

HTF/1121

This document is received on 17 JUN 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

STP/NLW2  
TP/TM3  
SSO/YLW1  
STP/YLW2  
Adg  
19/6

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-H1F/1121
	Date Received 收到日期	17 JUN 2021

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

### 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)

許亦恆 HW YICK HANG

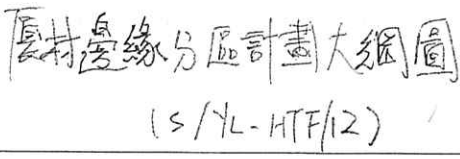

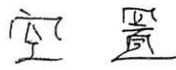
### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

郭志文 KWOK CHI MAN

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗廈村丈量約份第125約地段第1372號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 4,465.632 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,208.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	
(e) Land use zone(s) involved 涉及的土地用途地帶	
(f) Current use(s) 現時用途	

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)  
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<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>遞送要求同意書<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  
10/5/2021 / (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 10/5/2021 / (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）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

動物寄養所

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

(b) Effective period of  
permission applied for  
申請的許可有效期

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 3,256.5 ..... sq.m ☒ About 約  
Proposed covered land area 擬議有上蓋土地面積 ..... 1,208.5 ..... sq.m ☒ About 約  
Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 6 .....  
Proposed domestic floor area 擬議住用樓面面積 ..... / ..... sq.m ☐ About 約  
Proposed non-domestic floor area 擬議非住用樓面面積 ..... 1,208.5 ..... sq.m ☒ About 約  
Proposed gross floor area 擬議總樓面面積 ..... 1,208.5 ..... sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

申請地點建有六個上蓋物，為樓底一層，動物宿舍高約7米，面積約484m<sup>2</sup>，供動物寄養住宿，隨房寫字樓高約7米，佔面積約72m<sup>2</sup>，負責一般行政用途，貯藏室高約7米，面積約112.5m<sup>2</sup>，用作收藏相關的動物用品，洗手間高約7米，面積約90m<sup>2</sup>，用作動物洗沐，衛生檢查及動物美容，另有兩個全屬涼棚，編號1及2，供動物活動，兩個涼棚同樣高約7米，各佔面積225m<sup>2</sup>。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... / .....  
Motorcycle Parking Spaces 電單車車位 ..... / .....  
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 2 (供私家車共用) .....  
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) ..... / .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 ..... / .....  
Coach Spaces 旅遊巴車位 ..... / .....  
Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....  
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) ..... / .....

Proposed operating hours 擬議營運時間 每日上午九時至下午七時 星期日及公眾假期照常辦公			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可經由厦村路到達申請地點	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>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>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

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

**7. 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。

可參考附頁申請理由



**8. Declaration 聲明**

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

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

Signature  
簽署



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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

13/5/2021 / ..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界元朗厦村丈量約份第125約地段第1372號	
Site area 地盤面積	4465 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	厦村邊線分區計劃大綱圖 (S/YL-HTF/12)	
Zoning 地帶	綠化地帶 ("GB")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	動物寄養所	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 /	Plot Ratio 地積比率 /
	Non-domestic 非住用	1,208.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.27 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ <input type="checkbox"/> (Not more than 不多於) m 米	
		/ <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	27 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (與私家車) 共用
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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/>		
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。



## 申請理由

1. 申請地點位於新界元朗廈村丈量約份第 125 約地段第 1372 號，面積約 4,465 平方米，由許亦恆(HUI YICK HANG)先生提出申請，作為期三年的動物寄養所用途。
2. 此申請地點位於廈村邊緣分區計劃大綱核准圖編號(S/YL-HTF/12)的「綠化地帶」("GB")內。按廈村邊緣分區計劃大綱核准圖「綠化地帶」("GB")的註釋，「動物寄養所」屬於第二欄。即須按條例 16 向城市規劃委員會提交申請，城委會視乎情況考慮，在有條件或無條件的情況下，發出最多為期三年的規劃許可。(可參閱：場地大綱圖及場地位置圖)

S/YL-HTF/12	
綠化地帶	
第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 燒烤地點 政府用途(只限報案中心) 自然保護區 自然教育徑 農地住用構築物 野餐地點 公廁設施 帳幕營地 野生動物保護區	<div style="border: 1px solid black; padding: 2px; display: inline-block;">動物寄養所</div> 播音室、電視製作室及／或 電影製作室 墓地 電纜車路線及終站大樓 靈灰安置所(只限設於宗教機構內或現有靈灰安置所的擴建部分) 火葬場(只限設於宗教機構內或現有火葬場的擴建部分) 郊野學習／教育／遊客中心 練靶場 分層住宅

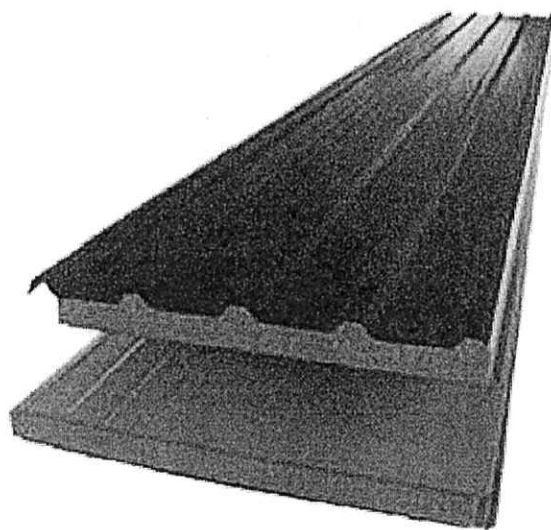
3. 擬議申請發展屬臨時性質，不會影響申請地點的長遠規劃意向。擬議發展性質、形式及佈局與周邊環境協調，發展顧及自然特色，不會影響附近環境風貌。申請用途符合規劃意向，服務對象都是附近居民，發展有利於地區民生。申請人提交此申請目的，旨在將申請納入規管，以便明正言順地將土地作合乎標題的發展。

