

2024年02月22日  
此文件在收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

A/TM/591

This document is received on 22 FEB 2024  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**  
位於鄉郊地區或受規管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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2-20336

9/2 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / Tm / 591
	Date Received 收到日期	22 FEB 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)  
Paws United Charity Limited

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	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 4190 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 not more than 1,257 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	4190 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	Draft Tuen Mun Outline Zoning Plan No. S/TM/38
(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用途，請填妥於附件的表格。

## (b) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p>
(b) Intended use/development 有意進行的用途/發展	

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

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

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 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

Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment (ABE) for Homeless Animals for a Period of 5 Years  
(Planning Approval No. A/TM/564)

(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	Not more than 1,257. sq.m 平方米	<input 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	

- ☐ include 包括 ..... storeys of basements 層地庫
- ☐ 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) ☐ About 約  
..... m 米 ☐ About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

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

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

☒ other(s) 其他

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

Temporary Animal Boarding Establishment for .....  
 Homeless Animals and its ancillary facilities .....  
 Not more than 1,257m2 .....

① renovate only  
 X demolish  
 ③ X temp structure

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Existing Building 1	G/F & 1/F	Facilities for Animal Care and Adoption, Office, Toilet, Dog Kennel, Pantry ...
Existing Building 2	G/F	Cat Isolation Room ..... demolished? ②
Existing Building 3	G/F	Dog Isolation Room, Store .....
New Building 1	G/F	Dog Training Room, Plant Room .....
New Building 2	G/F	Guard Room, Plant Room (Toilet & shower room) temp? ③

## (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)

Q4 2025

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

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)) San Ping Circuit <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 <u>3</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <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 General Building Plan approved by the Buildings Department..</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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"/>																													

**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。

The applicant, Paws United Charity Limited, has made efforts to comply with the approval conditions under the approved planning permission for a temporary animal boarding establishment for homeless animals under Application No. A/TM/564. However, as there are certain approval conditions that can only be fulfilled after the construction works on the site, we are submitting a request for the renewal of town planning permission for Application No. A/TM/564. We provide the following justifications for your consideration:-

1. The original approval of application No. A/TM/564 was granted on 15.10.2021 for a period of 5 years until 15.10.2026. The STT approval from LandsD for granting the site in Q3 of 2022, and eventually, obtained the funding from Devb in Q3 of 2022, resulting in a delay in the overall project timeline. Referring to the letters from the Planning Department dated 1.11.2023 and 27.12.2023, it is confirmed that the applicant has already complied with the approval conditions (f), (i), and (k) prior to the commencement of construction works. The remaining approval conditions (e), (g), (j), and (l) will be fulfilled upon the completion of the site works.
2. The General Building Plan has been approved by the Building Department on 27.11.2024. Following this approval, the consultants are currently in the process of preparing the tender documents for tendering. The tender procedure for the Main Contractor is scheduled to be conducted in Q1 of 2024.
3. Most of the development parameters and operations arrangements of the ABE will be remained the same comparing to the previous approval under application No. A/TM/564. The increase in site area is at the processing of the Short Term Tenancy due to the setting out of site boundary and the inclusion of adjoining slope area along the access road of the site (Please refer to the STT letter from LandsD as attached). Therefore, the maximum plot ratio and site coverage will remain unchanged, as recorded in the approved General Building Plan (GBP). Same as the approved application, it is estimated that a maximum of 180 dogs and 65 cats will be accommodated.
4. The awarding of the Main Contractor and the commencement of site works are planned for Q2 of 2024. The tentative duration for the site works is 18 months, with a target completion date in Q4 of 2025.

**11. Declaration 聲明**

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

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

Signature  
簽署

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

.....  
JEFFREY KWOK PAK WAI

Managing 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

KC Surveyors Ltd.



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

Date 日期

31/1/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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>④</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

④ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Ex-St. Simon's Primary School, San Ping Circuit, Tuen Mun		
Site area 地盤面積	4190 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 4190 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/38		
Zoning 地帶	Government, Institution or Community		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment (ABE) for Homeless Animals for a Period of 5 Years (Planning Approval No. A/TM/564)		
(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	1,257 <input type="checkbox"/> About 約 <input checked="" 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 blocks 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		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			2 Storeys(s) 層 <input 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		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			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	3
	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/>	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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 checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. General Building Plan approved by the Buildings Department on 27.11.2023		
2. PD approval letters for approval conditions (f), (i) and (k) on 1.11.2023 & 27.12.2023		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		

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。

此為空白頁。  
This is a blank page.

[illegible]

BLOCK PLAN (1:1000)

## 規劃署

屯門及元朗西規劃處  
香港新界沙田上禾輋路一號  
沙田政府合署 14 樓



## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F., Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/TM/564  
電話號碼 Tel. No. : 2158 6282  
傳真機號碼 Fax No. : 2489 9711

By Post and Fax (2836 0221)

1 November 2023

KC Surveyors Ltd.  
6/F, Sitoy Tower,  
164 Wai Yip Street,  
Kwun Tong, Kowloon  
(Attn.: Mr. Jeffrey KWOK)

Dear Sir/Madam,

**Application for Proposed Temporary Animal Boarding Establishment for Homeless Animals  
for a Period of 5 Years (No. A/TM/564) Under Section 16 of Town Planning Ordinance  
in "Government, Institution or Community" Zone,  
in Former St. Simon's Primary School, San Ping Circuit, Tuen Mun**

---

**Compliance with Approval Conditions (f) and (i)**

I refer to your submissions dated 17.10.2023 and 19.10.2023 for compliance with the captioned approval conditions in relation to the submission of a drainage proposal and a sewerage impact assessment. The Director of Drainage Services and the Director of Environmental Protection (DEP) have been consulted on your submissions. Your submissions are considered:

**Approval Condition (f)**

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition and inform this office accordingly.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at Appendix I.

**Approval Condition (i)**

- ☐ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition and inform this office accordingly.
- ☒ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at Appendix I.

The Director of Drainage Services also reminded you of the following general comments:

- (a) All proposed sewerage/drainage connection works should be carried out by the applicant in accordance with DSD Standard Drawings at the application's cost. The applicant is reminded to submit the HBP1 application form together with a cheque to DSD for a technical audit of the completed sewer connection works. All sewerage/drainage works to be handed over to the Drainage Services Department (DSD) shall conform to the requirements stipulated in Stormwater Drainage Manual, Sewerage Manual, DSD Standard Drawings, DSD Technical Circulars, Practice Notes and Guidelines, etc.

The applicant is required to submit the declaration form (form no.: HBP1\_CC) before the inspection and to provide certified as-built drainage plans to DSD for record.

