

This document is received on 31 MAY 2021  
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

A/TM/564

## UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

STP/TM1

TP/TM4

TPG/3

SSO/TM

CTO/TM

1/6

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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

### General Note and Annotation for the Form

#### 填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17M/564
	Date Received 收到日期	31 MAY 2021

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

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Paws United Charity Limited	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
PlanArch Consultants Ltd.	
<b>3. Application Site 申請地點</b>	
(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)	Ex- St. Simon's Primary School, San Ping Circuit, Tuen Mun
(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 3,690 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,120 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)	3,690 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	Approved Tuen Mun Outline Zoning Plan No. S/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community"
(f) Current use(s) 現時用途	Vacant school  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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 <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 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	

(ii) For Type (ii) application 供第(ii)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> (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

Temporary Animal Boarding Establishment for Homeless Animals  
for a Period of 5 Years

(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	1,120	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.3		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	22.2	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	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		mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 .....	sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目 .....		
average unit size 單位平均面積 .....	sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目 .....		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
		GFA 總樓面面積
<input type="checkbox"/> eating place 食肆 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店 .....	sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施 .....	(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)	
.....		
.....		
<input checked="" type="checkbox"/> 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)		
Temporary animal boarding establishment and its ancillary facilities - A total GFA of 1,120m <sup>2</sup>		
.....		
.....		
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地 .....	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地 .....	sq. m 平方米	<input type="checkbox"/> 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 1	G/F	Facilities for Animal Care and Adoption, Office, Guard Room, Reception
Structure 2	1/F	Dog Kennel, Toilet, Pantry
Structure 3	G/F	Cat Isolation
Structure 4	G/F	Dog Isolation, Store
Structure 5	G/F	Toilet and Shower
	G/F	Dog Training Room
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Dog playground, Internal Transport Facilities		
.....		
.....		
.....		
.....		



**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

**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>San Ping Circuit</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 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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 Please refer to the Planning Statement..... ..... ..... .....</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 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></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>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>Nil..... ..... ..... ..... .....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

**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。

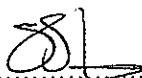
Please refer to the Planning Statement.

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

Signature  
簽署



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

Betty S.F. HO

Director

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

PlanArch Consultants Ltd.



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

Date 日期

12.5.2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

委員會會向公眾披露申請人所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。

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<sup>@</sup>

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

<sup>@</sup> 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.  
在該靈灰安置所內，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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Ex- St. Simon's Primary School, San Ping Circuit, Tuen Mun		
Site area 地盤面積	3,690 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,690 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35		
Zoning 地帶	"Government, Institution or Community"		
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,120 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">Storeys(s) 層</div> <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	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">2 Storeys(s) 層</div> <input checked="" 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	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">Storeys(s) 層</div> <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	22.2 % <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) <hr/>	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 checked="" 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, Site Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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



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

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

Suite 1710, Concordia Plaza,  
1 Science Museum Road,  
Tsim Sha Tsui East,  
Kowloon, Hong Kong.  
Tel : (852) 2302-7202  
Fax: (852) 2320-6022

E-mail: [pac@planarch.com.hk](mailto:pac@planarch.com.hk)

Our Ref.: pa/tm/2104630

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr Raymond KAN)

PlanArch Consultants Ltd.  
建港規劃顧問有限公司

2021年 5月 3 日

此文件在 2021年 5月 3 日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 31 MAY 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

27 May 2021

Dear Sir,

**S16 Application for Proposed Temporary Animal Boarding Establishment  
for Homeless Animals for a Period of 5 Years at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun**

We refer to the captioned application, and this letter is to supersede our letter dated 26.5.2021 submitted to the Town Planning Board.

We would like to clarify that the plot ratio and site coverage of the proposed development is 0.3 and 22.2% respectively. Attached please find replacement pages for the application form and planning statement, and the revised authorisation letter for your consideration.

In addition, as requested, the gross floor area (GFA) of the proposed structures is as follow:

No. of Structure	GFA (m <sup>2</sup> ) (About)
1	G/F – 600 1/F – 300
2	40
3	60
4	30
5	90
<b>Total</b>	<b>1,120</b>

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



Betty S. F. Ho  
w/e.  
c.c. Client

## 4 DEVELOPMENT PROPOSAL

### 4.1 THE PROPOSED USES

The applicant, PUC, proposes to use the Ex- St. Simon's Primary School at San Ping Circuit, Tuen Mun for temporary animal boarding establishment for homeless animals with ancillary services for a period of 5 years (Plans 3 to 5). At maximum, 180 dogs and 65 cats will be accommodated.

Facilities include dog kennels, cattery, isolation rooms, adoption room, dog observation rooms, dog training room, dog playground, office, reception office/ ancillary accessories outlet as well as guard room. All existing trees will be retained (Plans 3 to 5).

