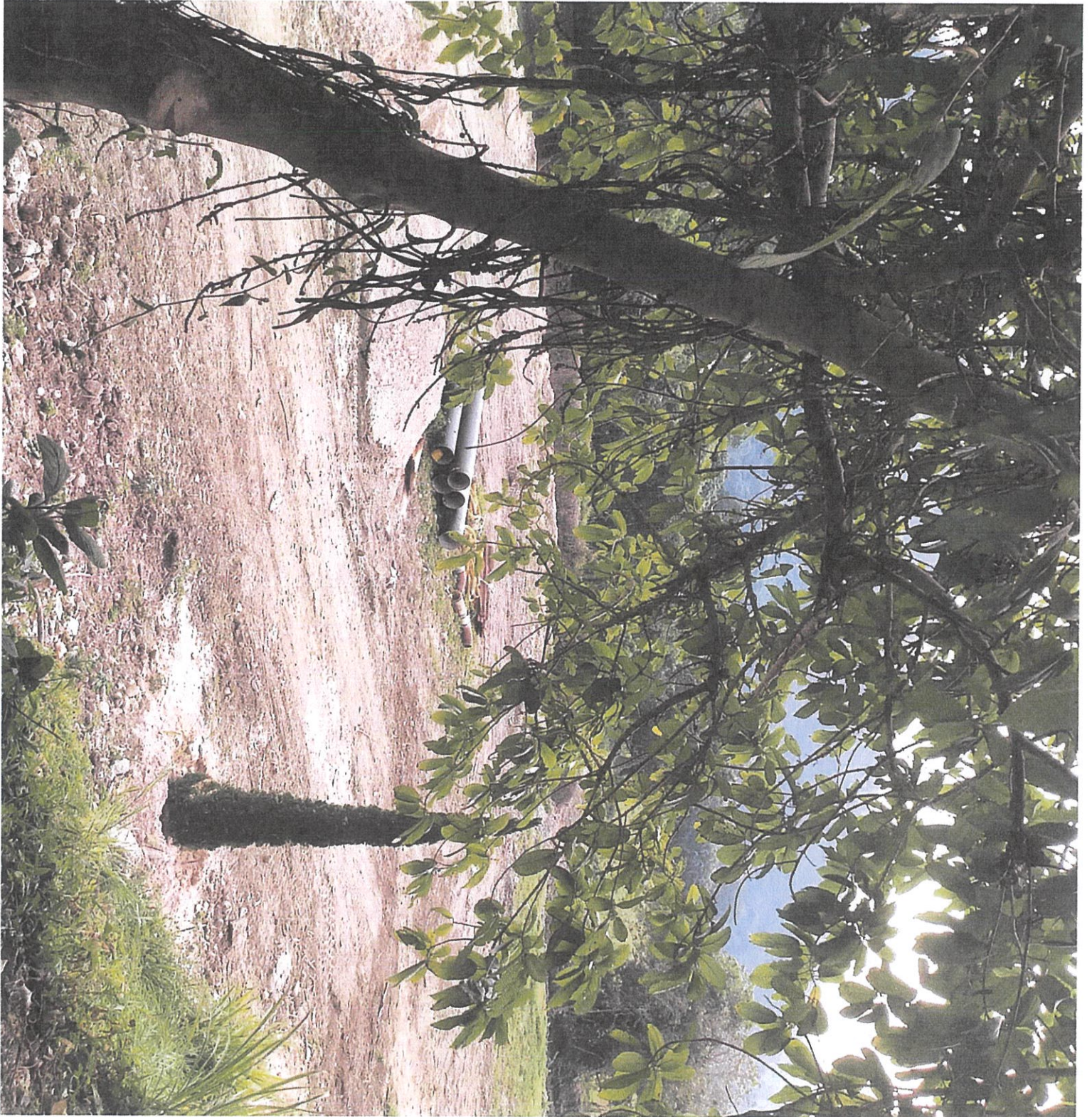


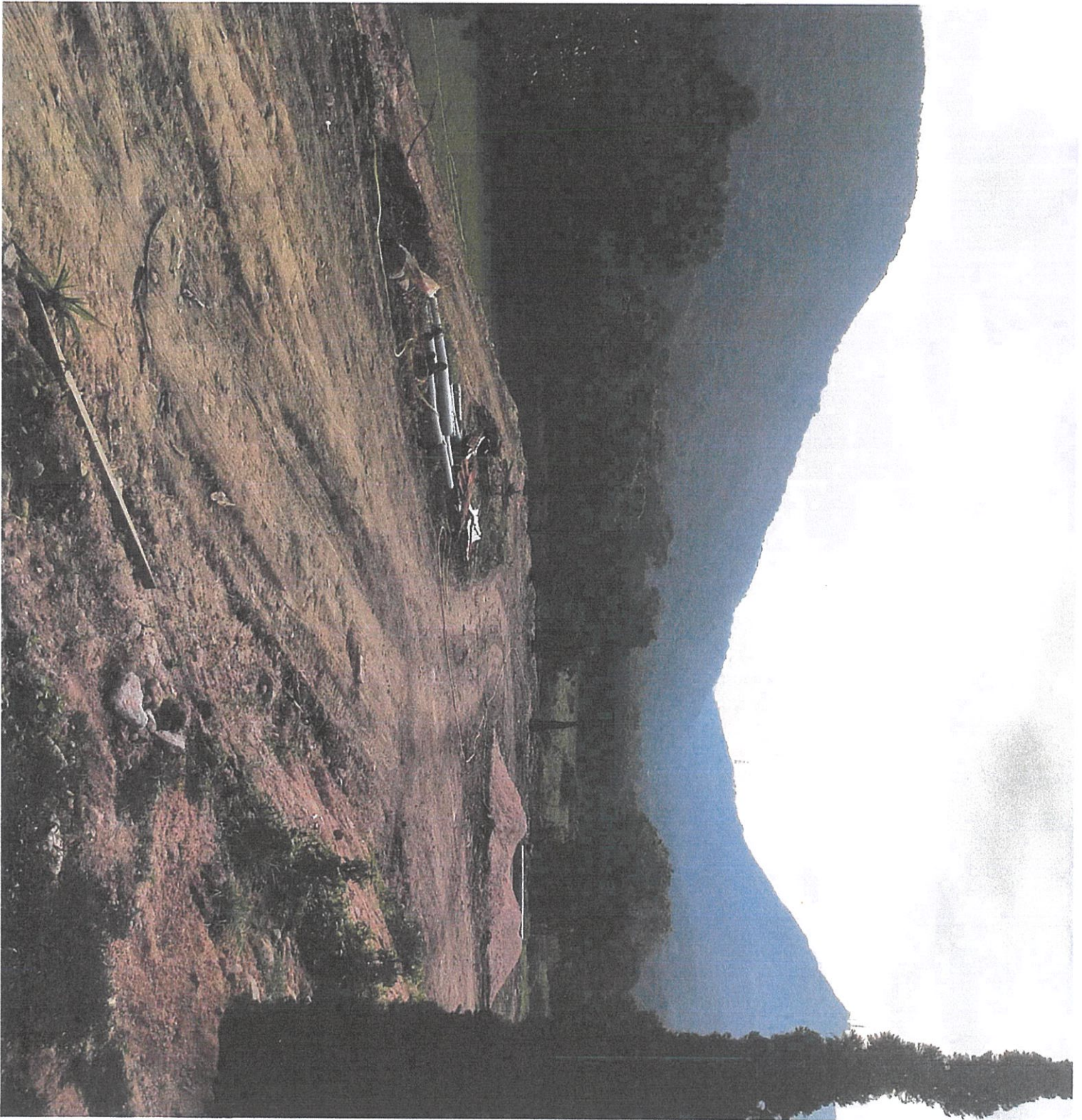


















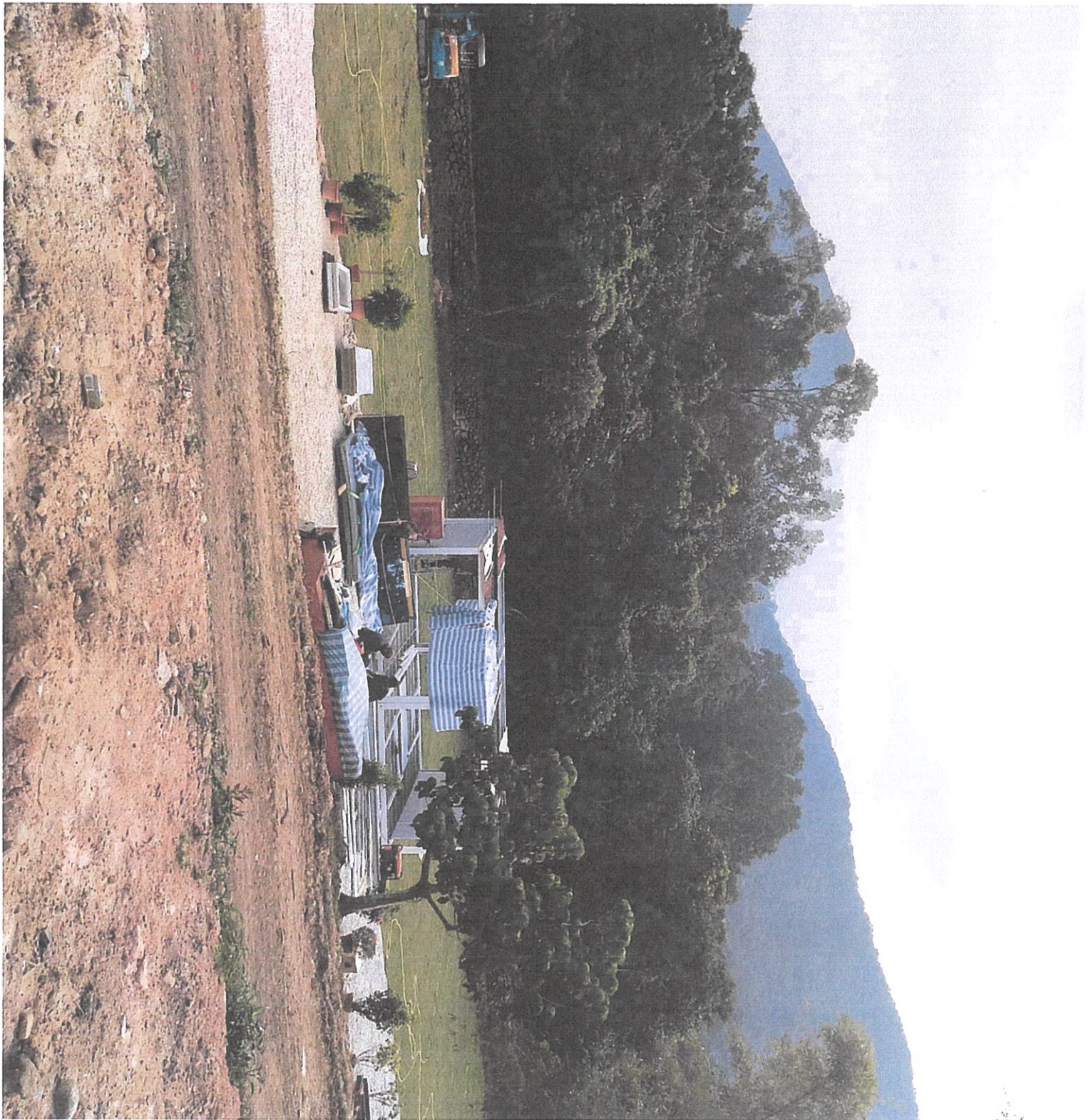


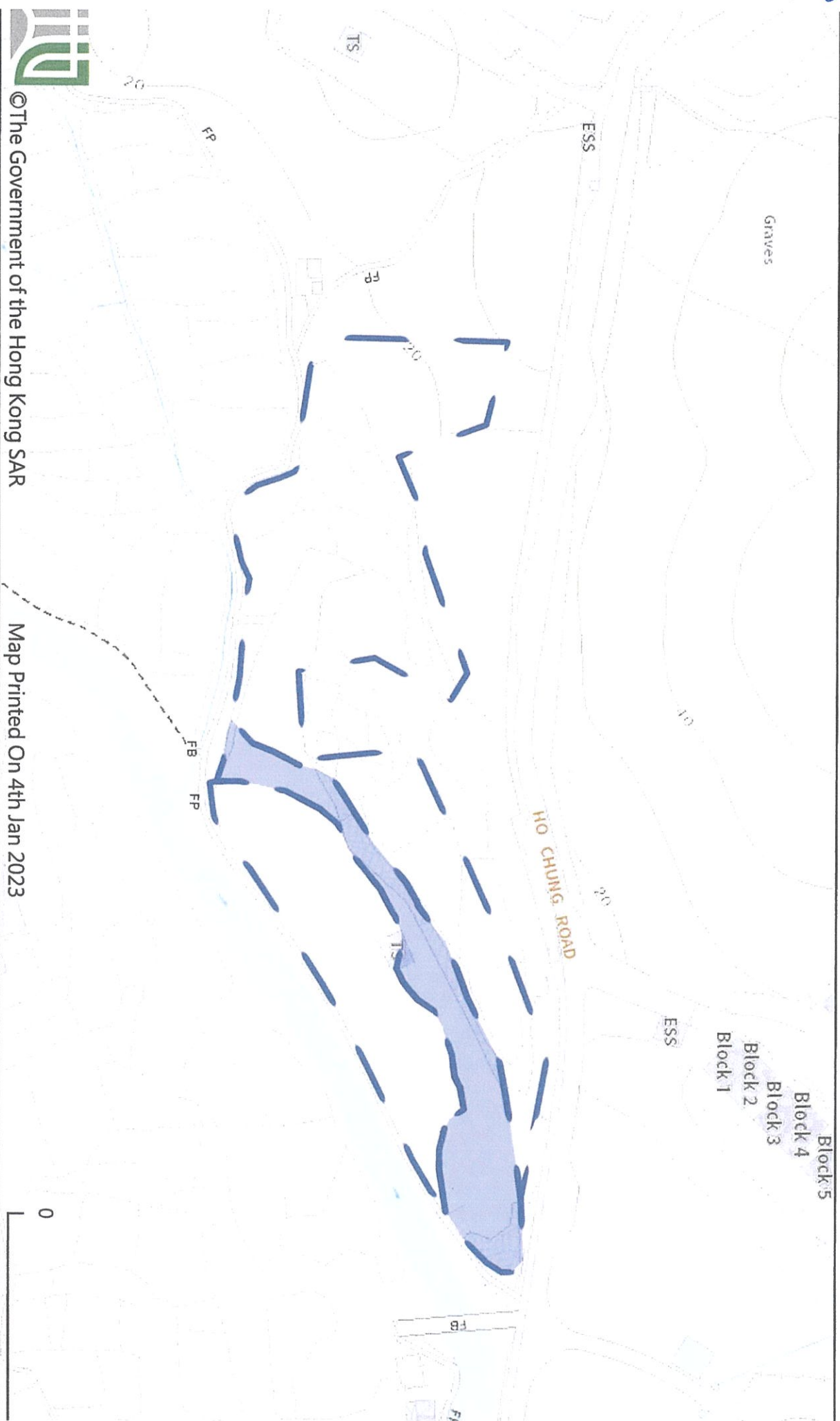












就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230109-132127-15385

提交限期

Deadline for submission:

20/01/2023

提交日期及時間

Date and time of submission:

09/01/2023 13:21:27

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/342

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Cheung Ang Siew Mei

意見詳情

Details of the Comment :

I strongly object to this development in Ho Chung:

1. Dogs in Ho Chung are well kept and trained. We do not need additional trainers and boarding facilities next to us. For dog rescue and rehoming center, we already have Sai Kung Dog Rescue in Tai Lam Wu which is good enough for this quiet and natural area. We strongly object to another huge development in disguise.

2. The natural Greenbelt is home to wildlife (many wild birds and animals) in nature. It would be destroyed further as the developer has already chopped down many trees on site. We did complain to Lands D but no Gov Department did anything to help. Approval to build will mean less trees and more structure. This development is HUGE in building volume and bulk!