4. 從以下航攝照片中可見，紅框位置為申請地點。申請地點周圍，即與申請地點屬同一「綠化地帶」("GB")的土地，毗連西南至西北邊一帶，都是一些未開發的土地。毗連東北至南邊一帶，都是一些荒地，附近並無人煙。在申請地點東北邊，荒地之外，有一些田地。申請地點北邊接近港深西部通路位置，有一間汽車工廠。再往東北邊看(「綠化地帶」("GB")以外的地方)，有為數不少屬於「露天貯物及港口後勤用途」的發展。申請地點發展作「動物寄養所」用途，並非「露天貯物及港口後勤用途」的發展，與周圍土地用途並無衝突。



5. 申請地點只涉及一幅私人土地，不涉政府土地。申請地點地型不規則，位於半山高地，地勢平坦並已平整。申請地點基本設施齊備（水電供應），無需進行任何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。
6. 申請地點發展作「動物寄養所」用途，提供動物短期暫托服務，暫托的動物以貓狗為主。「動物寄養所」會向有關當局申請寄養所牌照，並遵從有關動物寄養所的法例。「動物寄養所」會給予寄養動物專業而適當的護理，並確保該等寄養的動物，不會畜養在擠迫的環境中。

7. 申請地點發展以靜態形式存在，不會有任何損害環境設施。「動物寄養所」從事工作整齊，設施簡單容易還完。不會安裝霓虹燈光管招牌。不會有晚間照明裝置，不會產生光害滋擾。申請地點不會進行工場的發展，包括不會在申請地點從事維修、噴漆及拆卸等工作。
8. 申請地點建有六個上蓋物作：動物宿舍、臨時寫字樓、貯藏室、洗手間及動物活動區。六個上蓋物都以金屬搭建，均樓高一層。動物宿舍高約 7 米，佔面積約 484 平方米，供動物寄養住宿。臨時寫字樓高約 7 米，佔面積約 72 平方米，負責一般行政用途。貯藏室高約 7 米，佔面積約 112.5 平方米，用作收藏相關的動物用品及食品。洗手間高約 7 米，佔面積約 90 平方米，用作動物洗澡、衛生檢查及動物美容。動物活動區是以金屬搭建的涼棚，共兩所，編號 1 及 2，供動物活動。兩個動物活動區的涼棚同樣高約 7 米，各佔面積約 225 平方米。上述上蓋物總面積約 1,208.5 平方米，約佔申請地點 27% 的土地。（可參閱：場地設計圖）
9. 申請地點範圍屬集體政府租契批租的舊批農地。此申請獲通過後，申請人會依足規定，就申請地點上搭建構築物，進行上蓋牌照（STW）申請，包括繳付地價或費用。
10. 「動物寄養所」的營業時間為每日上午九時至下午七時，星期日及公眾假期照常辦公。「動物寄養所」全日不會有超過四十隻動物，在非營業時間(下午七時至上午九時)會有動物留宿。留宿動物會安置在動物宿舍之內。由於要照顧留宿動物，申請地點會有一名員工負責保安及留宿工作。
11. 動物宿舍和洗手間均屬密封式房間，都會保持乾爽清潔，確保通風和寬敞。並有充足的照明設施。動物宿舍和洗手間會設有足夠的、適合飲用水供應及設有適當的排水設施讓過量的水流走；有足夠的空間以供貯存新鮮食物及乾爽的臥墊，容許動物自由走動和舒適地站立、坐下或躺臥。每日會有專人將所有排泄物及其他廢物移離不少於一次。除非動物屬於相同或相容的種類，否則不得安置在同一空間。如有動物正接受傳染病治療會與其他動物分開。
12. 動物宿舍和洗手間均會有 24 小時空調及安裝排氣風扇，不會對任何人構成影響。此外，動物宿舍和洗手間的四壁及頂部會使用隔音及隔熱的鋁板，鋁板之間有聚氨脂。



鋁板參考照片

13. 在營業時間，動物會到戶外活動(兩個動物活動區及附近範圍)，戶外活動的動物數量會因應員工人數調整，同一時間不會有超過十隻動物到戶外活動。戶外活動地點，會設有保護動物活動圍欄。動物在戶外會使用輔助工具減少嘈音，例如狗口罩等。
14. 此申請除標題發展外，不涉其他用途。只用作動物寄養，不會進行訓練，不會使用哨子及任何擴音設備或進行廣播，不會發出引人注意的聲響。申請地點會以鋅鐵圍板圍封，圍板高度約 2.5 米，能有效地減少外圍因素對動物的刺激，從而減少動物發出聲音，例如狗吠聲。
15. 顧客可乘坐的士到達申請地點，新界專線小巴路線 618 亦能到達申請地點附近 (618 小巴路線，經廈村交匯處、廈村路及田廈路 (廈村段) 直接往返天水圍)。由於最近的小巴站與申請地點有一段距離，而廈村路有重型車輛行駛；基於安全考慮，申請人會建議顧客以的士代步。如果顧客有需要，申請人會視乎情況提供免費接送 (由最近的小巴站到申請地點)。
16. 考量到實際運作需要，申請地點會設置三個 3.5 米 X 7 米的泊車位，可供私家車或輕型貨車 (貨 VAN) 使用。三個泊車位，分別為 1、2 及 3 號，各有不同用途。

1 號泊車位，供員工泊車。員工每天都會使用車輛，使用時間為每天上下班及中午外出用餐，使用車輛為一輛私家車，每天(每日早上九時至下午七時內)會產生約 4 駕次的汽車流量。



2 號泊車位，供顧客運送動物的車輛停泊，由於動物有大型亦有小型，3.5 米 X 7 米的泊車位，顧客駕駛私家車或輕型貨車（貨 VAN）都可適用。申請人會提醒所有客戶，「動物寄養所」不接受散客(未有預約的顧客)，需要預約方可駕車將動物帶到申請地點。由於有上述分流計劃，可以完全控制人次，預留一個泊車位供顧客已足夠。預計每小時會有一位顧客到訪。每天(每日早上九時至下午七時內)會產生約 20 駕次的汽車流量。