The site area is about 3,690m<sup>2</sup>. The proposed development will consist of 5 one-to-two -storeyed structures (Plan 3). The main building (Structure 1 on Plans 3 to 5) will be renovated and transformed into an animal boarding establishment with ancillary services. It will also provide animal care and adoption service to prepare animals for adoption in a safe and nurturing environment, and to serve as an educational resource to the community. The 2 existing toilets will be demolished and replaced by 2 single-storeyed structures for cat isolation, and dog isolation and store respectively (Structures 2 and 3 on Plans 3 to 5). A single-storeyed temporary structure (Structure 4 on Plans 3 to 5) will be added to serve as toilet and shower room for the office staff. A new structure for dog training room (Structure 5 on Plans 3 to 5) will be provided at the lowest platform in the existing open area which will be used as dog playground.

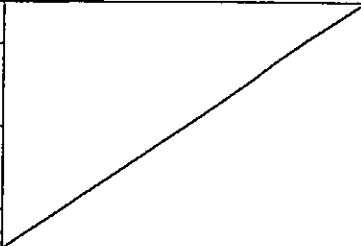
The existing temporary structure located at the northwestern part of the application site is severely deteriorated. It will be demolished and the space will be used for internal access, parking spaces for private cars and loading/ unloading space for light goods vehicles.

The conditions in which animals will be kept will meet the minimum requirements of the Prevention of Cruelty to Animals Ordinance (Cap. 169) and its subsidiary regulations.

The development parametres of the proposed animal boarding establishment is at Table 4.1 below:

Table 4.1 Development Parametres of the Proposed Animal Boarding Establishment

Site Area	About 3,690m <sup>2</sup>
Covered Area	About 820m <sup>2</sup>
Site Coverage	About 22.2%

Gross Floor Area	1,120m <sup>2</sup>		
Plot Ratio	About 0.3		
No. of Structures	5		
Structure No. (as shown on Plans 3 to 5)	Uses		
Structure 1 (Former Main Building)	G/F	1/F	
	<ul style="list-style-type: none"><li>• Guard Room</li><li>• Cattery</li><li>• Adoption Room</li><li>• Offices</li><li>• Reception Office/ Ancillary Accessories Outlet</li><li>• Dog Kennel</li><li>• Dog Observation Rooms</li><li>• Store</li></ul>	<ul style="list-style-type: none"><li>• Dog Kennel</li><li>• Toilet for Staff/ Visitors</li><li>• Pantry</li></ul>	
	Structure 2	• Cat Isolation	
	Structure 3	<ul style="list-style-type: none"><li>• Dog Isolation</li><li>• Store</li></ul>	
	Structure 4	• Toilet and Shower for Staff/ Visitors	
Structure 5	• Dog Training		
No. of Parking	2 (private cars)		
No. of Loading/ Unloading Space	1 (light goods vehicle)		

Subject to the site availability and successful renewal of approval from the TPB and relevant Government departments, the applicant intends to operate the proposed animal boarding establishment for at least 10 years, including approximately 2 years of renovation/ construction.

## 4.2 DESIGN

The proposed animal boarding establishment will be properly designed and maintained with suitable mitigation means. The layout of the proposed use has taken into consideration to minimise possible disturbance to nearby uses. Noise-tolerant structures, acoustic material and window insulation will be adopted. Smooth and non-porous finishes will be adopted to facilitate cleaning work and disinfecting. It will also be equipped with 24-hour ventilation system. No public announcement system and whistle blowing will be used to minimise the noise impact. Peripheral fencing wall will be provided along the site boundary. These measures will minimise the potential disturbance to the surrounding.

S16 Application for Proposed Temporary Animal Boarding Establishment  
for Homeless Animals at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun



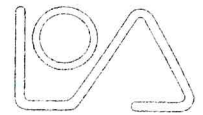
Paw United Charity Limited

PlanArch Consultants Ltd.

May 2021

Suite 1710, Concordia Plaza,  
1 Science Museum Road,  
Tsim Sha Tsui East,  
Kowloon, Hong Kong.  
Tel : (852) 2802-7203  
Fax: (852) 2620-6022  
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



TPB Ref.: A/TM/564  
Our Ref.: pa/tm/2104630

**By Hand**

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr Raymond KAN)

19 August 2021

Dear Sir,

**S16 Application for Proposed Temporary Animal Boarding Establishment  
for Homeless Animals for a Period of 5 Years at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun**

We refer to the captioned application submitted to the Town Planning Board on 13.5.2021, and the subsequent comments from Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD) and Transport Department (TD).

Enclosed please find the response-to-comments table together with a Geotechnical Planning Review Report (GPRR) for your consideration.