3. Runoff from ground with urine and faeces of dogs would discharge into the natural stream and foul up the clean natural Ho Chung river. The poor wildlife, birds, egrets, fishes and turtles downstream will suffer.

4. Many visitors will come in taxi and private cars with their dogs and bring much unwanted traffic to the existing narrow one lane road of Ho Chung. They will also bring lots of noise and garbage and nuisance. There is already some illegal parking nearby.

5. The boarding facilities is a source of noise and unwanted smell: non stop barking and foul odour of numerous dogs all day and night. It would be a nightmare to nearby residents and passers-by and hikers.

6. This development is an urban sprawl in disguise and is destroying the "Green Belt" zone of nature and greenery, and deviates from the original Town Planning Intentions.

7. Sai Kung Police will be called frequently (may be even 24 hours & daily) to handle the illegal car parking, noise issues, conflicts between the visitors, operator & residents. Sai Kung has no such police manpower to handle these problems, and may reduce the safety & security of Sai Kung as a whole.

8. This development is not in the interests of local Ho Chung & Sai Kung residents. Especially after a days busy work when returned home and during week ends when residents want & need a peace & quiet environment to live & dwell as we are enjoying now!!!

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

參考編號

Reference Number:

230116-150851-79444

提交限期

Deadline for submission:

20/01/2023

提交日期及時間

Date and time of submission:

16/01/2023 15:08:51

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/342

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tam

意見詳情

Details of the Comment :

有關新界西貢蠔涌丈量約份第244約地段第6號A分段及第6號B分段餘段（部分）和毗連政府土地

擬議臨時動物寄養所（犬隻寄養室和犬隻訓練中心連附屬訪客接待處及儲物室）

對此綠化地帶興建有關狗設施及寄養所，本人極度反對，原因如下：

- （一）狗隻的排便和污染物會影響週邊環境。
- （二）太多狗隻居留/暫留，嘈雜音(狗吠聲) 會滋擾附近居民，破壞寧靜。擔心設施內不會有工作人員24小時辦工/留守，狗隻留在設施中大部分時間都係沒人管理的。
- （三）狗設施會增加汽車流量，如訪客，工作人員等，恐怕違泊亦會相對增加，造成交通阻塞，影響居民出入。
- （四）知悉設施是私人興建的，非由慈善團體或HKNGO主理，擔心主辦人是別有用心，會否 5—10年後申請改變用途，大興土木途利？到時對週邊環境的影響更無法估計。
- （五）興建了這個私人設施後，一大片的綠化土地就消失了，對喜歡野外交遊的人士確實是個悲劇。
- （六）設施將來無可避免地會增設更多照明設施，如路燈，室內光管，強力射燈……等等，這些多餘的燈光會對附近環境做成光污染。
- （七）蠔涌路沿途除了荒廢的亞視廠房外，沒有其它大型建築物的。此大型建築物嚴重影響沿途的綠色景觀。
- （八）計劃書沒有提供足夠的評估和方案以減少對環境、交通、噪音、臭味、光污染、生態環境的滋擾。
- （九）發展商既沒有事前向有關政府部門如環保署、食環署、水務署，警務處、運輸署作出適當的溝通和查詢，更在該地段上作出非法砍樹和填土。

敬請仔細考慮以上問題導致不良影響，停止批出興建此狗設施及寄養所計劃。

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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/SK - HC/342

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Please refer to the separate sheet attached. (p.4)

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

TO YAN KUEN

簽署 Signature

Ronny To

日期 Date

17/1/2023

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Objection to Planning Application No. A/SK-HC/342
Ho Chung Sai Kung & Islands District

In respect of the captioned Planning Application I understand the applicant seeks planning permission to use the application site (the Site) for proposed temporary animal boarding establishment (dog boarding room and dog training centre with ancillary reception and storeroom) for a period of 5 years.

2 private car parking spaces for staff and 1 taxi and 1 private light bus loading/unloading spaces will be provided. The operation hours will be 10 a.m. to 10 p.m. daily including public holidays.