- (b) It is the applicant's responsibility to identify/locate the existing government sewers/drains to which sewerage/drainage connections from his site are to be proposed. The applicant should verify the existence of any sewers/drains and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The applicant should also verify that the existing government sewers/drains, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site. Besides, for any excavation works over or in close vicinity to existing government drains/sewers, the applicant should notify DSD in writing at least 14 working days before backfilling the excavation works and arrange joint site inspection with DSD prior to covering up.

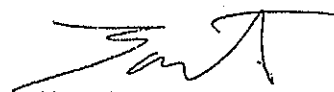
The applicant is also reminded that any person wilfully, except with the permission in writing of the Authority, or negligently damages, alters, disconnects or otherwise interferes with any public sewer or drain or any connection therewith, shall be guilty of an offence under Section 6 of Public Health and Municipal Services Ordinance (Cap 132).

- (c) The DSD will only take over those public sewerage/drainage connection pipes constructed on government land and locate downstream of the proposed terminal manholes.
- (d) The applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the site. The applicant shall check the internal conditions of the existing public drains/sewers running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of his/her works to our satisfaction. The applicant shall also make necessary arrangement/agreement with DSD for the scope of CCTV surveys (or other agreed alternatives). Please note that, such CCTV surveys (or other agreed alternatives) serve no intention to relieve the applicant's liabilities on other drains/sewers that are not included in these surveys. Any pipe blockage or damage arising from the construction works shall be made good at the cost of the applicant and to DSD's satisfaction.
- (e) The applicant is required to liaise with relevant utility undertakers to obtain the latest records, plans and alignments of their utilities in order to ensure the feasibility of the proposed drainage/sewerage works. The applicant is also required to excavate inspection pits and conduct utility detection to verify the alignments of utilities shown in such utility records if considered necessary.

- (f) Under the Water Pollution Control Ordinance (Cap 358), discharge of wastewater into stormwater drains is not permitted. The applicant shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestic use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fitments, through the sewage terminal manhole(s) to the public sewers. Besides, to ensure the sustainability of the public sewerage network, the applicant shall ensure that the surface runoff within the development site will be collected and discharged via a stormwater drainage system and not be drained to the public sewerage network.

Should you have any queries, please contact Mr. Aiden CHU of our office at 2158 6292, Ms. Flora NG of the Environmental Protection Department at 2835 2319 or Alice FUNG of the DSD at 2300 1630 direct.

Yours sincerely,



( Ms. Janet CHEUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C

DEP  
CE/MN, DSD

(Attn.: Ms. Flora NG)  
(Attn.: Ms. Alice FUNG)

(Fax: 2591 0558)  
(Fax: 2770 4761)

Internal

CTP/TPB  
Site Record

JC/AC/SC/sc

Comments from the Director for Environmental Protection:

1. Appendix B, Table 1 - Please review the people density for Tsing Shan Tsuen. Assuming 4 people per house may underestimate the population.
2. Appendix B, Table 2 - Peaking factor for Contributing Population <1000 should be 8.
3. Please provide the spreadsheet for hydraulic calculation for checking.

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輋路一號  
沙田政府合署 14 樓



## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F., Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/TM/564  
電話號碼 Tel. No. : 2158 6282  
傳真機號碼 Fax No. : 2489 9711

By Post and Fax (2836 0221)

27 December 2023

KC Surveyors Ltd.  
6/F, Sitoy Tower,  
164 Wai Yip Street,  
Kwun Tong, Kowloon  
(Attn.: Mr. Jeffrey KWOK)

Dear Sir/Madam,

**Application for Proposed Temporary Animal Boarding Establishment for Homeless Animals  
for a Period of 5 Years (No. A/TM/564) under Section 16 of Town Planning Ordinance  
in "Government, Institution or Community" Zone,  
in Former St. Simon's Primary School, San Ping Circuit, Tuen Mun  
Compliance with Approval Conditions (i) and (k)**

I refer to your submissions dated 26.11.2023 and 11.12.2023 for compliance with the captioned approval conditions in relation to the submission of a sewerage impact assessment and a fire service installations proposal. The Director of Drainage Services, the Director of Environmental Protection and the Director of Fire Services have been consulted on your submissions. Your submissions are considered:

**Approval Condition (i)**

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition and inform this office accordingly.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at Appendix I.

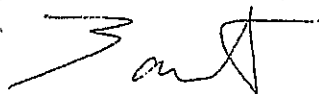
**Approval Condition (k)**

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition and inform this office accordingly.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at Appendix I.



Should you have any queries, please contact Mr. Aiden CHU of our office at 2158 6292.

Yours sincerely,



(Ms. Janet CHEUNG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c

CE/MN, DSD

DEP

D of FS

(Attn.: Ms. Alice FUNG)

(Attn.: Ms. Flora NG)

(Attn.: Mr. CHEUNG Wing-hei)

(Fax: 2770 4761)

(Fax: 2591 0558)

(Fax: 2739 8775)

Internal

CTP/TPB

Site Record

JC/AC/AP/ap



RECEIVED

-1 DEC 2023

J4207

YOUR REF: 來函編號

OUR REF: 辦事處編號

FAX: 圖文傳真

TEL: 電話

WEBSITE: 網址

(48) in BD 22-3/9050/23

2845 1559

2626 1427

www.bld.gov.hk

KOWK Pak Wai Jeffrey  
6/F Sitoy Tower,  
164 Wai Yip Street,  
Kwun Tong, Kln

27 November 2023

Dear Sir,

Former St. Simon's Primary School, San Ping Circuit, Area 33, Tuen Mun, N.T. -  
STT-TM0064

I refer to your application received on 29 September 2023 for approval of proposals in respect of Building (Alterations and Additions).

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance (BO) and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority (BA) attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations (B(A)R), this is to notify that the above - mentioned plans submitted with your application received on 29 September 2023 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him/her.

5. This approval should NOT be deemed to confer any title to land; to act as a waiver of any term in any lease or licence; or to grant any exemption from or to permit any contravention of any of the provisions of the BO or any other enactment. This approval does NOT authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the BO refers.

6. The approval given herein is confined to the coloured portions as shown on the plans and should not be construed as approval to uncoloured portions of the plans.

7. It is noted that Director of Fire Services (contact officer, Mr. LI Chi-fung at tel. 3971 4650) has replied to you directly on 3 November 2023.

SL 9(4/2023) (GBP Stage I &amp; II Curtailed Check or A&amp;A)

/8...

8. Comments from District Land Officer/Tuen Mun, will be conveyed to you upon receipt. While the comments from District Lands Officer/Tuen Mun, Lands Department are pending, your attention is drawn to the Buildings Ordinance section 14(2) for any amendments necessitated.

9. It is noted that District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (contact officer, Janet CHEUNG at Tel. 2158 6282) has replied to you directly on 3 November 2023.

10. Comments from the Chief Engineer/Mainland North, Drainage Services Department (contact officer, Alice FUNG at Tel no: 2300 1630) are incorporated at Appendix I.