In order to address the concern on slope safety, the proposed toilet and shower for staff/ visitors (structure no. 4) will be relocated to the area near the end of proposed internal access. Please refer to **Appendix II** of the response-to-comments table for the revised master layout plan and floor plans of G/F and 1/F for your consideration.

The public comments on the application are noted. Many public members support the proposal. However, we understand there is concern on the proposed use for animal boarding establishment not compatible with the nearby residential clusters as it may cause traffic, noise, odour and hygiene impacts.

Please be advised that the proposed development will generate very minimal traffic flow. The visitors and volunteers will be strongly encouraged to take public transport to the application site. The applicant will practice strict management and control on the traffic arrangement. The proposed development will have negligible impact on local traffic and it will not affect the use of vehicular access by nearby residents.

The layout of the proposed development has taken into consideration to minimise possible disturbance, including noise and odour nuisance, to nearby uses. The proposed development will provide proper noise mitigation measures, including adoption of noise-tolerant structures, acoustic material and window insulation, as well as prohibition of public announcement system

and whistle blowing. Moreover, 24-hour mechanical ventilation and air conditioning (MVAC) system and proper soundproofing materials, including window isolation and doors, will be adopted. All the animals will be kept indoor from 9p.m.to 7a.m. to minimise potential noise impacts. Moreover, 24-hour air ventilation with discharge away from residential building will be provided to the kennels, cattery, observation, isolation rooms, dog training room and adoption rooms to reduce the possible smell.

Strict disinfecting and sanitization protocols will be adhered to, and smooth and non-porous finishes will be adopted to facilitate cleaning work and disinfecting, and thus to ensure proper hygiene of the proposed development. All animals will be checked by veterinarians to confirm good health before boarding at the subject site.

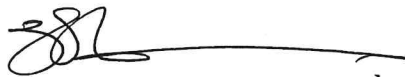
Therefore, no adverse noise and odour impacts as well as hygienic problems will be generated by the proposed animal boarding establishment.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



---

Betty S. F. Ho

w/e.  
c.c. Client  
DPO/TMYLW (Attn.: Mr. Billy FONG)

S16 Application for Proposed Temporary Animal Boarding Establishment  
for Homeless Animals for a Period of 5 Years at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun

**Response to Department Comments**



Paw United Charity Limited

PlanArch Consultants Ltd.

August 2021



Suite 1710, Concordia Plaza,  
1 Science Museum Road,  
Tsim Sha Tsui East,  
Kowloon, Hong Kong.  
Tel : (852) 2802-7203  
Fax: (852) 2620-6022  
E-mail: pac@planarch.com.hk

**PlanArch Consultants Ltd.**  
**建港規劃顧問有限公司**



TPB Ref.: A/TM/564  
Our Ref.: pa/tm/2104630

**By Post and Email (tpbpd@pland.gov.hk)**

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr Raymond KAN)

21 September 2021

Dear Sir,

**S16 Application for Proposed Temporary Animal Boarding Establishment  
for Homeless Animals for a Period of 5 Years at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun**

We refer to the captioned application submitted to the Town Planning Board on 13.5.2021, and the subsequent comments from Transport Department (TD) provided via the Planning Department on 14.9.2021.

In response to the TD's comments, we would like to provide responses-to-comments as follow:

Comments from TD	Our Responses
(i) Relevant managing department of the connecting road between San Ping Circuit and the development should be consulted; and	Noted. The relevant managing department of the connecting road will be consulted to ensure that the connecting road is suitable for the proposed use after the approval from the Town Planning Board is obtained.
(ii) The applicant should demonstrate that the proposed parking provision is sufficient to cater for the ancillary and visitor parking demand. In addition, the applicant should review if parking provision for motor cycle or HGV is required.	Since the application site is close to public transport facilities including buses and Light Rail, the visitors will be strongly encouraged to visit the application site by public transport. Should they have adopted any animals, they are expected to take taxi when leaving the site.  Nevertheless, we have proposed one car parking space for visitors and prior appointment is required for the visitors to use the parking facility. The visitors may also use the nearby fee-paying car parks if necessary.