Reasons for Objection

My biggest objection would be noise pollution, there are other dog boarding establishments in the valley and they can be extremely loud and disturb the peace for considerable amounts of time, however they are deep in the valley and have less impact on the main residential areas. This location at Lots 6 S.A. and 6 S.B. RP (Part) in D.D. 244 and Adjoining Government Land, Ho hung, Sai Kung would greatly disturb the peace and tranquillity of both Ho Chung Old village and the New village, it would impact the capital values of properties in the area and greatly affect tenant attraction and retention.

My second objection relates to traffic and parking. Ho Chung Road is a narrow road wide enough for only one vehicle to pass through. The road is frequently used by big trucks and lorries. Since there is no parking and this is a single lane, busy and at times dangerous stretch of road with a lot of heavy lorries travelling up and down the road. If the proposed application is allowed, most visitors to the site will come by cars and the lack of parking facilities means they will park cars on the road side and pavement creating traffic chaos to the busy Ho Chung traffic. Hence, without adequate drop off and parking for visitors this would create even more problems/dangers on an already strained piece of road infrastructure.

My third objection is treatment of waste water and animal excretion. The site is next to the Ho Chung river and near a designated water gathering ground. The presence of a dog park, dog boarding room and dog training centre would create pollution problem to the environment.

Within the Ho Chung Valley we frequently meet with strayed and wild dogs and wide animals. My final objection is because the presence of a dog park, dog boarding room and dog training centre will attract packs of wild dogs to circle the area which will be dangerous to both local residents and hikers. On the other hand, wild animals will stay away from the area because of the huge presence of dogs on site affecting the eco system of the area.

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Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. unauthorized filling of land) which currently exists on the application site (the Site) but is not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to note the comments of the District Lands Officer/Sai Kung, Lands Department that as only part of the private lot namely Lot 6 s.B RP in D.D. 244 is covered by the application and the Site has included adjoining government land (GL), his office cannot verify the area of the Site. The applicant should ensure the site areas stated in the planning application are correct. The concerned private lots are Old Schedule Agricultural Lots hold under Block Government Lease which contains the restriction that no structure is allowed to be erected within the prior approval of the Government. Short term waiver for effecting the proposed animal boarding establishment would be required to cover the temporary structures to be erected thereon. The Site involves GL adjoining the concerned private lots. Short term tenancy to grant the GL to the applicant on a short term basis for effecting the proposed animal boarding establishment would be needed. The applicant needs to make applications for the aforementioned short term waiver and short term tenancy to his office to effect the proposal. However, there is no guarantee that such applications will be approved by the Government. Such applications, if eventually approved, would be subject to such terms and conditions including payment of rent or fee as may be imposed by his department;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department (BD) that for any unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect the removal of the UBWs in accordance with the policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the Buildings Ordinance (BO). If the Site does not abut on a specified street under the Building (Planning) Regulations (B(P)R) 18A(3) having a width of not less than 4.5m, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submissions stage. The Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 & 41(D) of the B(P)R respectively. Before any building works are carried out on the Site, prior approval and consent from Building Authority should be obtained, otherwise they are UBWs. Authorized Person must be appointed to coordinate all new building works in accordance with the BO. Formal submission under the BO is required for any proposed new works. Detailed comments under the BO will be provided at the building plan submission stage;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should note that the approval of the planning application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority/government department(s) to obtain necessary approval on tree works, where appropriate;
- (e) to note the comments of the Director of Environmental Protection that the applicant should confirm if there is any quarantine station, or quarantine lairage, for animals in the proposed development, as it would constitute a designated project under the Environmental Impact Assessment Ordinance;

- (f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that as an alternative to the study of natural terrain hazard and provision of hazard mitigation measures, the northwestern part of the Site may be designated as a 'no-build' zone, within which no critical facilities should be located. In particular, the proposed dog boarding room and dog training centre with ancillary reception should be located away from the 'no-build' zone. The suggested extent of the 'no-build' zone is shown on Plan A-2 of the RNTPC Paper for reference. With the inclusion of the 'no-build' zone, the requirement for the NTHS may be waived;
- (g) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (h) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposed development, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant should submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the layout plans 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 plan. If the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant must apply for a Boarding Establishment Licence from his department.