11. Comments from Health Inspector, Food and Environmental Hygiene Department (contact officer: SIU Cho-ho at Tel no: 2451 3228) are incorporated at Appendix II.

12. Comment from Highways Department will be conveyed to you upon receipt.

13. Form BD106 is enclosed herewith.

14. You are reminded that the proposed New Building 1 and New Building 2 will result in a new building under section 2 of the BO. Such new building shall not be occupied unless an occupation permit or a temporary occupation permit has been issued by the Building Authority under section 21(1) of the BO.

15. To facilitate amendments to the submitted plans under PNAP ADM-14, the representative of AP took away the said plans from this office on 8 November 2023 and returned the same on 15 November 2023.

c.c. Paws United Charity Limited  
20/F Office 29,  
Leighton Centre,  
77 Leighton Road,  
Causeway Bay, HK

DFS	[By Fax Only: 2722 6234]
DLO/TM	[By Fax Only: 2459 0795]
DPO/TM& YLW	[By Fax Only: 2489 9711]
CHE/NT	[By Fax Only: 2714 5216]
CE(Drainage)	[By Fax Only: 2770 4761]
GEO	[By Fax Only: 2194 0165]
FEHD	[By Fax Only: 2452 6559]
AC for T	[By Fax Only: 2381 3799]
EPD	[By Fax Only: 2591 0558]
CO/SM	

Yours faithfully,

(CHENG Hang-on, Colin)  
Chief Building Surveyor  
for Building Authority

Our Ref: (48) in BD 22-3/9050/23

Address: Former St. Simon's Primary School, San Ping Circuit, Area 33, Tuen Mun, N.T. - STT-TM0064

Appendix I (Page 1 of 1)

Chief Engineer/Mainland North, Drainage Services Department (contact officer, Alice FUNG at Tel no: 2300 1630) has the following comments:

---

- (a) The AP is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the site. The AP shall monitor the internal conditions of the existing public drains/sewers running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of his/her works to our satisfaction. The AP shall also provide details of all discharge point(s) in the discharge licence approved by EPD and make necessary arrangement/agreement with this Department for the scope of CCTV surveys (or other agreed alternatives). Nevertheless, such CCTV surveys (or other agreed alternatives) serve no intention to relieve the AP's liabilities on other drains/sewers that are not included in these surveys. Any pipe blockage or damage arising from the construction works shall be made good at the cost of the developer and to our satisfaction.
- (b) The AP is required to liaise with relevant utility undertakers to obtain the latest records, plans and alignments of their utilities in order to ensure the feasibility of the proposed drainage works. The AP is also required to excavate inspection pits and conduct utility detection to verify the alignments of utilities shown in such utility records if considered necessary.
- (c) It is the developer's responsibility to identify/locate the existing government sewers and stormwater drains to which drainage connections from his site are to be proposed. The AP should verify the existence of any drains/sewers/utilities and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The AP should also verify that the existing government drains/sewer, to which connections are proposed, are in normal working conditions and capable of taking the discharge from the site. Besides, for any excavation works over or in close vicinity to existing government drains/sewers, the AP should notify DSD in writing at least 14 working days before backfilling the excavation works and arrange joint site inspection with DSD prior to covering up.  
  
The AP is also reminded that any person wilfully, except with the permission in writing of the Authority, or negligently damages, alters, disconnects or otherwise interferes with any public sewer or drain or any connection therewith, shall be guilty of an offence under Section 6 of Public Health and Municipal Services Ordinance (Cap 132).
- (d) Under the Water Pollution Control Ordinance (Cap 358), discharge of wastewater into stormwater drains is not permitted. The AP shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestic use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fittings, through the sewage terminal manhole(s) to the public sewers. Besides, to ensure the sustainability of the public sewerage network, the AP shall ensure that the surface runoff within the development site will be collected and discharged via a stormwater drainage system and not be drained to the public sewerage network.

Our Ref: (48) in BD 22-3/9050/23

Address: Former St. Simon's Primary School, San Ping Circuit, Area 33, Tuen Mun, N.T. - STT-TM0064

Appendix II (Page 1 of 1)

Health Inspector, Food and Environmental Hygiene Department (contact officer: SIU Cho-ho at Tel no: 2451 3228) has the following comments:

---

1) The applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings.

2) The applicant shall ensure i) any material likely to result in littering or injuring the surface of street or public place, which is adhering to the wheels, framework or body of vehicles involved in their operation, has been previously removed and; ii) any load likely to result in littering or injuring the surface of street or public place which is carried thereon is so secure and packed that no part or content thereof may fall, escape or be blown therefrom, onto the street or public place.

3) The associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.

BUILDING AUTHORITY OF HONG KONG  
Form BD 106  
BUILDINGS ORDINANCE  
(Chapter 123)  
Section 42

Permit under Section 42

Permit No. NT669/2023/MOD  
Our Ref. No. BD 22-3/9050/23  
To : Paws United Charity Limited  
c/o KOWK Pak Wai Jeffrey  
164 Wai Yip Street,  
Kwun Tong,  
Kowloon.

Date 27 November 2023

In exercise of the powers vested in me by section 42 of the Buildings Ordinance, I hereby grant modification of and/or exemption from the provisions of –

- (A) Building (Administration) Regulations 29(1A) to permit exemption from payment of fees for plan processing.
- (B) Building (Planning) Regulation 36 to permit omission of natural lighting and ventilation in female toilet and accessible toilet as shown on plans.
- (C) Building (Planning) Regulation 41D to permit non-provision of Emergency Vehicular Access (EVA).

in respect of the proposed buildings works at Former St. Simon's Primary School, San Ping Circuit, Area 33, Tuen Mun, N.T. on (lot no.) STT-TM0064.

2. This permit is granted subject to the following conditions:

- (a) The said works are to be carried out in accordance with the plans approved on 27 November 2023 under our Ref. No. BD 22-3/9050/23.
- (b) Regarding item (B) above:
  - (i) Artificial lighting and mechanical ventilation at a rate of not less than 10 Air Changes Per Hour to be provided to the satisfaction of the Building Authority; and
  - (ii) Fresh air intake complying the requirements set out in Annex 2 of PNAP ADM-2 to be provided.
- (c) Regarding item (C) above:  
Enhanced fire service installations are to be provided to the satisfaction of the Director of Fire Services.
- (d) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval prior to the submission of Form BA13 and Form BA14 upon completion.
- (e) A checklist of valid Forms BD106 is to be submitted at the time of the submission of the application of occupation permit and Form BA14 upon completion.
- (f) This permit will expire on 26 November 2025 if the consent to commence the above works is not obtained on or before the specified date or where such consent has been obtained but is deemed to be revoked under section 20(1) of the Buildings Ordinance after the specified date.

c.c. BD GR/OA/118

( CHENG Hang-on, Colin )  
Chief Building Surveyor  
for Building Authority

16 February 2023

To whom it may concern

**Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years at Former St Simon's Primary School, San Ping Circuit, Tuen Mun, NT under the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organizations**

**Authorization Letter**

This letter is to certify that we have engaged KC Surveyors Ltd as a consultant and authorized them to act as our agent for the captioned project.