	<p>Moreover, based on the experience of the applicant, motor cycles will not be used. Only LGV/ vans will be used for delivery of goods/ animals. No HGVs will be used and thus parking provision for motor cycle of HGV is not required.</p> <p>Please be advised that a total of three parking spaces and one LGV loading/unloading space will be provided to cater for visitor parking and operation need. Please refer to the revised Master Layout Plan, G/F Plan and 1/F Plan as attached.</p>
--	--

The above information serves as a response-to-comments of relevant Government Departments under the Section 5(C) of the TPB Guideline No. 32, and we would like to seek an exemption from the publication and recounting requirement. Should you have any questions, please feel free to contact the undersigned. In case you decided that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

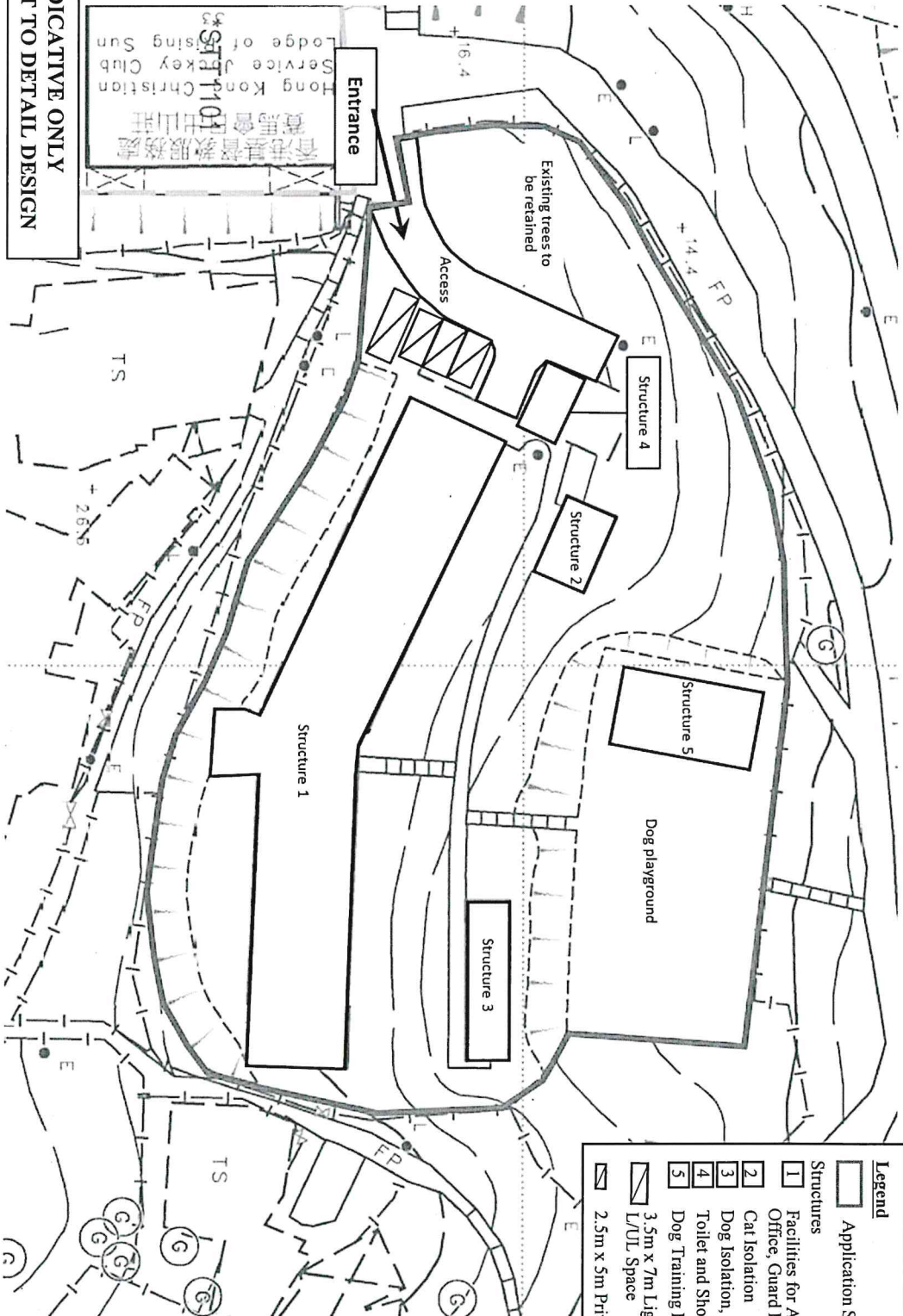
Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



Betty S. F. Ho

c.c. Client  
DPO/TMYLW (Attn.: Mr. Billy FONG)



INDICATIVE ONLY  
SUBJECT TO DETAIL DESIGN

Plan Extracted from  
Lot Index Plan No.  
ags S00000072548 0001  
Reference No. 5-SE-10D, 5-SE-10B  
Prepared by Land Information Centre on  
29.4.2021

Master Layout Plan  
Proposed Temporary Animal Boarding Establishment  
for Homeless Animals  
at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun

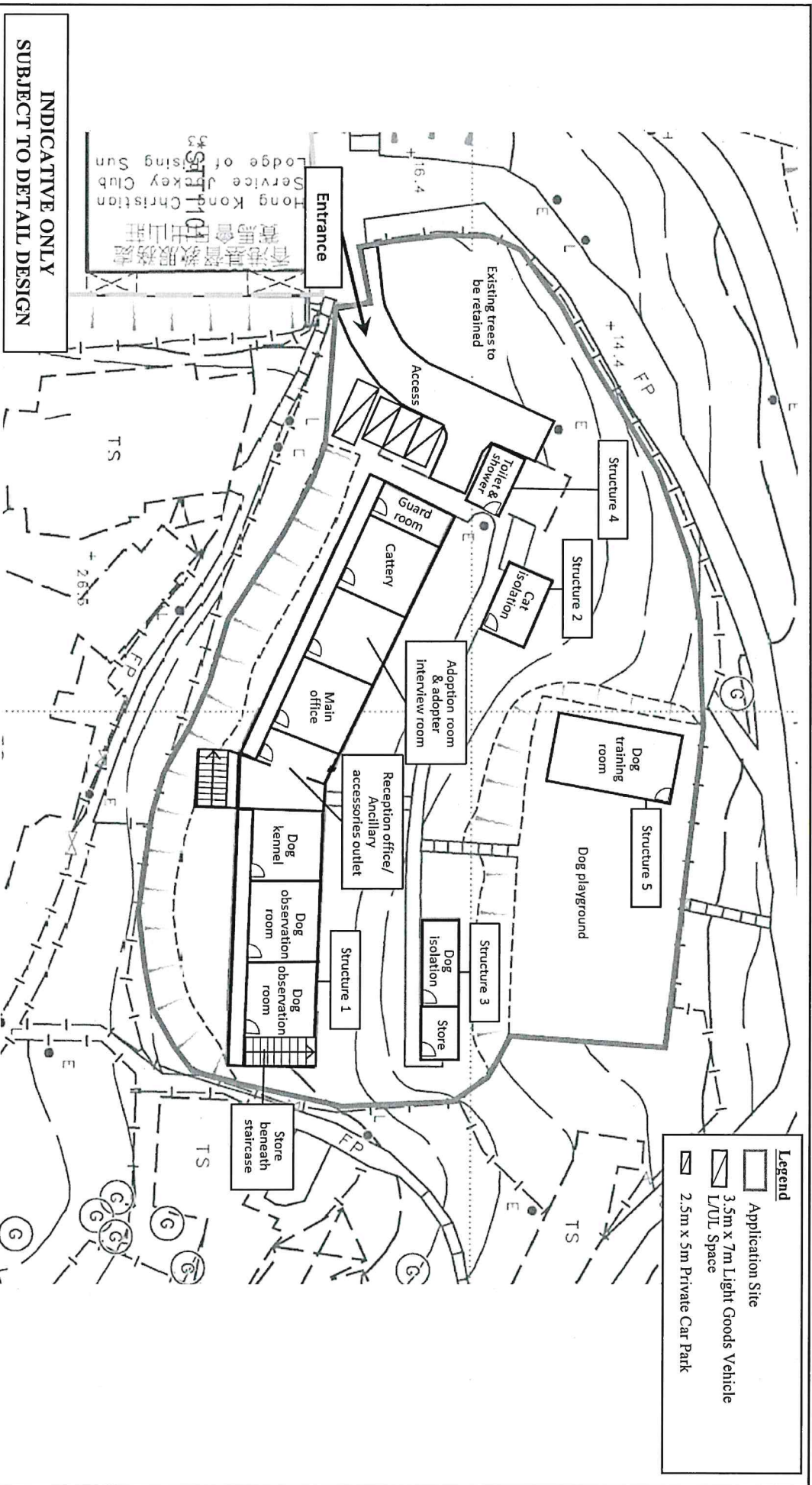
0 5 10 15 METERS

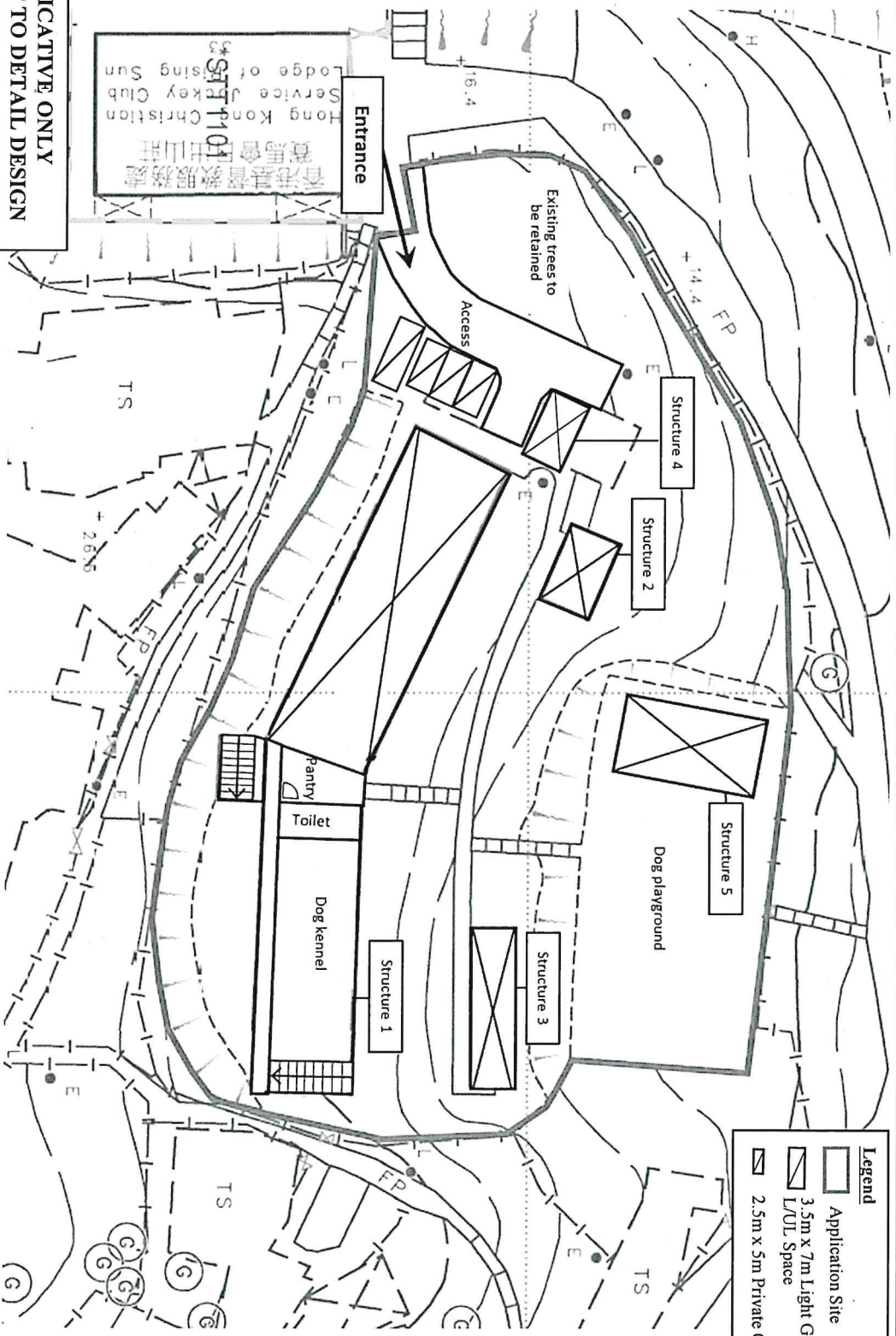
- Legend**
- Application Site
  - Structures
  - 1 Facilities for Animal Care and Adoption, Office, Guard Room, Reception,
  - 2 Cal Isolation
  - 3 Dog Isolation, Store
  - 4 Toilet and Shower
  - 5 Dog Training Room
  - 3.5m x 7m Light Goods Vehicle L/UL Space
  - 2.5m x 5m Private Car Park

Plan 3  
PlanArch Consultants Ltd.

Revision: A Date: 20.9.2021







INDICATIVE ONLY  
SUBJECT TO DETAIL DESIGN

Plan Extracted from  
Lot Index Plan No.  
ags S00000072548 0001  
Reference No. 5-SE-10D, 5-SE-10B  
Prepared by Land Information Centre on  
29.4.2021

I/F Plan  
Proposed Temporary Animal Boarding Establishment  
for Homeless Animals  
at Ex- St. Simon's Primary School,  
San Ping Circuit, Tuen Mun

0 5 10 15 METERS

Plan 5  
PlanArch Consultants Ltd.

Revision: A Date: 20.9.2021

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

參考編號

**Reference Number:**

210609-113314-89529

提交限期

**Deadline for submission:**

29/06/2021

提交日期及時間

**Date and time of submission:**

09/06/2021 11:33:14

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/564

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. LI YUI MING

意見詳情

**Details of the Comment :**

Paws United Charity (thereafter as PUC) rescuing and Rehoming over 1000 animals in 2020, showing dedication and passion during a very tough time in HK.

I have adopted 2 dogs 2 cats from this charity where I agree with their visions much.

I totally agree that the land can definitely help to making use of vacant abandoned schools. The location is great with public transport access, easy for members of the public to gain info on pets/animals. What more, the neighborhood is perfect for animal shelter as it's away from residential and easily accessible.