3 號泊車位，是「動物寄養所」營運的輕型貨車（貨 VAN），負責補給物資及提供動物接送服務。補給物資約每星期一次，而動物接送約每天三至四次，因運輸工作衍生的車流有限。每天(每日早上九時至下午七時內)會產生約 8 駕次的汽車流量。

綜合上述的車輛使用情況，擬議申請發展後，每天會增加約 32 駕次的私家車及輕型貨車（貨 VAN）的汽車流量。

17. 由於使用申請地點的車輛有限，擬議發展衍生的交通流量極低，預計進入申請地點的人流及車流都不多，不會對附近環境構成任何負面影響。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算			
	星期一至日		
	私家車及輕型貨車（貨 VAN）		
	入	出	
08:00 - 09:00	2	1	3
09:00 - 10:00	1	1	2
10:00 - 11:00	1	2	3
11:00 - 12:00	2	2	4
12:00 - 13:00	2	1	3
13:00 - 14:00	1	1	2
14:00 - 15:00	1	2	3
15:00 - 16:00	2	2	4
16:00 - 17:00	2	1	3
17:00 - 18:00	1	1	2
18:00 - 19:00	1	2	3
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

18. 不會有任何非關車輛出入申請地點，或使用申請地點內設的泊車位。申請人在此保證，不會有超過 5.5 噸的車輛進入申請地點。

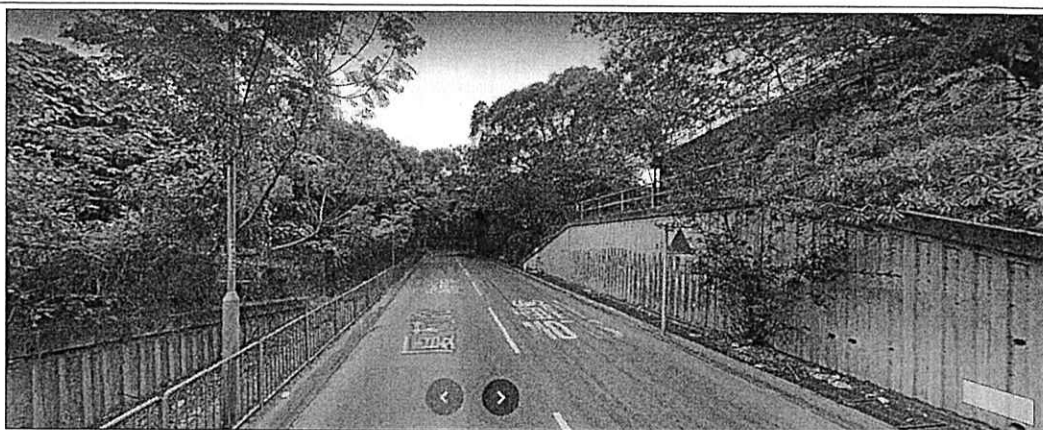
19. 申請地點的運輸工作並無迫切性，可以完全控制使用時間，所有運輸工作都可按交運通情況靈活調配，完全避開交通繁忙時間。
20. 出入口設於申請地點北面，出入口（閘門）闊度不少於 10 米，位置均寬敞明確，有足夠空間供如消防車之類的緊急車輛進入。
21. 申請地點設有 6 米直徑的車輛迴旋空間，有足夠空間供車輛轉動。車輛不會以倒車方式進入申請地點，任何時間均不會出現車輛輪候或阻塞交通的情況，發展對附近交通不會構成影響，不會構成道路安全問題。
22. 申請地點有行車通道連接廈村路，經田廈路接通新界道路網。行車通道已使用多年，為一條山邊現有村路，少有行人，長度數十米，車道平坦沒有彎位，平均闊度約 4.5 米，最多約有 6 米闊，路面早已平整。而且沿路亦有一些避車位置，相信行車通道可供私家車及輕型貨車（貨 VAN）安全使用。行車通道屬公眾通道，使用者與業主會參與管理、維修及補養等工作。

