

2023年1月4日
出件日期
請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 4 JAN 2023
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TT/584

TT
181/1002 my 1001
2203057

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/te/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 / YL-TT / 584
	Date Received 收到日期	4 JAN 2023

- 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)

YE, Mao Yan (叶茂燕)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 590.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 380 sq.m 平方米 <input type="checkbox"/> About 約 Not more than
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 135.5 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 Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant site (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

is the sole "current land owner"^{***} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{***} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{***} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{***} (請夾附業權證明文件)。

is not a "current land owner"^{***}.
並不是「現行土地擁有人」^{***}。

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人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」[#]遞送要求同意書*

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
16/11/2022 (DD/MM/YYYY)[#]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/11/2022 (DD/MM/YYYY)[#]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會*

Others 其他

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

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years & Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	210.2sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	380sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 380sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 380sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1: Dog kennel (Not exceeding 4m, 1 storey)	
Structure 2: Dog kennel (Not exceeding 4m, 1 storey)	
Structure 3: Toilet (Not exceeding 4m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> 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)) Vehicular access leading from Tai Shu Ha Road West No 否 <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)																														
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地、池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 680 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <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 No 否 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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"/>																													

	<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>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas
位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence were approved in "AGR" zone in the same Outline Zoning Plan such as A/YL-TT/525.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 6:00p.m. to 9:00a.m. All the dogs will leave the application site after the operation hours.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The proposed development is designed to keep not more than 24 dogs at the same time.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. The application site small in size (i.e. 680m²) and it will be occupied by proposed temporary structures with 380m² parking spaces and manoeuvring space. As such, the site formation is necessary at the application site.
13. Similar dog kennels have been approved in "AGR" zone in rural Yuen Long.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The outdoor area and the dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel will be maintained in a sanitary condition.
20. The proposed development will be operated by the applicant himself. The applicant will look after the dogs within the operation hours of the proposed development (i.e. 9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays.) The dogs will be delivered away from the application site after the operation hours because no staff will stay at the application site after operation hours.
21. All waste water generated on the site would be treated and disposed of at the Septic Tank System (STS) on site. The design, construction, operation and maintenance of the STS will comply with the requirements under ProPECC PN 5/93, which should be duly certified by an Authorized Person. The proposed STS will be located at least 15m away from the existing natural drain.

8. Declaration 聲明

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

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

Signature
簽署


.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

- HKIP 香港規劃師學會 / HKJA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會
 RPP 註冊專業規劃師
Others 其他

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

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

Date 日期

18/11/2022

..... (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

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

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for
a Period of 3 Years and Filling of Land
at
Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road
West, Yuen Long, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 590.2m².
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road West. The area adjacent to the proposed development is mainly rural in nature.

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

- 1.1.3 It has a gradient sloping from southeast to northwest from about +23.8mPD to +23.2mPD. (Figure 5)

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

- 1.1.4 The land to the north, west and east is found lower in level than the application site. The land to the south of the application site is vacant land which is found higher than the application site. As such, an external catchment has been identified in Figure 5.

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

- 1.1.5 As shown in Figure 5, a natural drain is found to the immediate west and north of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said natural drain.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment including the application site is approximately 2,900m²; (Figure 5)
- ii. The application site has been fully paved but the external catchment is unpaved. It is assumed that the value of run-off co-efficient (k) is taken as 0.7.

$$\text{Difference in Land Datum} = 61.0\text{m} - 23.2\text{m} = 37.8\text{m}$$

$$L = 200\text{m}$$

$$\therefore \text{Average fall} = 37.8\text{m in } 200\text{m} \text{ or } 1\text{m in } 5.29\text{m}$$

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

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

$$t_c = 0.14465 [200/18.9^{0.2} \times 2,900^{0.1}]$$

$$t_c = 7.24 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 250 mm/hr

By Rational Method,

$$Q_1 = 0.7 \times 250 \times 2,900/3,600$$

$$\therefore Q_1 = 140.97 \text{ l/s} = 8,458.33 \text{ l/min} = 0.14\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 375mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 5).
- 1.3.2 The collected stormwater will then be discharged directly to the natural drain to the immediate north of the application site as shown in Figure 5.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