I really hope that PUC can get the land to continue the effort that we can do for strayed dogs/cats.

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

參考編號  
**Reference Number:** 210609-114146-57647

提交限期  
**Deadline for submission:** 29/06/2021

提交日期及時間  
**Date and time of submission:** 09/06/2021 11:41:46

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM/564

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Kwok Wai Lam Connie

意見詳情  
**Details of the Comment :**

PUC has been recurring and rejoining over thousands of animals in the past, showing their dedication and passion for the strays. Location is great, with easy access for the members and public to access for more information about Animals and its is also a great shelter for the animals as it is away from the residential area but still easily accessible

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

參考編號  
**Reference Number:** 210609-115158-03526

提交限期  
**Deadline for submission:** 29/06/2021

提交日期及時間  
**Date and time of submission:** 09/06/2021 11:51:58

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM/564

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Jen Chan

意見詳情  
**Details of the Comment :**

I support this project as Paws United (PUC) has over 13 years of experience in animal welfare and is one of the only charities that work closely with the government and assist the government in their aims/missions. No where has PUC been in opposition as PUC believes collaboration is the way to help ease the current animal welfare situation. - PUC rescued and Rehomed over 1000 animals in 2020, showing dedication and passion during a very tough time in HK. PUC is currently run by a group of experienced and dedicated team

**MAKING USE OF ABANDONED SCHOOLS**

The current site (St Simons School) has been vacant for 30 years or more, it is situated far from permanent residential sites which makes it an ideal location for PUC's animal shelter. The location also allows for volunteers to easily access it by public transport.

**PUBLIC EDUCATION - ANIMAL WELFARE IN HK**

PUC will help gain public awareness on companion animal (pets) ownership using the current St Simon School premises. It will also shelter homeless animals helping the local stray animal community and its human counterparts to live harmoniously together.

PUC currently struggles to take in the animals in need of help, these animals are then killed in accidents or cause nuisance to the neighborhood - with a shelter space, PUC will be able to train, rehabilitate and rehome animals to loving homes, lessen the sufferings of unwanted animals and help the community deal with animal welfare issues. St Simons School is essential to the local community and the animals in need of support.

PUC has a wide network of individuals that support their work, from corporate businesses, public entities to Vets and consultants. Their dedication has gained them a strong committee of supporters and funders.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210611-093912-71759

**提交限期****Deadline for submission:**

29/06/2021

**提交日期及時間****Date and time of submission:**

11/06/2021 09:39:12

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

A/TM/564

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

小姐 Miss 陳

**意見詳情****Details of the Comment :**

身為摩羅山村村民，我居住單位正正位於申請改建的位置旁邊，家中有年幼小孩及年長老人，如申請所見改建動物收容所會有噪音滋擾及衛生的問題發生。人流及車流亦會增多令噪音問題更嚴重，身為村民我極力反對，亦發現反映意見日數太短令到村民未能全部表達自己意見。

5-53

敬啟者：

就規劃申請編號A/TM/564提出的意見

我們是一眾嘍囉山居民，得悉新平街前聖西門學校擬議規劃發展成臨時動物寄養所，而該處毗連嘍囉山村，此規劃直接影響到一眾居民的日常生活，細閱概括發展規範後，我們對此規劃有兩個問題：

第一，有關行車路的安排。

嘍囉山眾居民平日透過唯一一條行車路進出本村。根據2021年6月4日擬備的圖則S/TM/35所示，現時的行車路將位於申請地點的入口處，屆時絕對會對居民日常泊車及駕駛有影響。然而，概括發展規範中並未就行車道有適當安排。本人認為入口處的規劃必須妥善安排並以不影響居民日常出入為大前提。

第二，有關隔音安排。

此規劃擬議發展成臨時動物寄養所，屆時此臨時動物寄養所會接收大量動物。如我所述，今次選址毗連嘍囉山，換言之，只要設計稍有缺漏，動物叫聲及排泄物的氣味會直接影響一眾嘍囉山居民。申請人如何，以及能否履行行政摘要中的「採納小心的設計和防止嘈音／隔音物料」是必須解決的問題。

若以上問題並未得到妥善答覆或安排，嘍囉山居民將堅決反對是次規劃落實。

註：隨函附上一眾嘍囉山居民以聯署形式表達相同意見

此致

城市規劃委員會

嘍囉山居民

471

附件：一眾嚟囉山居民聯署

陳亭鈞	<i>Rachan</i>	陳焯嵐	郭東榮
張貴玲	陳伯建	陳卓森	陳仕蓮
<del>張貴玲</del>	陳詩模	陳嘉輝	沈国会
<del>張貴玲</del>	陳毅橋	陳昭輝	任國發
陳發澤	<i>Kita</i>	<i>Man</i>	<i>Man</i>
<i>Garney</i>			