Yours faithfully  
For and on behalf of  
Paws United Charity Limited



Jen CHAN  
Director



Our Ref.: KCS/J4207/24/0262L

31 January 2024

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

(By Hand and By Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

Dear Sirs

**Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years in "Government, Institution or Community" Zone, in Former St. Simon's Primary School, San Ping Circuit, Tuen Mun (Application No. A/TM/564)**

We refer to the planning approval under application no. A/TM/564 granted by the Town Planning Board on 15.10.2021 and the letter from the Planning Department (Ref.: TPB/A/TM/564-7) dated 9.1.2024 regarding the last extension of time granted for compliance with planning conditions.

On behalf of Paws United Charity Limited, the applicant, we would like to submit an application for the renewal of town planning permission for the captioned project. Please find enclosed the duly signed Form No. S16-1 for your consideration.

Should you have any questions, please feel free to contact the undersigned or Mr Keith LO at 2782 2211.

Yours faithfully  
For and on behalf of  
KC Surveyors Limited

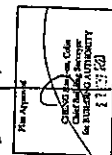
  
Jeffrey KWOK  
Managing Director

JK/KL/kh

c.c. Ms Jen CHAN - Paws United Charity Limited  
Mr Aiden CHU - Planning Department

(By email)  
(By email)

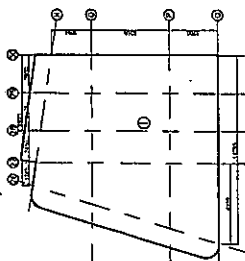




Note: This plan has been processed on a certified check basis under the controlled processing system as promulgated in FMPP AQM-12. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 413(p) and the provisions of section 14177(c) of the Building Code are of particular relevance to this matter.

SITE LAYOUT PLAN  
SCALE: 1:150

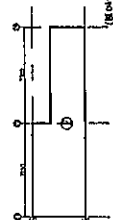
### SITE COVERAGE DIAGRAMS & CALCULATION (BELOW 15M)



**G/F SITE COVERAGE DIAGRAM (NEW BUILDING 1)**

G/F SITE COVERAGE CALCULATION (NEW BUILDING 1)

196.28m2

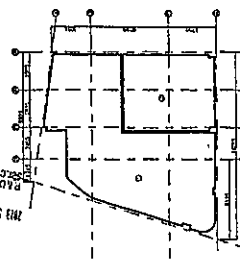


C/G/F SITE COVERAGE DIAGRAM (EXISTING BUILDING 3)

G/F SITE COVERAGE CALCULATION (EXISTING BUILDING 3)

② =49.56m<sup>2</sup> (EXISTING)

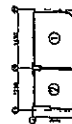
## COMPARTMENT DIAGRAM & CALCULATION



G/F COMPARTMENT DIAGRAM (NEW BUILDING 1)

G/F COMPARTMENT CALCULATION (NEW BUILDING 1)

①  $-99.90\text{m}^2 < 2,500 \text{ S.M.}$

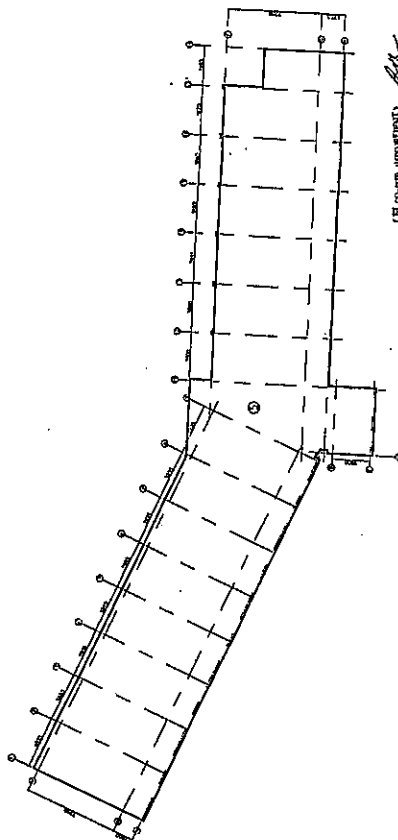
 $\approx 40.5 \text{ cm}^2$ 

**G/F COMPARTMENT DIAGRAM (NEW BUILDING 2)**

G/F COMPARTMENT CALCULATION (NEW BUILDING 2)

**D**  $-13.92\text{m}^2 < 10,500\text{ S.M.}$

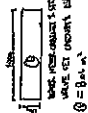
9.5



«ИНТЕРПРОТ» ЗАО-ОБ 14.7.

G/F SITE COVERAGE DIAGRAM (EXISTING BUILDING 1)

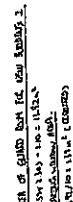
G/F SITE COVERAGE CALCULATION (EXISTING BUILDING)



(7) 01-05-2019

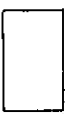
G/F SITE COVERAGE DIAGRAM (EXISTING BUILDING\_2)

C/G/F SITE COVERAGE CALCULATION (EXISTING BUILDING 2)

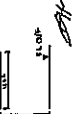

$$[C_0]_{\text{total}} = [C_0] + [C_0]_{\text{bound}} + [C_0]_{\text{free}}$$

CHARLE WATSON FIRM

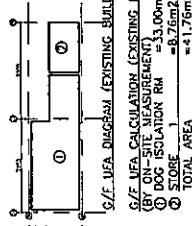
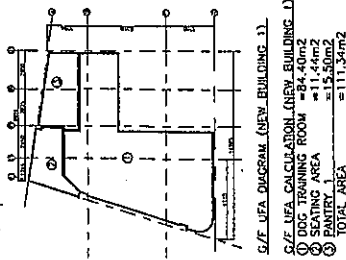
(Q309) 7. weat = 567 x 1 x 950x81



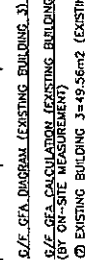
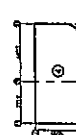
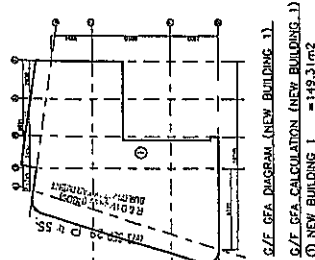
3