行車通道實況照片



23. 行車通道連接廈村路，廈村路東西行雙向，與深港西部通道透過廈村交匯處連接，是來往深圳灣口岸及天水圍最直接的道路。廈村路是一條標準道路，已鋪築成瀝青路面。

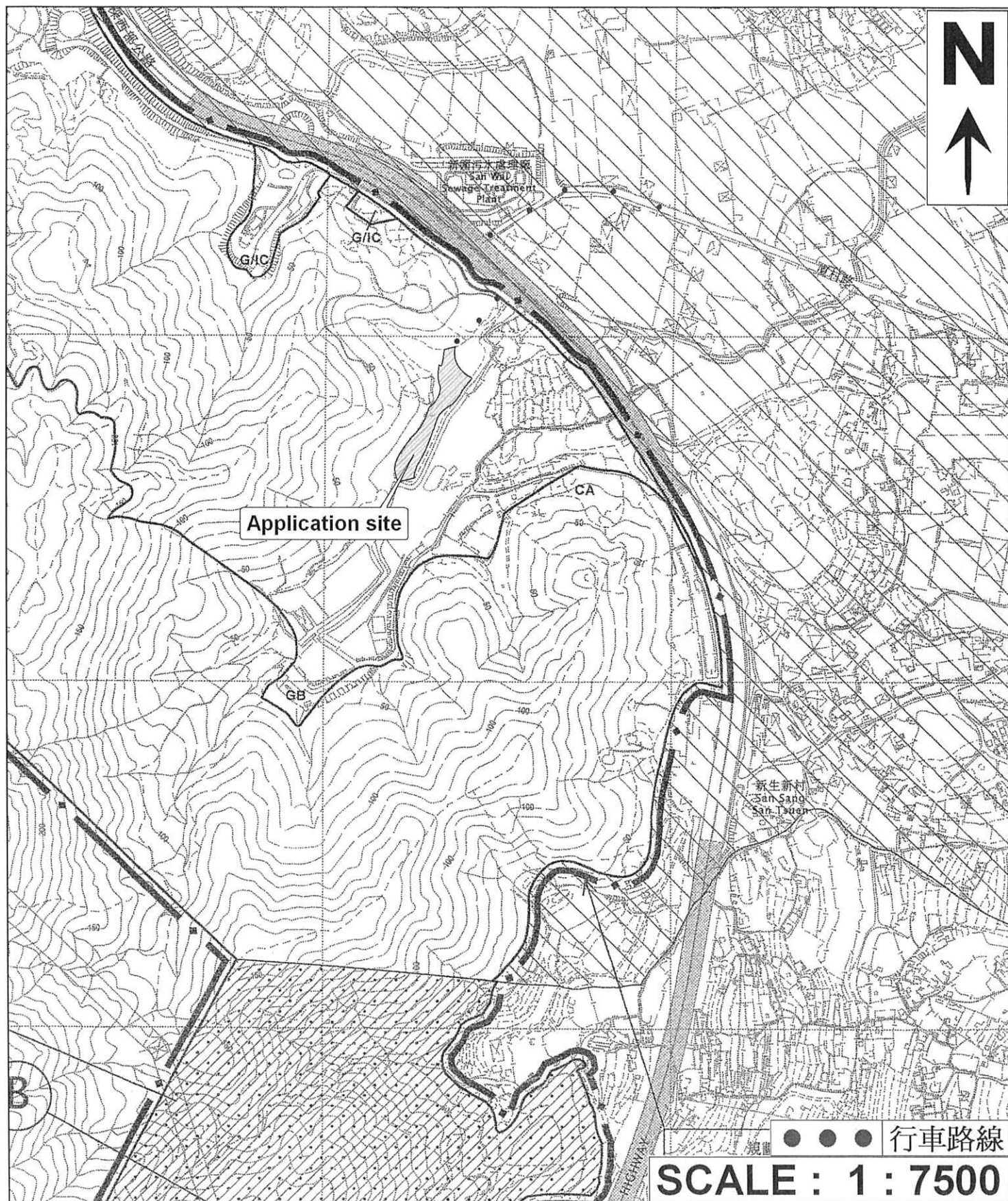
田廈路實況照片



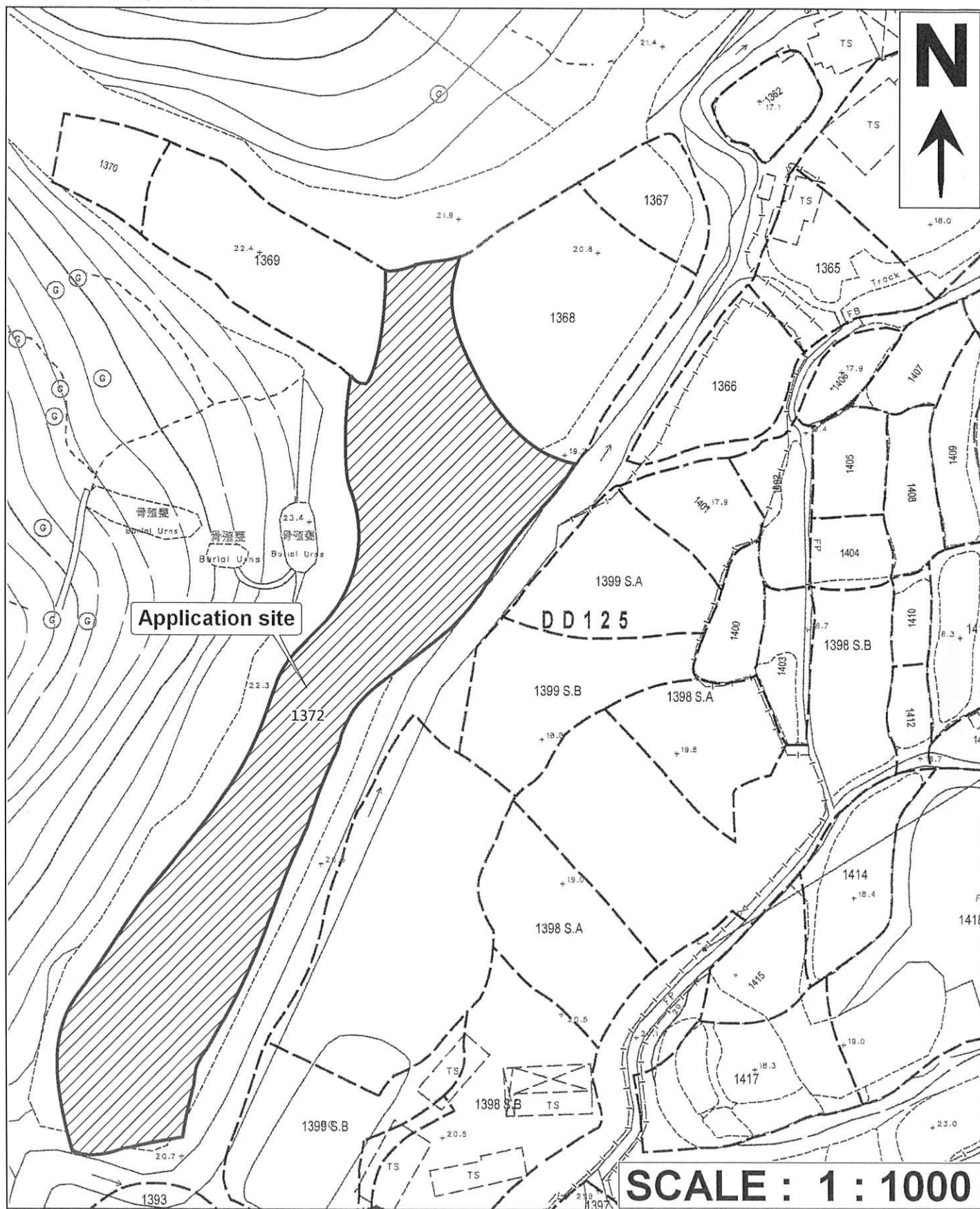
24. 申請地點會委託專業管理公司負責管理，按時派員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。申請地點會設置化糞池收集動物糞便，並會按時派人清理。申請地點不會使用含化學物的清潔用品，以避免污染環境，確保不會對自然溪流造成影響。
25. 申請地點不會有任何損害環境設施，不會存放易燃物品，發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低發展對附近可能造成的環境影響。
26. 申請人會聘請具經驗公司協助，在申請地點實施所有附帶條件工程，包括綠化、渠務、消防裝置及紓緩環境措施工作。落實執行的附帶條件工程，能加強地區綠化，有效降低水浸的機會，同時改善環境衛生。相信各政府部門和附近居民所關注的問題，都能透過實施上述附帶條件而得到解決。
27. 申請人願意承擔場內所有附帶條件設施的興建和維修保養責任。為防止出現阻塞及狀況變壞，申請人會安排專人定期檢驗及維修排水設施，並按時清理沙井內的雜物，確保有關設施能運作良好，不會令申請地點及鄰近地區出現水浸問題。
28. 此申請能有意義及靈活地善用地點資源，善用鄉郊土地。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。
29. 此申請經過周詳計劃，顧慮周全，對各方面都能平衡及協調，不會對規劃及地方環境帶來負面影響。於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。城市規劃委員會近年屢次批准元朗鄉郊的相類似規劃申請，申請人希望有關方面對此申請能作出相同的對待。