**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210625-172700-60588

**提交限期****Deadline for submission:**

29/06/2021

**提交日期及時間****Date and time of submission:**

25/06/2021 17:27:00

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

A/TM/564

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

先生 Mr. Chan Chun Tat

**意見詳情****Details of the Comment :**

I am a resident who lives next to the proposed establishment. I show extremely concerned about the noise pollution produced by the pets

Although the construction was claimed to be built with noise-tolerate material. I doubt that It cannot guarantee it will erase all the noise from the pets. However, I live near the dog kennel. My son works on shift. And there is a baby in my family.

It still raises a great noise problem that affects the sleeping quality of my son and the growth of the baby due to the poor sleeping. Sleeping is so vital for the baby's growth. The poor sleep quality will affect my son's work quality, thus affecting his job in a bad way.

Needless to mention, the homeless pets will raise the hygiene problem that affects the surrounding, that's the residents living there, including me. because those homeless dogs or pets may carry communicable diseases or bacteria or viruses. It creates a huge threat to the health of the residents there.

In conclusion, I totally oppose the idea of a proposed temporary animal boarding establishment for homeless animals situated in my neighborhood.

**Advisory Clauses**

- (a) to liaise with the locals to address their concerns relating to the proposed development;
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that running an animal shelter or adoption centre does not require a licence from his department as opposed to running a commercial animal boarding establishment which is regulated under Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I). Having said that, the conditions in which animals are kept must meet the minimum requirements of the Prevention of Cruelty to Animals Ordinance (Cap. 169) and its subsidiary regulations;
- (c) to note the following comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):
  - (i) two registered slope feature Nos. 5SE-B/C17 and 5SE-B/C131 (“the Slope Features”) fall within the Site. Subject to the advice from Head of Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO), CEDD) and Slope Maintenance Section of LandsD, the applicant may be required to take up the maintenance responsibility of the Slope Features to ensure slope safety for using the Site for the proposed animal boarding establishment;
  - (ii) the Site is currently accessible through a narrow and steep strip of Government land. There is no guarantee that any right of way over the said land will be given; and
  - (iii) The processing of the short term tenancy (STT) application has been suspended. Should the Board approved the application, processing of the STT application will be resumed and the STT application will be considered by LandsD acting in the capacity of the landlord at its sole discretion. Other applications for use of the Site have been received and are being considered. There is no guarantee that the application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fees, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that the connecting road between San Ping Circuit and the Site is not public road managed by his department. The applicant should ascertain that the connecting road is suitable for the proposed use and consult relevant managing department of the connecting road;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that as his department does not and will not maintain any access connecting to the Site, the applicant should be responsible for his own arrangement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the following comments of the Director of Environmental Protection (DEP):
  - (i) to properly design and maintain the facilities to minimize any potential environmental nuisance e.g. the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of

24-hour mechanical ventilation and air-conditional (MVAC) system;

- (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”;
  - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
  - (iv) to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)
- (i) the applicant is advised that the approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate; and
  - (ii) it was observed that the trees were generally in fair condition. However, a number of trees with defects such as die back, hollow branches, and severe leaning were observed. The applicant should undertake appropriate remedial measures to ensure public safety;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the applicant;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iii) for the UBW erected on leased land, enforcement action may be taken by the BA to affect 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;
  - (iv) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) the Site shall be provided with means of access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
  - (vi) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (k) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM), AMO) that:
- (i) since the main building of the ex-St. Simon's Primary School at the Site may have certain heritage value, appropriate protective and mitigation measures should be proposed upon request by the AMO to safeguard against any adverse impact to the building fabrics during the course of renovation. Besides, AMO should be facilitated to do a detailed photographic recording of the site before the renovation work commences and upon its completion. The applicant is required to provide good quality of photographic records during the renovation work since the beginning of the renovation work; and

- (ii) as a precautionary measure, AMO should be informed immediately in case of discovery of antiquities or supposed antiquities in the course of works, so that appropriate mitigation measures, if needed, can be timely formulated and implemented in agreement with AMO;
- (l) to note the comments of the H(GEO), CEDD that the applicant is reminded to submit all geotechnical submissions regarding the proposed development to BD for approval as required under the provisions of the BO; and
- (m) to note the comments of the Geotechnical Engineer/34, Slope Maintenance Section, Lands Department (GE/34, SMS, LandsD) that slopes 5SE-B/C17 and 5SE-B/C131 are currently maintained by LandsD, which will be included into the Site. As these slopes will fall within and/or solely affect the Site, the applicant should be required to maintain these slopes, based on established practice.