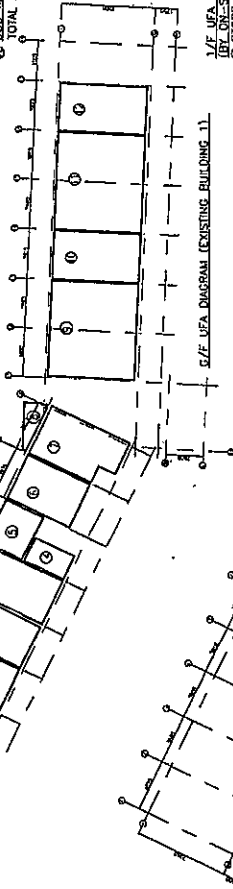
# UFA DIAGRAMS & CALCULATION



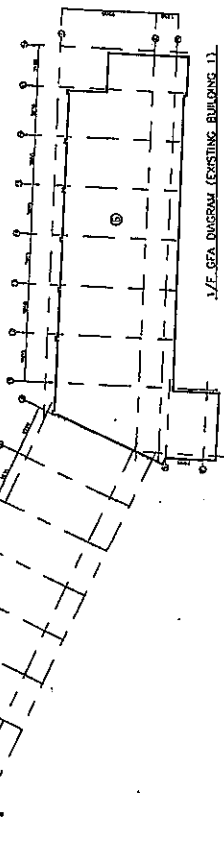
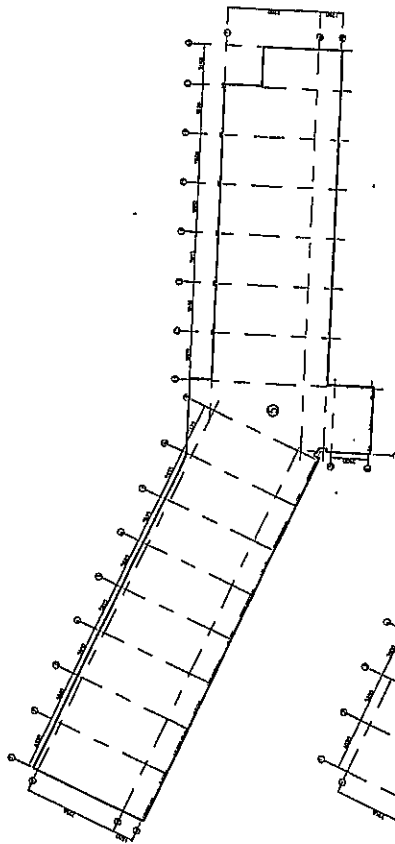
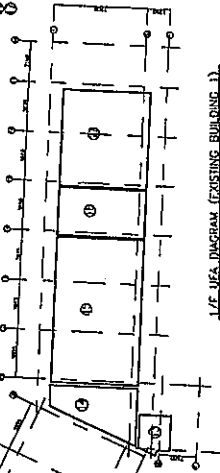
# UFA DIAGRAMS & CALCULATION



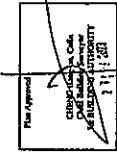
- G/F UFA CALCULATION (EXISTING BUILDING 1)**  
(BY ON-SITE MEASUREMENT)
- ① DOG OBSERVATION ROOM1 = 24.54m<sup>2</sup> (EXISTING)
  - ② DOG OBSERVATION ROOM2 = 24.54m<sup>2</sup> (EXISTING)
  - ③ DOG OBSERVATION ROOM3 = 24.54m<sup>2</sup> (EXISTING)
  - ④ INTERVIEW ROOM 1 = 11.54m<sup>2</sup> (EXISTING)
  - ⑤ INTERVIEW ROOM 2 = 19.72m<sup>2</sup> (EXISTING)
  - ⑥ CATERY 1 = 25.32m<sup>2</sup> (EXISTING)
  - ⑦ CATERY 2 = 3.96m<sup>2</sup> (EXISTING)
  - ⑧ STORE 2 = 49.96m<sup>2</sup> (EXISTING)
  - ⑨ DOG KENNEL 1 = 25.43m<sup>2</sup> (EXISTING)
  - ⑩ DOG KENNEL 2 = 50.84m<sup>2</sup> (EXISTING)
  - ⑪ DOG KENNEL 3 = 23.80m<sup>2</sup> (EXISTING)
  - TOTAL AREA = 291.27m<sup>2</sup> (EXISTING)



- 1/F UFA CALCULATION (EXISTING BUILDING 1)**  
(BY ON-SITE MEASUREMENT)
- ① DOG KENNEL 1 = 6.88m<sup>2</sup> (EXISTING)
  - ② DOG KENNEL 2 = 76.11m<sup>2</sup> (EXISTING)
  - ③ VOLUNTEER ROOM = 25.00m<sup>2</sup> (EXISTING)
  - ④ CATERY 3 = 50.44m<sup>2</sup> (EXISTING)
  - TOTAL AREA = 158.33m<sup>2</sup> (EXISTING)



THIS UFA AND THE UFA CALCULATION ARE FOR INFORMATION ONLY. THE UFA CALCULATION IS NOT A FINAL DESIGN. THE UFA CALCULATION IS NOT A FINAL DESIGN. THE UFA CALCULATION IS NOT A FINAL DESIGN.



- G/F UFA CALCULATION (EXISTING BUILDING 1)**  
(BY ON-SITE MEASUREMENT)
- ① EXISTING BUILDING 1 = 582.13m<sup>2</sup> (EXISTING)

- 1/F UFA CALCULATION (EXISTING BUILDING 1)**  
(BY ON-SITE MEASUREMENT)
- ① EXISTING BUILDING 1 = 273.02m<sup>2</sup> (EXISTING)

PAUSED PROJECT - PROJECT INFORMATION

PROJECT NAME: [REDACTED]

PROJECT LOCATION: [REDACTED]

PROJECT DATE: [REDACTED]

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS

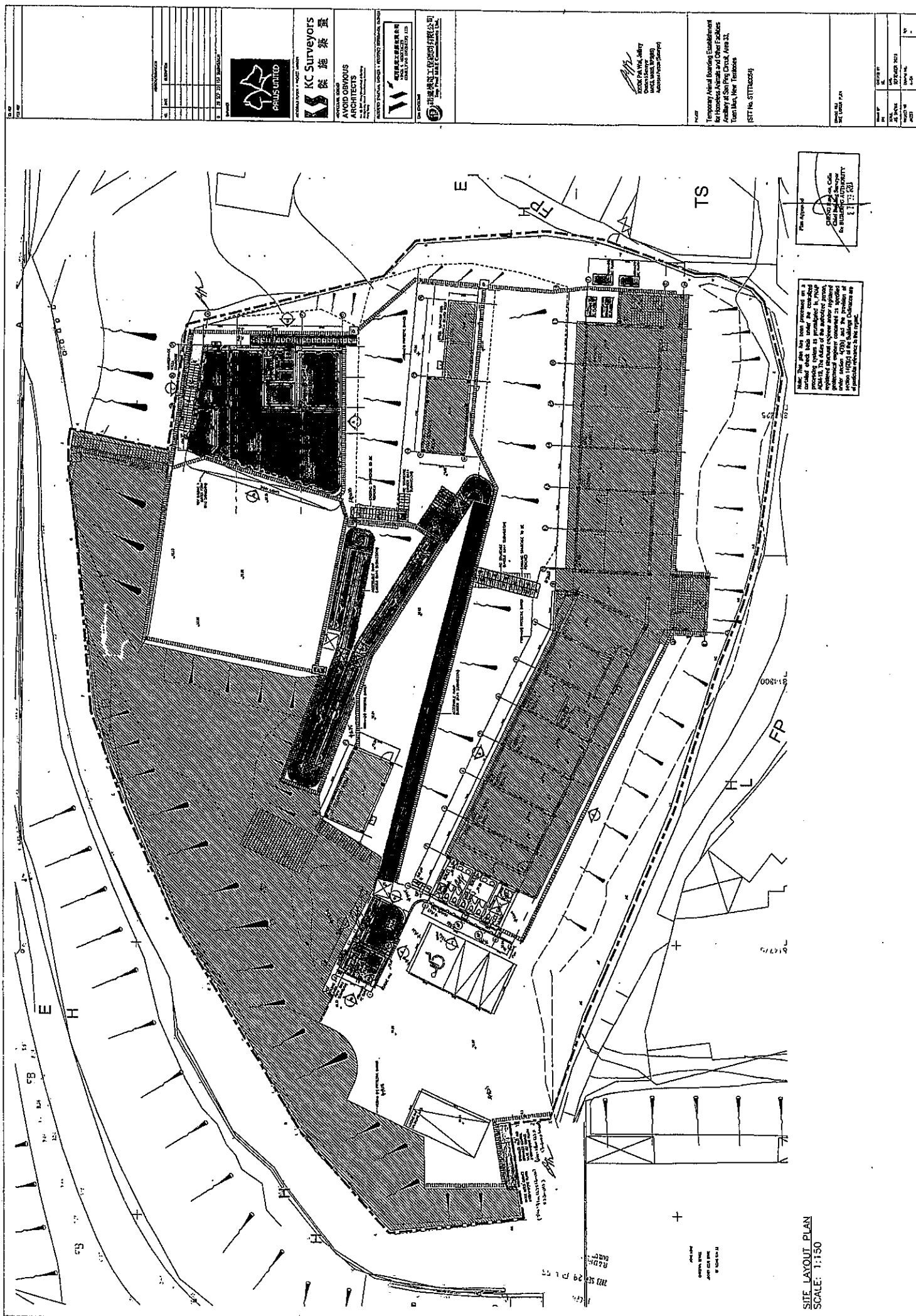
AVOID OBVIOUS ARCHITECTS

AVOID OBVIOUS ARCHITECTS













FIRE RESISTANCE REQUIREMENTS FOR ELEMENTS OF CONSTRUCTION			THE UNIVERSITY OF CALIFORNIA, BERKELEY											
LOCATION	USE	CLASS	TOTAL FLOOR AREA(SQ. FT.)		TOTAL VOLUME(CUB. FT.)		FLOOR COVER(SQ. FT.)		WALL COVER(SQ. FT.)		CEILING COVER(SQ. FT.)		REMARKS	
			13.92	13.92	51.85	604	102	200	30	200	25	75		
C/F	GUARD ROOM	4a												
	DOOR TRAVEL ROOM, SPRINKLER & FS PUMP TANK 1	4a	99.90	99.90	372.13	4648	100	20	300	30	200	25	75	15
	SPRINKLER & FS PUMP TANK	8	40.56	40.56	151.09	604	100	20	300	30	200	25	75	15
	FRIGIDANT HOT WATER PUMP ROOM	8	9.55	9.55	35.61	604	100	20	300	30	200	25	75	15

NOTE: (1) THE POPULATION OF MALE PERSONS TO TEMPORARY ANNUAL BOARDING ESTABLISHMENT FOR HOMELESS ANIMALS SHALL BE DEEMED TO BE 1:1 (1) MAINTAIN THE ROOM IS SAFE AS THOSE IN OFFICE THEREFORE THE CAPACITIES FOR THESE ROOMS ARE NOT COMMITTED IN ORDER TO AVOID DOUBLE COUNTING.

PROPOSED GROSS FLOOR AREA = 11113.28 sq  
CAR PARKING PROVISION UNDER THE APPROVED SECTION 16 DATED 29 OCTOBER 2021 (4/70/564)

REMOVED	PRIVATE CAR	2	NOS
	LOV L/L	1	N0
	PROVIDED		
	PRIVATE CAR	3	NOS
	LOV L/L	1	N0

DEVELOPMENT SCHEDULE (FOR DAO)					
A LOCATION & LOT NO.					
B SITE AREA	4,180 SQM				
C FRONT YARD CANNER NO.	SITUATION				
D HEIGHT OF BUILDING	PROPOSED				
E NEW BUILDING 1	NEW BUILDING 2				
F NO. OF STOREYS	NO. OF STOREYS				
G PROPOSED HEIGHT OF BUILDING	PROPOSED HEIGHT OF BUILDING				
H	H				
I	I				
J	J				
K	K				
L	L				
M	M				
N	N				
O	O				
P	P				
Q	Q				
R	R				
S	S				
T	T				
U	U				
V	V				
W	W				
X	X				
Y	Y				
Z	Z				

[illegible]

AREA OF SITE (SHORT TERM TENANCY NO. STTM0064) = 4190.0m2  
UNPAVED SITE COVERAGE = UNPAVED SITE COVERAGE

some, this job has been processed on a controlled check basis under the centralized recording system as promulgated in NPPG A-54-18. The orders of the authorizing person, registered structural engineer and/or registered geotechnical engineer contained as specified under section 412(b) and the provisions of section 412(c) of the Building Ordinance are of particular relevance to this regard.

F WASH BUILDING (EXISTING)	=	582.19m <sup>2</sup>
F WASH BUILDING (EXISTING)	=	279.02m <sup>2</sup>



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**Aiden Shing Pak CHU/PLAND**

---

寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年04月10日星期三 9:03  
收件者: Aiden Shing Pak CHU/PLAND  
副本: Ka Lo KAN/PLAND; Avis Lok Tung POON/PLAND  
主旨: 轉寄: Application No. A/TM/591 - Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years at Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories  
附件: 0782\_J4207\_24\_RC.pdf

---

**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, April 9, 2024 4:39 PM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
[REDACTED]

**Subject:** Fw: Application No. A/TM/591 - Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years at Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories

---

**From:** [kklo@kcsprj.com](mailto:kklo@kcsprj.com) <[kklo@kcsprj.com](mailto:kklo@kcsprj.com)>  
**Sent:** Tuesday, April 9, 2024 3:53 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
[REDACTED]

**Subject:** RE: Application No. A/TM/591 - Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years at Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories

Dear Sirs

Referring to the captioned, please find the attached document for your consideration.