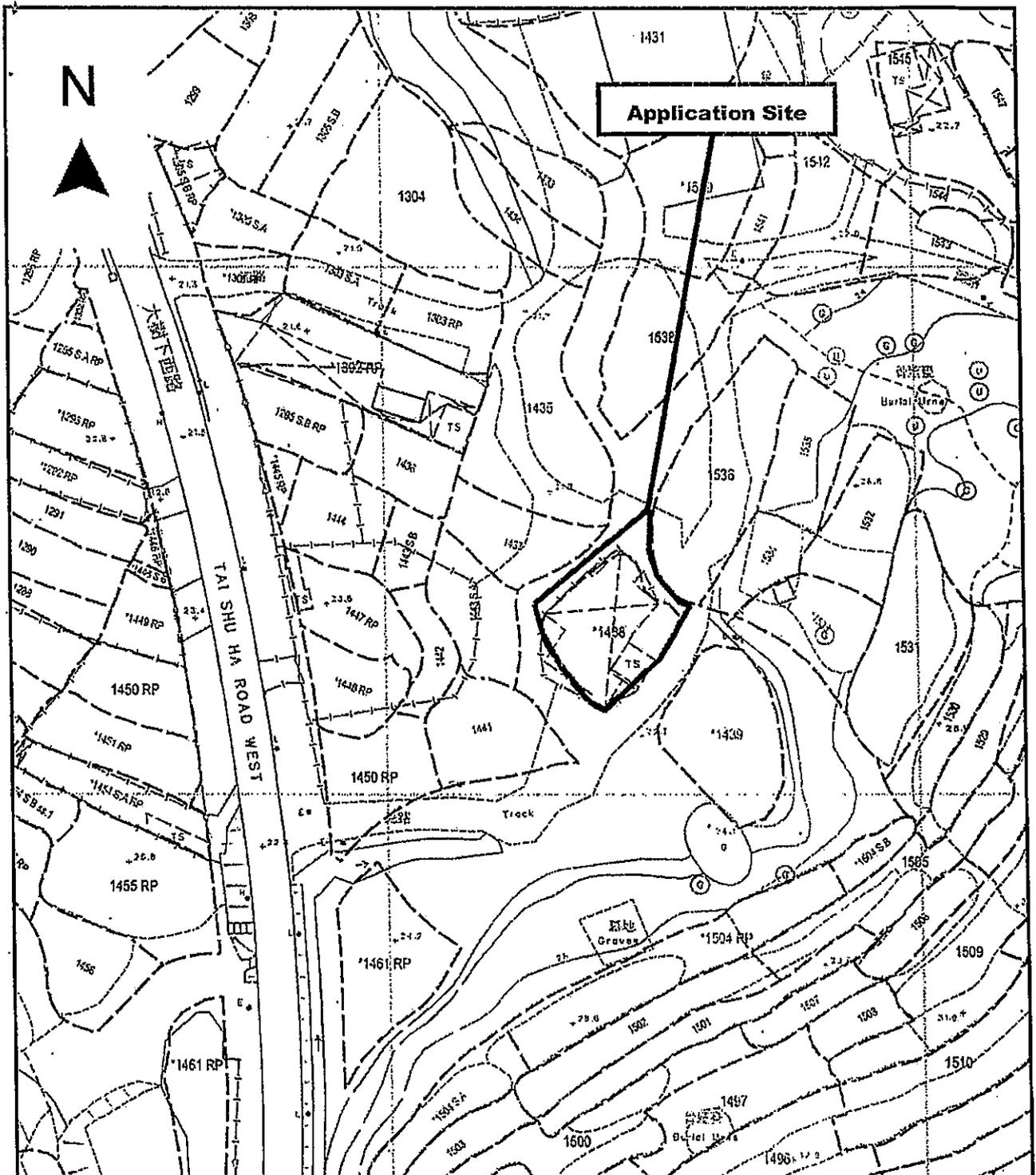
Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Tai Shu Ha Road West. Having mentioned that the site is intended for dog kennel, traffic generated by the proposed development is not significant.
- 2.2 The proposed development would be opened to 2 customers at the same time at most. The applicant will provide one private car to deliver the dogs from customers so that 3 parking spaces proposed at the application site would be adequate.
- 2.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 There will be 3 parking spaces of 5m x 2.5m for private cars. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private cars	0.33	0.33	3	1

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Sundays and public holidays;
 2. The pcu of private car are taken as 1; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