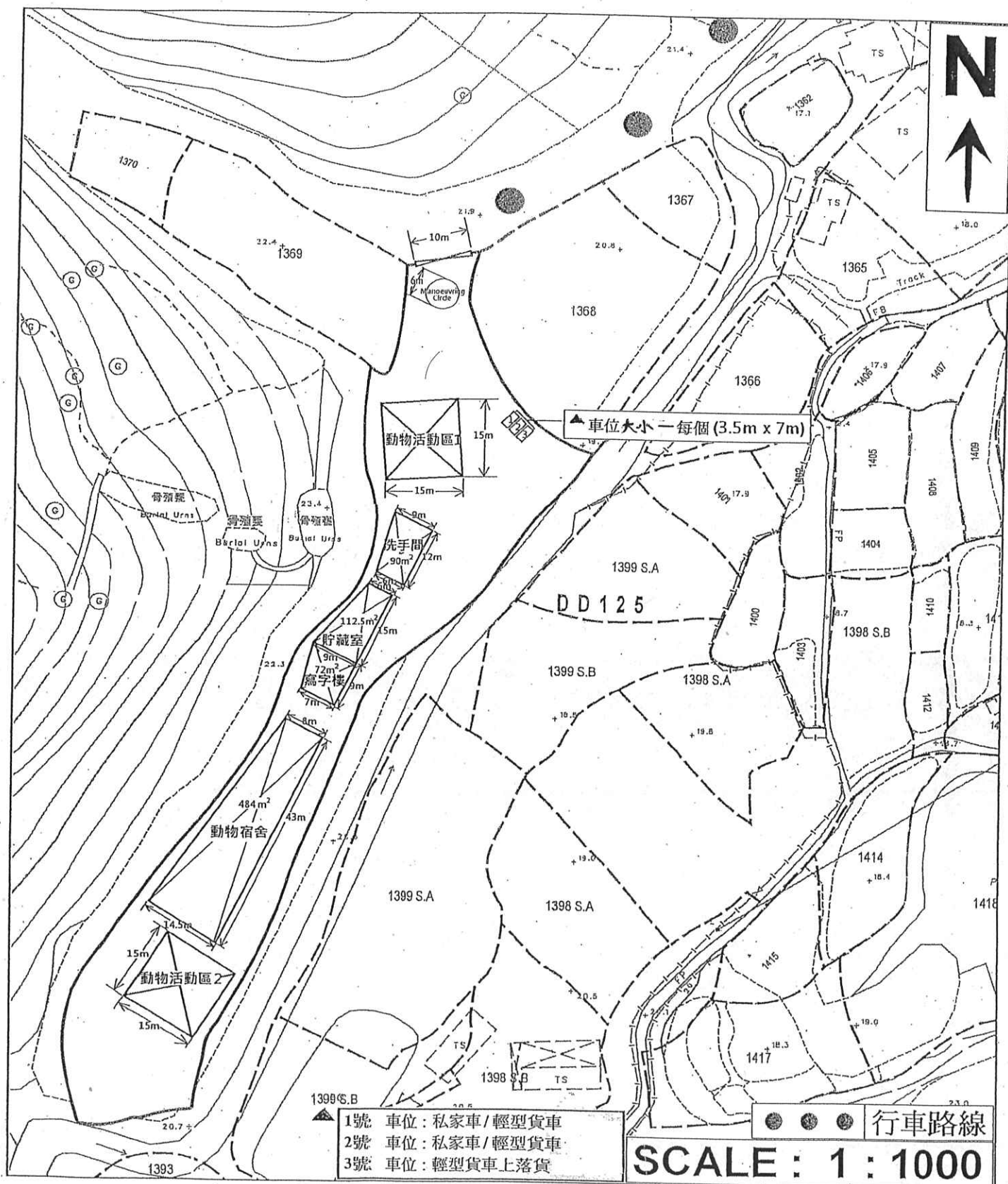
場地大綱圖



### 場地位置圖



## 場地設計圖

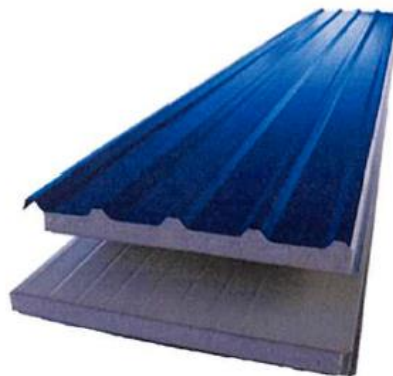


檔案編號：A/HTF/1121

敬啟者：

就上述檔案，按規劃署的提問，申請人有以下澄清：

1. 動物寄養所會按漁護署的牌照標準來運作，提供 24 小時空調及安裝排氣風扇。在營業時間後（即晚上 7:00 至上午 9:00），仍然會提供機械通風和空調系統。
2. 動物寄養所的封閉結構(動物宿舍和洗手間)內，會設有隔音材料，申請人會在封閉結構的四壁及頂部會使用隔音及隔熱的鋁板，鋁板之間有聚氨脂。