Regards,  
Keith  
KCS  
Tel.: 2782 2211

---



**Our Ref.:** KCS/J4207/24/0782L

**9 April 2024**

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

**(By Post and By Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))**

Dear Sirs

**Application No. A/TM/591 - Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years at Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories**  
**Response to Comment**

Referring to the subject planning application and the emails dated 8 & 9 April 2024 from the Planning Department (Tuen Mun and Yuen Long West District Planning Office), we hereby attach the R to C table for your consideration.

Should you have any questions, please feel free to contact the undersigned or Mr CHU Ka Ho/ Mr Keith LO at 2782 2211.

Yours faithfully  
For and on behalf of  
KC Surveyors Limited

Jeffrey KWOK  
Managing Director

JK/KL/kh

c.c.	Ms Jen CHAN	- Paws United Charity Limited	(By email)
	Mr Aiden CHU	- Planning Department	(By email)
	Mr Marcus MUI	- Development Bureau	(By email)

Enclosure

**Application No. A/TM/591 - Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years at Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories**

Dept.	Comments	R-to-C
PD	1. Please advise whether Existing Buildings 1, 2 and 3 will be demolished or merely renovated for the proposed uses	Partial roof repair/replacement works and renovations will be carried out to Existing Buildings 1, 2, and 3.
	2. Please advise whether the proposed development, similar to the previous approval under Application No. A/TM/564, will provide animal care, rehoming services, and educational opportunities to the community	The site usage and the services to be provided by the NGO are similar to those approved under Application No. A/TM/564.
	3. Please clarify whether the accepted environmental mitigation measures under previous planning Application No. A/TM/564 will also be applicable in the current application	The environmental mitigation measures that were accepted under previous Planning Application No. A/TM/564 will also be applicable to the current application.
EPD	1. The applicant is required to confirm that the sewage flow for the proposed development remained unchanged compared to the approved sewerage impact assessment under previous planning Application No. A/TM/564.	The sewage flow for the proposed development remains unchanged when compared to the approved sewerage impact assessment under previous Planning Application No. A/TM/564.

**Previous s.16 Application within the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed Use</b>	<b>Zoning</b>	<b>Date of Consideration</b>
A/TM/564	Proposed Temporary Animal Boarding Establishment (ABE) for Homeless Animals for a Period of 5 Years	G/IC	15.10.2021

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

No adverse comment on the application.

**2. Fire Safety**

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

No objection in principle to the application subject to fire service installations being provided to his satisfaction and detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

**3. Traffic**

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

No adverse comment from traffic engineering perspective

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

No adverse comment on the application.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

No objection to the application. As the applicant confirmed in their further information that the sewage flow of the current application would remain unchanged when compared to the approved sewerage impact assessment (SIA) under the previous Application No. A/TM/564. The resubmission of a revised sewerage impact assessment is not necessary and only the approval condition for the implementation of the accepted SIA should be imposed.

**5. Landscape**

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

No comment on the application from landscape planning perspective.

**6. Building Matters**

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

No adverse comment on the application.

**7. District Officer's Comments**

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any comment from the public.

**8. Other Departments**

The following government departments have no objection to/no comment on the application:

- (a) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- (b) Commissioner of Police;
- (c) Director of Food and Environmental Hygiene;
- (d) Director of Electrical and Mechanical Services;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Head of Geotechnical Office, Civil Engineering and Development Department; and
- (h) Project Manager (West), Civil Engineering and Development Department.



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

240319-154058-05780

**提交限期****Deadline for submission:**

22/03/2024

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

19/03/2024 15:40:58

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

A/TM/591

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

先生 Mr. LO

**意見詳情****Details of the Comment :**

I fully support the initiative to build an animal shelter in Hong Kong. The establishment of such a facility is crucial for the well-being and protection of our furry friends. It will provide a safe haven for abandoned, stray, and mistreated animals, offering them shelter, care, and a chance for a doption into loving homes. By supporting this endeavor, we can contribute to creating a more compassionate and humane society for animals in Hong Kong.

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

240319-154310-95025

**Reference Number:****提交限期**

22/03/2024

**Deadline for submission:****提交日期及時間**

19/03/2024 15:43:10

**Date and time of submission:****有關的規劃申請編號**

A/TM/591

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. LO

**Name of person making this comment:****意見詳情****Details of the Comment :**

I fully support the initiative to build an animal shelter in Hong Kong. The establishment of such a facility is crucial for the well-being and protection of our furry friends. It will provide a safe haven for abandoned, stray, and mistreated animals, offering them shelter, care, and a chance for a adoption into loving homes. By supporting this endeavor, we can contribute to creating a more compassionate and humane society for animals in Hong Kong.

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

240319-164106-94014

**提交限期****Deadline for submission:**

22/03/2024

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

19/03/2024 16:41:06

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

A/TM/591

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

先生 Mr. Vicky Chan

**意見詳情****Details of the Comment :**

The animal facilities will be great for Hong Kong to show that we can have family and animal friendly facilities in Hong Kong. This will be an amazing addition to the city of Hong Kong to remain competitive as an international hub. Many Chinese and foreign expats are animal lovers to day.

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

參考編號

**Reference Number:**

240321-154816-61917

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 15:48:16

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Steven Chan

意見詳情

**Details of the Comment :**

I live in the area and think the importance of an animal welfare centre is important and much needed especially as the town increases in population, there will be the need of a place to accept homeless animals and educate the new comers. I have seen their current work and contributions to other communities and appreciate the great work that they have and continue to do. I would complain that not enough is placed on animal welfare prior to PUC's arrival. I hope with PUC we are able to respect animals more in the area

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

參考編號

**Reference Number:**

240321-155421-43998

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 15:54:21

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Jenny

意見詳情

**Details of the Comment :**

香港應該逐步實施更完善的動物友善政策，善待動物，無家可歸動物需要比較大的地方以及避免聲浪打擾附近民居，該處為適合地點，希望能有交通配套讓市民更投入予保護動物權益的活動中。

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

參考編號

**Reference Number:**

240321-161722-96850

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 16:17:22

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Dariel Lim

意見詳情

**Details of the Comment :**

PUC has been rescuing and rehoming abandoned / stray cats and dogs and I believe they have been doing a good job so far. Having a shelter will allow them to help even more animals in Hong Kong and hopefully alleviate the stray animals problem.

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

參考編號

**Reference Number:**

240321-162524-71106

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 16:25:24

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. CHUNG TAO FUNG

意見詳情

**Details of the Comment :**

The proposed development is situated at the former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories which is next to an existing social welfare facility of Hong Kong Christian Service Jockey Club Lodge of Rising Sun. The zoning area is approved to be used as "Government, Institution or Community". Since the applied use of the proposed development is a temporary animal boarding establishment for homeless animals for a period of 5 years, no residential element is involved and fully protected by sufficient fire service installations, I support the application for permission from the applicant.

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

參考編號

**Reference Number:**

240321-162702-03200

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 16:27:02

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. CHUNG TAO FUNG

意見詳情

**Details of the Comment :**

The proposed development is situated at the former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories which is next to an existing social welfare facility of Hong Kong Christian Service Jockey Club Lodge of Rising Sun. The zoning area is approved to be used as "Government, Institution or Community". Since the applied use of the proposed development is a temporary animal boarding establishment for homeless animals for a period of 5 years, no residential element is involved and fully protected by sufficient fire service installations, I support the application for permission from the applicant.



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

參考編號

**Reference Number:**

240322-122408-59634

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

22/03/2024 12:24:08

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. S Wong

意見詳情

**Details of the Comment :**

This animal shelter and education centre will not only help more stray cats and dogs but it will serve as an educational resource for the community in what to expect when you welcome a companion animal to your home and what is responsible animal ownership. PUC's dedication and commitment ensure that highest standards will be upheld.

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

參考編號

**Reference Number:**

240321-164932-22675

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 16:49:32

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Minnie Leung

意見詳情

**Details of the Comment :**

Great use of land and for a great cause.

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

參考編號

**Reference Number:**

240321-170222-27838

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 17:02:22

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ken Lee

意見詳情

**Details of the Comment :**

PUC has been helping many abandoned / stray cats and dogs and I think they have played an important role in our community.

Having a shelter for their establishment will means a lot to PUC and also the stray animals in Hong Kong.

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

參考編號

**Reference Number:**

240321-172308-03258

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 17:23:08

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Bill Chan

意見詳情

**Details of the Comment :**

I fully support the PUC application. It is imperative that animal shelters are provided and the proposed location is accessible to users without posing a nuisance to the local community.

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

參考編號

**Reference Number:**

240321-194251-36231

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 19:42:51

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Meijin

意見詳情

**Details of the Comment :**

I believe PUC and its volunteers have done a tremendous job rescuing and rehoming abandon and stray animals keeping them off the streets. This proposed shelter will help them to go further in the mission and enable more animals to be rescued and kept off the streets



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

參考編號

**Reference Number:**

240321-231735-11212

提交限期

**Deadline for submission:**

22/03/2024

提交日期及時間

**Date and time of submission:**

21/03/2024 23:17:35

有關的規劃申請編號

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

A/TM/591

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ng Kwong Yeung

意見詳情

**Details of the Comment :**

As an animal lover and an active member of our local community, I have witnessed firsthand the plight of countless homeless animals who suffer due to lack of proper shelter and care. This has weighed heavily on my heart, and I firmly believe that it is our collective responsibility to address this issue and provide a safe haven for these vulnerable creatures.

The purpose of establishing this temporary accommodation facility is to offer a compassionate and humane solution for homeless animals in need. The facility will serve as a temporary residence, providing shelter, food, medical attention, and rehabilitation services to animals that have been abandoned, neglected, or are awaiting adoption. It will act as a bridge between their current vulnerable state and their eventual placement in loving forever homes.

The necessity of such a development is evident from the increasing number of stray animals in our community and the limited capacity of existing animal shelters. By providing a temporary accommodation facility, we can alleviate the burden on overcrowded shelters and improve the overall welfare of these animals. Moreover, this initiative will create a positive ripple effect in our community, fostering a culture of compassion, responsible pet ownership, and animal welfare advocacy.

On a personal level, my own experiences with rescued animals have deeply touched my heart. I have witnessed the transformative power of love, care, and a safe environment in nursing these animals back to health and seeing them thrive. These experiences have motivated me to take action and champion this cause, as I firmly believe that every living being deserves a chance at a better life.

I understand that the planning approval process requires careful consideration of various factors, including zoning regulations, environmental impact, and community concerns. The proposed temporary accommodation facility has been designed to blend harmoniously with the surrounding environment while ensuring the utmost safety, cleanliness, and well-being of the animals.

Together, we can make a profound difference in the lives of these innocent creatures, offering them a second chance and a brighter future. I am confident that with your thoughtful consideration and support, we can create a compassionate community that values and protects all living beings.

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



**A/TM/591 Former St. Simon's Primary School, San Ping Circuit, Tuen Mun**  
19/03/2024 02:11

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk  
File Ref:

**A/TM/591 PAWS**

Former St. Simon's Primary School, San Ping Circuit, Tuen Mun

Site area: About 4,190sq.m Government Land

Zoning: "GIC"

Applied use: Animal Boarding Establishment for Homeless Animals / 4 Vehicle  
Parking / **5 Years**

Dear TPB Members,

564 approved 15 Oct 2021 but more than two years later conditions were not fulfilled.

This is a large animal shelter, it is unacceptable that conditions are not fulfilled as fire and hygiene are essential considerations.

Applicant is now looking for a further 5 years, equating no need to fulfil conditions for another two and a half years.

The community is very concerned about animal care. Members have a duty to ASK QUESTIONS.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comment from the Director of Agriculture, Fisheries and Conservation (DAFC) that running an animal shelter or adoption center does not require a licence under Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) from his Department, but the applicant is reminded to comply with legislative requirement of Prevention of Cruelty to Animals Ordinance (Cap. 169) and its subsidiary regulations. Also, the dogs kept by the applicant should be properly licensed as in accordance with Rabies Ordinance (Cap. 421);
- (b) to note the following comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):
  - (i) the proposed gross floor area of the proposed development does not comply with the Special Condition No. 3(a) under the tenancy agreement of the short term tenancy (STT). If the subject s.16 planning application is approved by the Town Planning Board (the Board), the applicant will need to apply to his department for an amendment to the tenancy agreement of the STT for implementation of the proposal. The proposal will only be considered upon receipt of formal application from the tenant. However, there is no guarantee that the application, if received by his department, will be approved. The application will be considered by his department acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall see fit, including among others, payment of a rent and an administrative fee as may be imposed by his department; and
  - (ii) notwithstanding the above, in the event that any breach of conditions of the tenancy agreement of the STT is detected, the Government reserves the right to take any enforcement action as may be considered appropriate;
- (c) to note the following comments of the Commissioner for Transport (C for T):
  - (i) that the local track and footpath leading to the application site (the Site) is not under her department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using it as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the following comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - (i) the proposed access arrangement, if any, of the Site should be commented and approved by the Transport Department;
  - (ii) noting that the existing access road connecting the Site to San Ping Circuit/ Hung Cheung Road are not public roads, the applicant should be responsible for their own access arrangement. HyD is not/shall not be responsible for the maintenance of any access connecting the Site to any public roads; and



- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should note 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;
- (f) 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;
- (g) to note the following 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; and
- (h) to note the following comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings; and
  - (ii) the associated operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.