... Vehicular access leading from Tai Shu Ha Road West

Scale 比例:

1:7500

N



Structure 1
Dog Kennel
GFA: Not exceeding 180m²
Height: Not exceeding 4m
No. of storey: 1

Structure 2
Dog Kennel
GFA: Not exceeding 180m²
Height: Not exceeding 4m
No. of storey: 1

12m diameter
manoeuvring
circle

8m wide
Ingress/Egress

Structure 3
Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 4m
No. of storey: 1

3 parking spaces of
5m x 2.5m for
private car

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories

Drawing Title 圖名:

Proposed Layout Plan

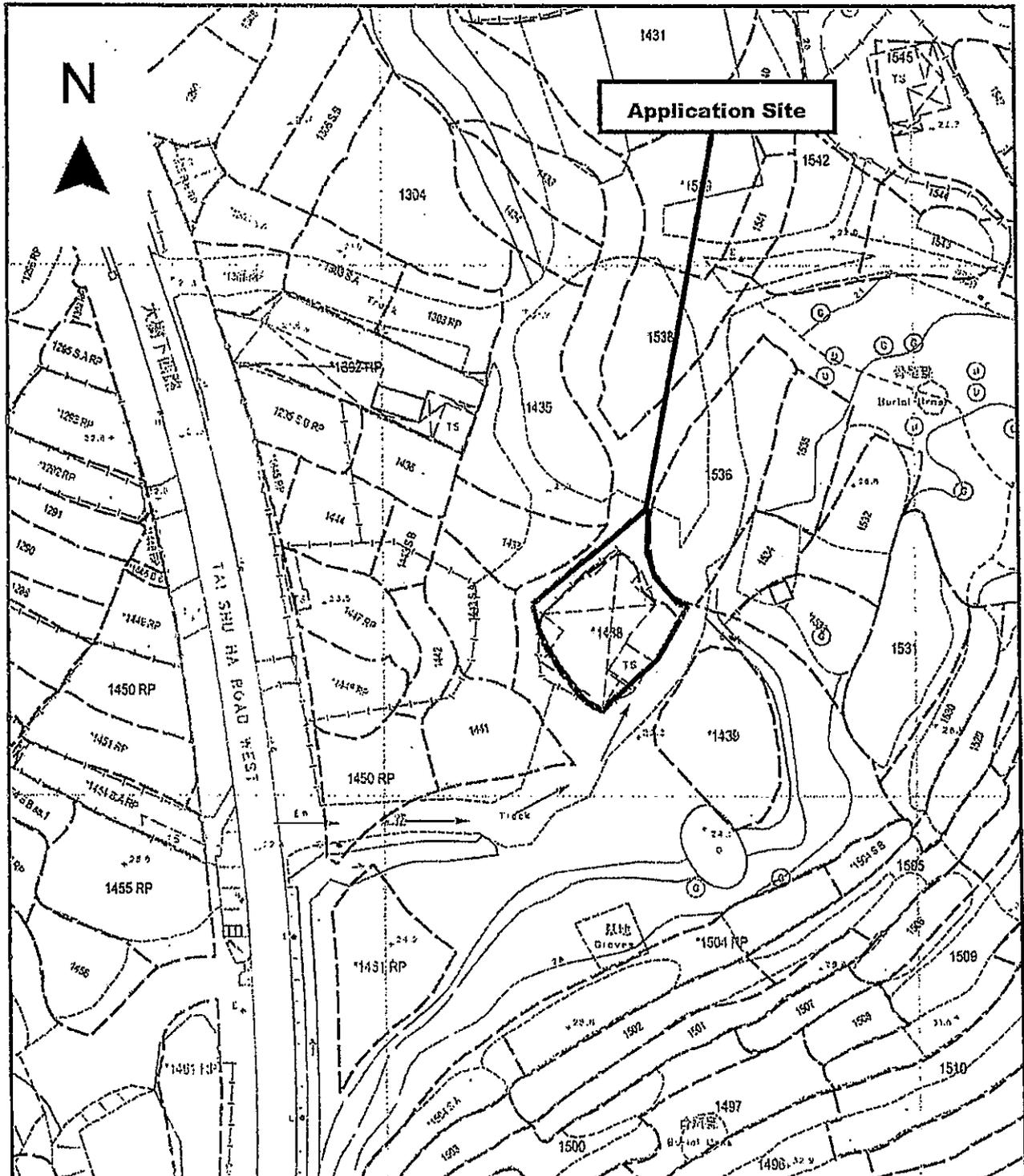
Drawing No. 圖號:

Figure 3

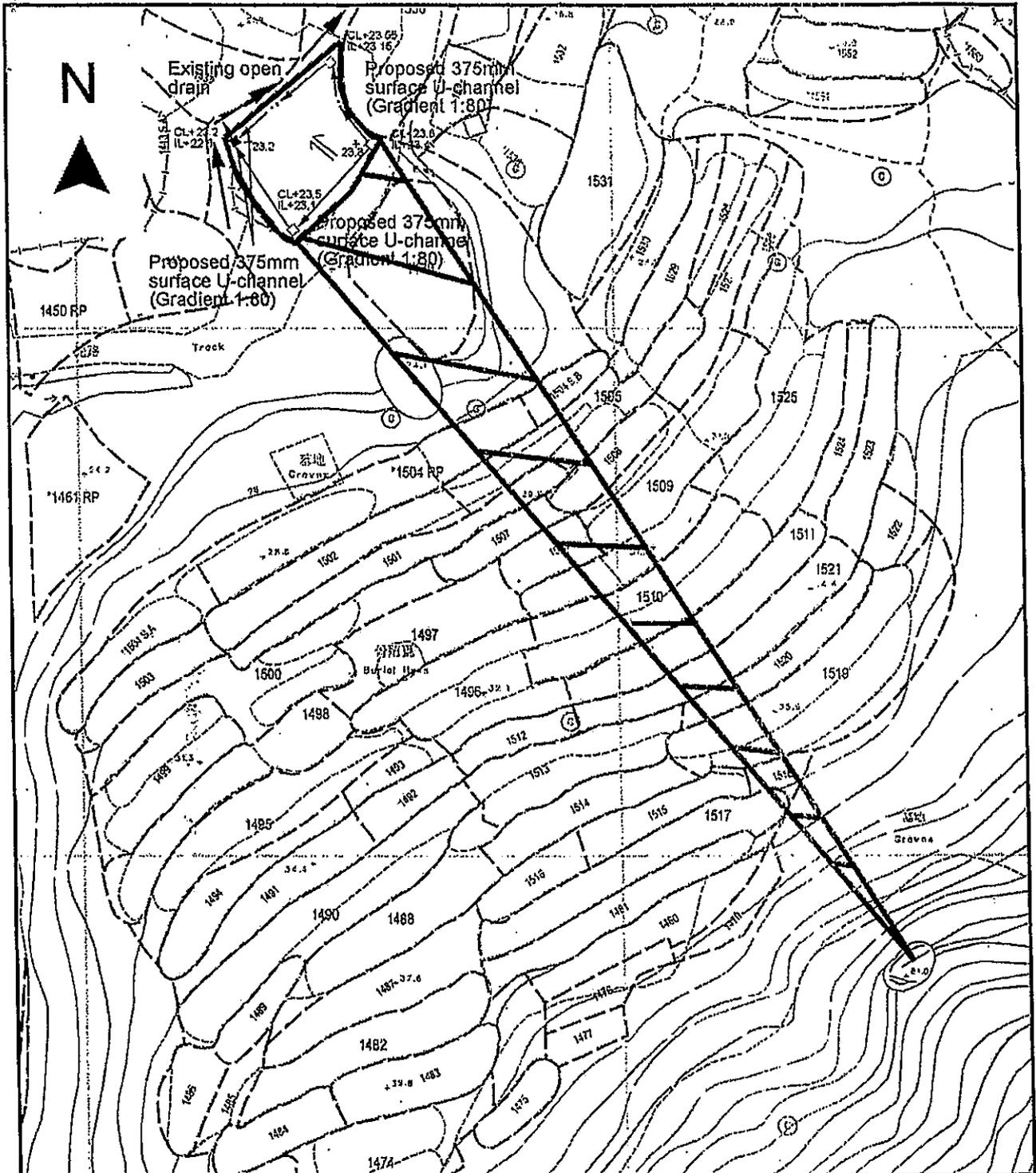
Remarks 備註:

Scale 比例:

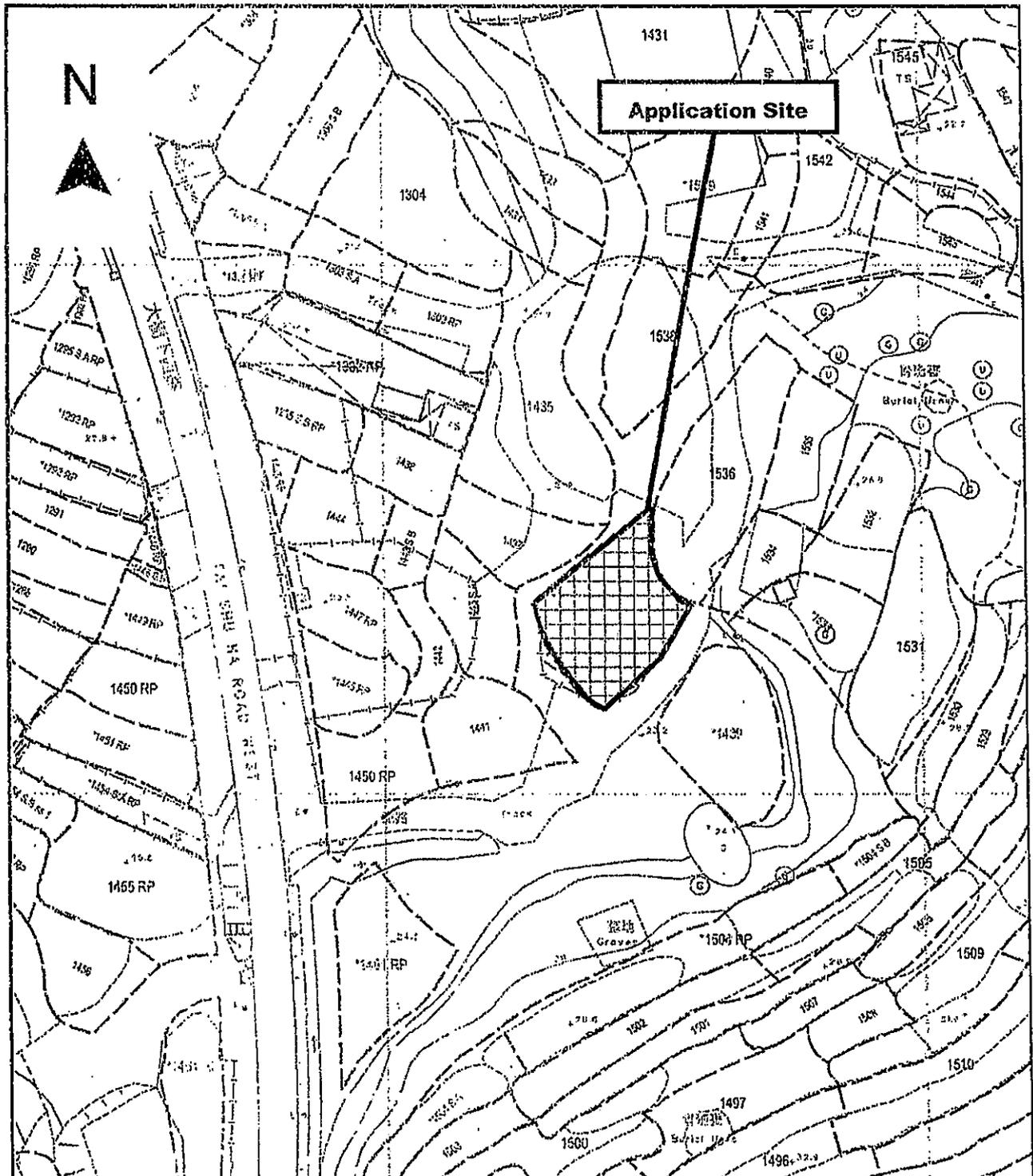
1:1000



<p>Project 項目名稱: Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories</p>	<p>Drawing Title 圖名: Proposed Vehicular Access Plan</p> <p>Drawing No. 圖號: Figure 4</p>	<p>Remarks 備註:  Vehicular access leading from Tai Shu Ha Road West</p> <p>Scale 比例: 1:1000</p>
---	---	---