鋁板參考照片

3. 動物寄養所會按漁護署的牌照標準，設有完善的污水處理設施（化糞池），化糞池的運作及清理方式，可參考附圖 1 及 2。

設置化糞池的位置必須符合地政總署署長或城規會的要求，化糞池的位置可參考新修正的場地設計圖 12/7/2021。



排污系統（化糞池）是鄉郊地區普遍採用的污水處置方法。化糞池系統包括兩個化糞池及一個滲水池。兩個化糞池及一個滲水池體積均為：2500mm x 2500mm x 2500mm。設置地點附近並無溪澗或水井。

化糞池容量不會少於每天收集的污水量。滲水系統和周圍泥土亦能及時滲掉同等的污水量。污水穿過泥土後，其中的污染物質會被除去。

申請人會按時檢查和維修排污系統，並經常清除淤泥，確保淤泥厚度不超過一呎或總水深低於四分之一。申請人會視乎情況安排，每三個月會有一次安排專業承辦商清除淤泥，可視為申請地點保養排污系統的常規運作。確保不會有出現去水不佳、泥土淤塞、滿溢、或散發出臭氣的情況。

如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 屯門及元朗 / 陳先生

申請代理人

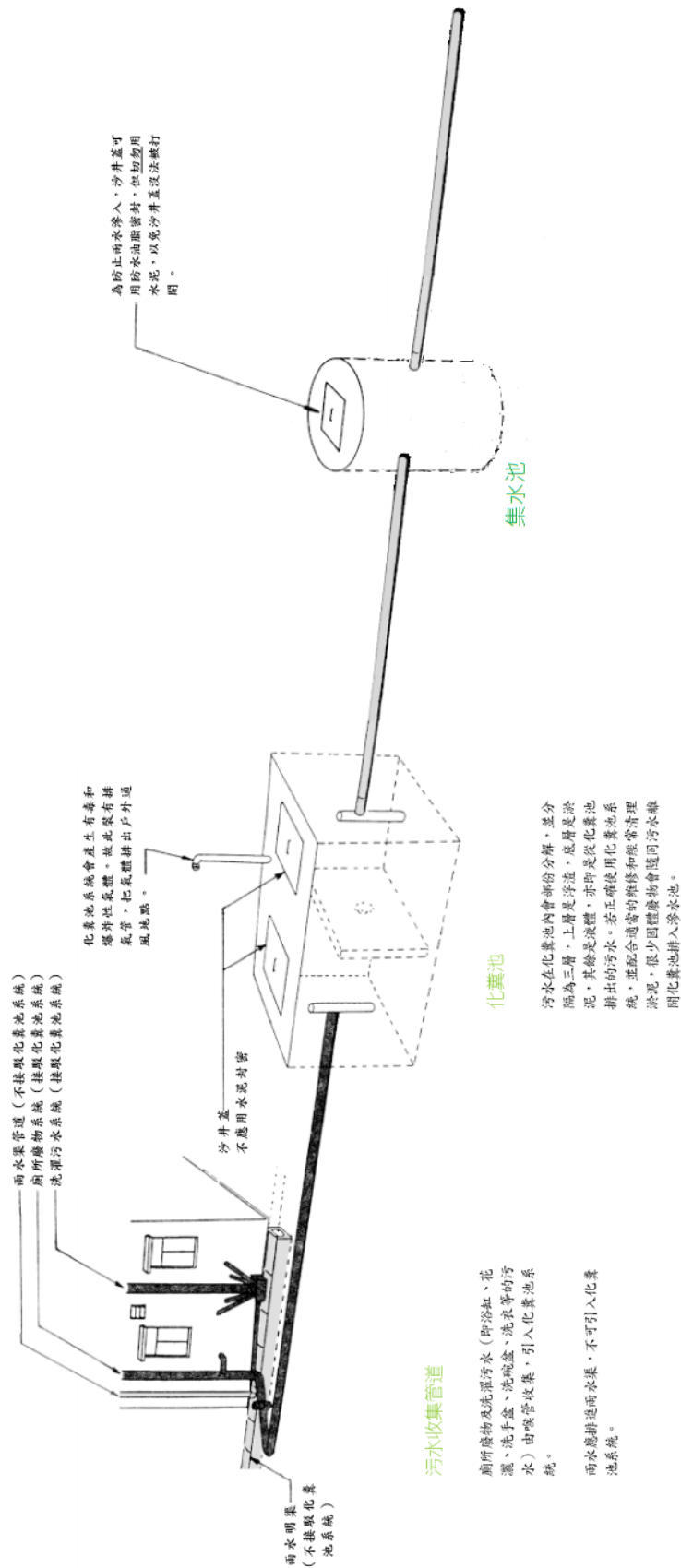
A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized, somewhat abstract shape.

郭志文  
12/7/2021



附圖 1

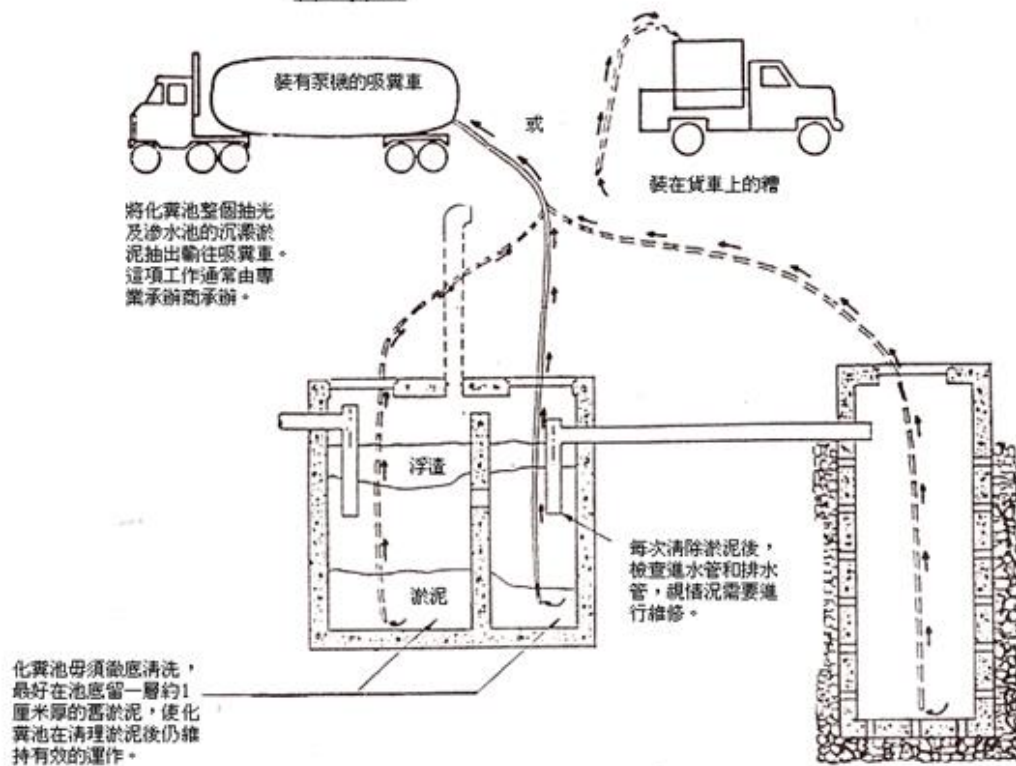
## 化糞池系統



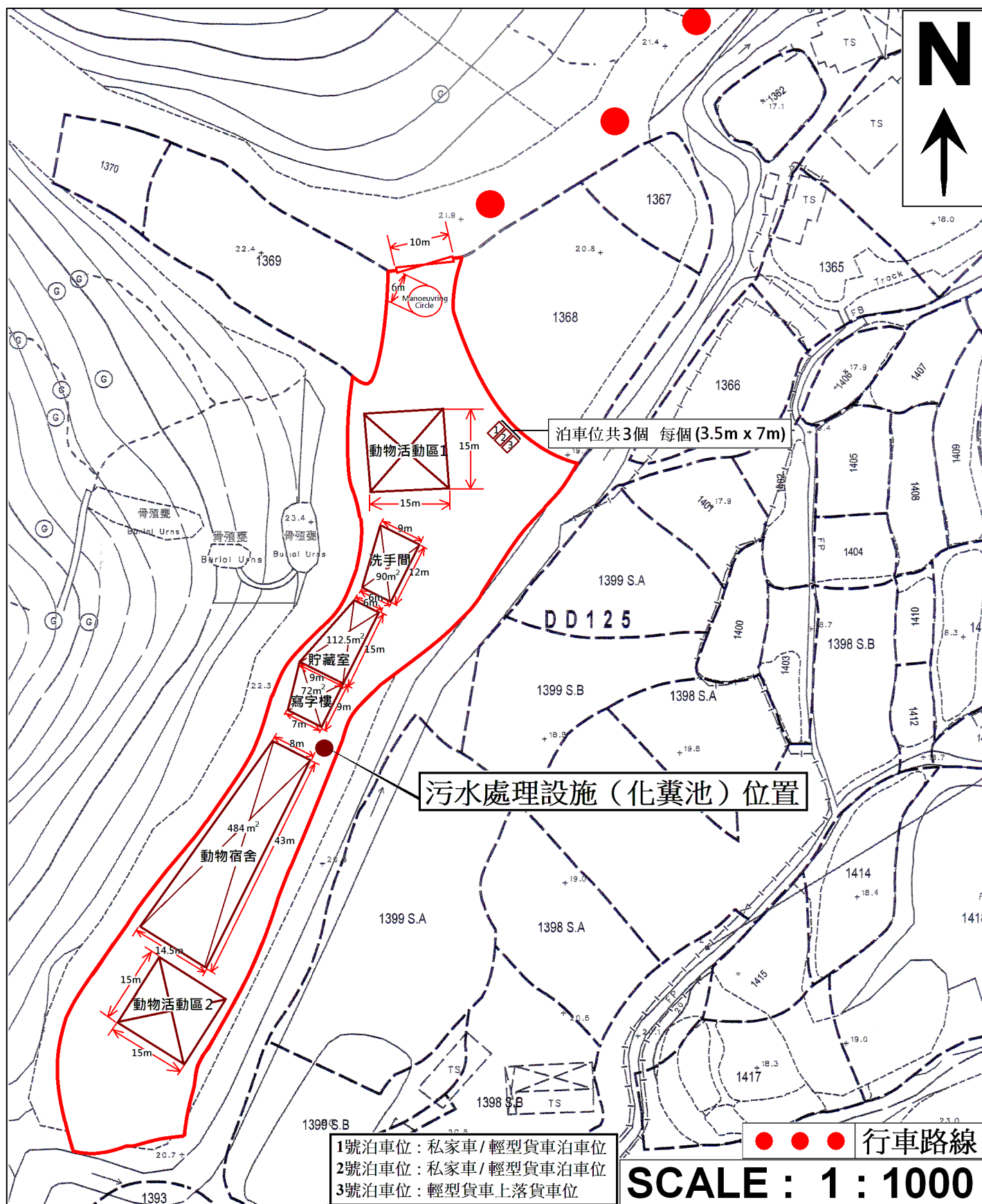
附圖 2

## 清理淤泥

### 首選方法



# 新修正的場地設計圖 12/7/2021



檔案編號：A/HTF/1121

敬啟者：

就上述檔案，按規劃署的提問，申請人有以下補充：

1. 動物寄養所營業時間（即晚上 7:00 和上午 9:00）後，所有動物都會被關在設有隔音材料的封閉結構(動物宿舍)內，封閉結構(動物宿舍)內會提供機械通風和空調系統。
2. 動物寄養所內，不會使用哨子或擴音器。

如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 屯門及元朗 / 陳先生

申請代理人



郭志文  
14/7/2021

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

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**(TPB PG-No. 10)**

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

- (a) There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.



- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-HT/723	Land Filling (by about 2.2m) for permitted Agricultural Use	“GB”	10.2.2012	1-3

**Rejection Reasons**

1. The applicant fails to demonstrate that the land filling would not have adverse drainage and landscape impacts on the surrounding areas.
2. The filling materials on-site comprising of construction and demolition materials are not suitable for agricultural use. There is no information in the submission to demonstrate that a filling height of 2.2 m is required for the proposed agricultural use.
3. Approving the application would set an undesirable precedent for similar applications within the “GB” zone, and the cumulative effect of which would result in a general degradation of the environment in the “GB” zone.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-HTF/1121 DD 125 Kong Shan W Highway, Ha Tsuen GB  
16/07/2021 03:12

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

A/YL-HTF/1121

Lot 1372 in D.D.125, Kong Shan W Highway, Ha Tsuen

Site area : About 4,465sq.m

Zoning : "Green Belt"

Applied use : Animal Boarding Establishment / 3 Vehicle Parking

Dear TPB Members,

This is the same footprint as the rejected application A/YL-HT/723 minus the 1,000+sq.m Government land. Land Filling (by about 2.2m) for Permitted Agricultural Use

*Application No. A/YL-HT/723 (i) an Enforcement Notice (EN) and an Reinstatement Notice (RN) were issued to the registered lot owners on 17.11.2010 and 4.8.2011 respectively. The RN required the notice recipients to remove the converted containers, debris and leftovers on the land, and the fill materials, and **to grass the land**. The notice recipients had applied to the Secretary for Development (SDEV) requesting a review of the Planning Authority's decision to serve RN on them. The case was under review by SDEV*

*the Director of Agriculture, Fisheries and Conservation (DAFC) advised that according to the historical aerial photos, the **application sites** under both applications **were once pond area** and the ponds gradually became dried and abandoned since 2006. From the fisheries perspective, regardless of the status of the pond (active or inactive), **any filling of pond was not supported and pond should be preserved for fish culture only**. His recent site inspection revealed that the sites had already been filled. From the agricultural perspective, small boulders and construction wastes should never be used for filling of farmland. The filled materials were not suitable for tree planting/crop cultivation purposes. The filling of mixtures of soil, small boulders and construction wastes on the site had caused damage to the soil system and would have an adverse effect on any crops to be grown there.*

*the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the applications. As compared to the aerial photos taken in 2009, the mature trees groups and vegetation cover within the two application sites had been replaced with filled materials to a level higher than the surrounding land. The **filling had also encroached upon and affected the vegetation on the adjoining land within the subject "Green Belt" ("GB") zone.***

*The landscape character and resources of the site had substantially deteriorated (ie damaged public land)*

*Unauthorized land filling and vegetation removal were observed on-site on 4.1.2011. An illegal road had also been constructed with C&D materials at the entrance of the sites.*

*PlandD: Based on the approach to deter “destroy first, develop later” announced by the Board on 4.7.2011, the Board was determined to conserve the rural and natural environment and would not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the sites concerned*

But it is clear from Google Maps that the reinstatement work was not carried out as most of the site is paved over. There also appears to be residential use of the site.

Members should not that the application proposes to build over a total GFA of about 1,208.5m<sup>2</sup> , but the plan shows that most of the site would effectively be covered in buildings.

Then there is the “**staff staying overnight**” that reinforces the residential use. Perhaps a dormitory for undocumented workers?

Strong objections to the application. The nearby cultivated fields and pond demonstrate how the land could be productively used.

The ‘**Destroy to Build**’ succeeded in so far as it is clear than no effective enforcement was carried out.

Members must question why not. The applicant should certainly not be rewarded for failure to comply with the enforcement.

We are bombarded with propaganda about Law and Order. Lets see it implemented on sites like this.

Mary Mulvihill



Kong Sham Western Hwy - Google Maps.pdf



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 m





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

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

16th July, 2021.

Dear Sir/ Madam,



By email only

**Proposed Temporary Animal Boarding Establishment for a Period of 3 Years**  
**(A/YL-HTF/1121)**

1. We refer to the captioned.
2. As mentioned in the gist, there would be toilet for animal bathing and there would be animals and staff staying overnight, and there is a watercourse next to the application site and the water of this watercourse discharges into Deep Bay through the Tin Shui Wai Nullah.
3. We would like the Board to liaise with relevant authorities as to whether there is a need to carry out a **detailed** sewage impact assessment for this application to address the potential sewage issue. We cannot see any such assessment attached to this application.
4. There is a rejected application (A/YL-HT/723) covering the current application site and the reasons for rejection are reproduced below:
  - (a) *the applicant failed to demonstrate that the land filling would not have adverse drainage and landscape impacts on the surrounding areas;*
  - (b) *the filling materials on-site comprising of construction and demolition materials were not suitable for agricultural use. There was no information in the submission to demonstrate that a filling height of 2.2 m was required for the proposed agricultural use;*and

*(c) approving the application would set an undesirable precedent for similar applications within the "Green Belt" ("GB") zone, and the cumulative effect of which would result in a general degradation of the environment in the "GB" zone.*

5. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of Green Belt zone.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Advisory clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lot. The lot is held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private land of Lot 1372 in D.D. 125 is covered by a Short Term Waiver (STW) No. 5245 to permit structures for the purpose of “agricultural use”. The STW holder will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department’s (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Ha Tsuen Road;
- (e) to note the comments of the Director of Environmental Protection that the applicant is reminded to properly design and maintain the facilities to minimize any potential environmental nuisance. The proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system. The applicant should follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”. The applicant should provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that approval of the planning application by the Town Planning 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 where appropriate;

- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that under Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The establishment and ancillary facilities which are licensed under the aforesaid Regulations must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should be properly licensed in accordance with Cap. 421 Rabies Ordinance and the applicant is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the Site is outside existing fresh water supply zone;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses which are considered as temporary buildings are subject to the control of Part VII of the B(P)R. If the proposed use under application is subject to issue of a licence, 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. Detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.