<p>Project 項目名稱: Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories</p>	<p>Drawing Title 圖目: Proposed Drainage Plan</p> <p>Drawing No. 圖號: Figure 5</p>	<p>Remarks 備註:</p> <ul style="list-style-type: none"> Proposed catchpit ▣ Catchpit with sand trap ← Flow of surface runoff +23.2 Level (In mPD) ▨ External catchment <p>Scale 比例: 1:1000</p>
---	---	---



Project 項目名稱:
 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lot 1433 in D.D. 118 & Adjoining Government Land, Tai Shu Ha Road West, Yuen Long, New Territories

Drawing Title 圖名:
 Proposed Site Paving Plan

Drawing No. 圖號:
 Figure 6

Remarks 備註:
 Proposed land filling area (to be paved by 200mm thick concrete)

Scale 比例:
 1:1000

Total: 1 page

Date: 19 January 2023

TPB Ref.: A/YL-TT/584

By Email

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

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118
and Adjoining Government Land, Tai Shu Ha Road West, Yuen Long,
New Territories**

The applicant confirms that no "quarantine station or quarantine lairage for animals" will be provided on site so that the proposed development is a designated project (DP) under the EIA Ordinance.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Email

Total: 2 pages

Date: 20 February 2023

TPB Ref.: A/YL-TT/584

By Email

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

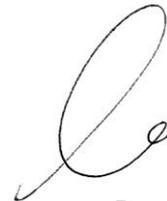
Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years and Filling of Land at Lot 1438 in D.D. 118
and Adjoining Government Land, Tai Shu Ha Road West, Yuen Long,
New Territories**

We confirm that the area of land filling should be 590.2m². Please see attached updated page 6 of the S.16-III application form.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Joyce TAM) –
By Email

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <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))</p> <p>Vehicular access leading from Tai Shu Ha Road West</p> <p>No 否 <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)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 590.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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"/>																													

Previous Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/425	Proposed Religious Institution (Shrine)	16.3.2018

Rejection Reasons:

- (1) Not in line with the planning intention of the “AGR” zone.
- (2) Fail to demonstrate that the development would not cause adverse landscape impacts on the surrounding areas.
- (3) Approval of the application would set an undesirable precedent.

**Similar Applications within the subject “AGR” Zone
on the Tai Tong OZP since 2021**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/512	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021
2	A/YL-TT/525	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	15.10.2021
3	A/YL-TT/551	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.6.2022
4	A/YL-TT/562	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	9.9.2022
5.	A/YL-TT/573	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
6.	A/YL-TT/574	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	25.11.2022
7.	A/YL-TT/582	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comments on the application; and
- no permission is given for occupation of Government Land (GL) (about 135.5 m² subject to verification) included in the application site (the Site). Any occupation of GL without Government's prior approval is not allowed.

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- the local track leading to the Site is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application provided that the facilities will be properly designed and maintained, the proposed environmental mitigation measures proposed by the applicant would be properly implemented, and no quarantine station or quarantine lairage for animals will be provided on site; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring all animals to be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system, and no usage of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed on the Site at any time during the planning approval period should be stipulated.

4. Agriculture, Animal Management and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment from animal management and nature conservation perspectives; and
- the Site is zoned "Agriculture" and is vacant. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site could be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether agricultural activities will take place on a specific site will hinge on a lot of factors; and

- the Site does not associate with any licence granted by his department, nor has any application regarding the Site been received.

5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development from a drainage point of view; and
- should the Board consider the application acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no comment from landscape planning perspective; and
- according to the aerial photo of 2022 and site photos (**Plans A-2, A-4a and A-4b**), the Site is situated in a rural fringe area predominated by temporary structures, warehouses, open storages, graveyard, farmland and scattered tree groups. The Site is vacant and covered with wild grass. No significant landscape resource is observed within the Site and further significant landscape impact on existing landscape resources is not anticipated. Similar applications have been approved in the vicinity of the Site and the proposed use is considered not incompatible with the landscape character of the surrounding area.

7. **Fire Safety**

Comments of the Director of Fire Services:

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the application site, he is not in a position to offer comments on their suitability for the proposed use.

9. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments from the village representatives in the vicinity.

10. **Other Departments**

- Chief Engineer/Construction, Water Supplies Department and Commissioner of Police

have no objection to or no comment on the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
- (i) the application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL); and
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, you have to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (b) to note the comments of the Commissioner for Transport that:
- (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- (i) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West;
- (d) to note the comments of the Director of Environmental Protection that:
- (i) the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed;
 - (ii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. The design and construction of the septic tank and soakaway system should comply with the requirements of his department’s Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93. “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and should be duly certified by an Authorised Person (AP);
 - (iii) the statutory requirements under relevant pollution control ordinances should be met; and
 - (iv) in the process of land filling, the land should not be filled with construction waste and it

is your responsibility to comply with all relevant environmental legislations during construction and operation of the project. You are also advised to follow the Recommended Pollution Control Clauses for Construction Contracts to minimise the environmental impacts during construction.

- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The establishment and ancillary facilities which are licensed under Cap. 139I must always fulfil the criteria listed in the Regulations. Besides, the dogs kept by you should be properly licensed in accordance with the Rabies Ordinance (Cap. 421). The Prevention of Cruelty to Animals Ordinance (Cap. 169) should be observed at all times. Detailed information and guidance on animal boarding establishment will be provided when license application is received;
- (f) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department and his specific comments on the submitted drainage proposal that:
 - (i) the existing natural drain, to which the stormwater is to be discharged from the Site, as proposed by you, was not maintained by his office. The owner of the existing drainage facilities should be identified and consent from them shall be sought prior to commencement of the proposed works. In the case that it is a local village drain, District Officer (Yuen Long) should be consulted;
 - (ii) since there is no record of the aforementioned discharge path, clear site photos should be provided to demonstrate its presence and existing condition;
 - (iii) the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system) should be clearly indicated;
 - (iv) the hydraulic capacity of the existing drainage facilities should be checked and ensured that it would not be adversely affected by the proposed development;
 - (v) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (vi) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - (vii) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (viii) the development should neither obstruct overland flow nor adversely affect existing natural drains, village drains, ditches and the adjacent areas, etc.; and
 - (ix) DLO/YL should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside your lot boundary before commencement of the drainage works;
- (g) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs

should be submitted to his department for approval;

- (ii) 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 also be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) 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;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-TT/584 DD 118 Tai Tong Shu Ha Road West
24/01/2023 03:17

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-TT/584

Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Shu Ha Road West,
Yuen Long

Site area: About 590.2sq.m Includes Government Land of about 135.5sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections, the intention is to fill in the entire site as can be seen from the plan.

Approval would be contrary to the rejection of Application 425

599th RNTPC MEETING ON 16.03.2018

After deliberation, the Committee decided to reject the application. The reasons were :

"(a) the development is not in line with the planning intention of "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify a departure from the planning intention;

(b) the applicant fails to demonstrate that the proposed development would not create adverse landscape impacts on the surrounding areas;

This district has already lost significant farm land to rezoning. What is left should be protected from exploitation. There is absolutely no justification for yet another ABE.

Mary Mulvihill

From:

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

Date: Sunday, 18 February 2018 3:01 AM CST

Subject: A/YL-TT/425 DD 118 Tai Tong Shrine

A/YL-TT/425

Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 460m² Includes Government Land of about 10m²

Zoning : "Agriculture"

Applied Development : Religious Institution (Shrine)

Dear TPB Members,

Kung Hei Fat Choi.

This application appears to be to legitimize an existing unapproved land use as it mentions 7 structures.

Object to complete lack of information on type of religious institution and the purpose of the shrine.

There have been a number of articles in the media recently exposing corruption related to unsupervised religious facilities. Applications for such facilities should be transparent.

No mention of parking that would obviously be required for visitors?The proposed development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification to merit a departure from the planning intention.

Mary Mulvihill

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



KFBG's comments on two planning applications

31/01/2023 19:42

From:

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

File Ref:

2 attachments



230131 s16 TT 583.pdf 230131 s16 TT 584.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

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

31st January 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and
Associated Filling of Land
(A/YL-TT/584)**

1. We refer to the captioned.
2. There is a rejected application covering the application site and the reasons to reject it (A/YL-TT/425; Proposed Religious Institution (Shrine); rejected in 2018) are as follows:

(a) the development is not in line with the planning intention of "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify a departure from the planning intention;

(b) the applicant fails to demonstrate that the proposed development would not create adverse landscape impacts on the surrounding areas; and

(c) approval of the application would set an undesirable precedent for other similar uses to proliferate within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

3. The current site is entirely within Agriculture (AGR) zone. We urge the Board to reject

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email:



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

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

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden