

21 JAN 2022  
This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
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	A19L-NTM/435
	Date Received 收到日期	21 JAN 2022

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
YAU WAI KEUNG

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOT 607A(PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,067 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 434.68 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)	191 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	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN (OZP) NO. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"RECREATION"
(f) Current use(s) 現時用途	TEMPORARY DOG BREEDING GROUND  (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  
13/12/2021 (DD/MM/YYYY)<sup>&</sup> (請見夾附的通知副本)  
於 13/12/2021 (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 21/12/2021 (DD/MM/YYYY)<sup>&</sup>  
於 21/12/2021 (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> (請見夾附由郵局發出的收條)。

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	TEMPORARY DOG BREEDING GROUND  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 .....3..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	632.32 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	434.68 .....sq.m <input checked="" type="checkbox"/> 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	NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	434.68 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	434.68 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) PLEASE REFER TO APPENDIX 4 OF THE PLANNING STATEMENT ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	NIL .....
Motorcycle Parking Spaces 電單車車位	NIL .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL .....
Others (Please Specify) 其他 (請列明)	NIL .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	NIL .....
Coach Spaces 旅遊巴車位	NIL .....
Light Goods Vehicle Spaces 輕型貨車車位	NIL .....
Medium Goods Vehicle Spaces 中型貨車車位	NIL .....
Heavy Goods Vehicle Spaces 重型貨車車位	NIL .....
Others (Please Specify) 其他 (請列明)	NIL .....

Proposed operating hours 擬議營運時間			
. PLEASE REFER TO SECTION 4.4 OF PLANNING STATEMENT.....			
(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)) ..... <b>LOCAL ACCESS ROAD</b> ..... <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)	
	No 否	<input type="checkbox"/>	
(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 ..... ..... ..... <input checked="" type="checkbox"/> No 否	
(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  <input checked="" type="checkbox"/> No 否	
	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"/>   		

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

**7. Justifications 理由**

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

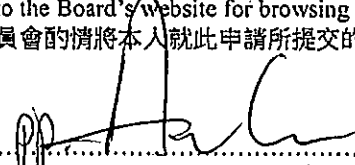


**8. Declaration 聲明**

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

  
ROCK K.M. TSANG 曾國鳴

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR 董事

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

22 DEC 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**

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

## 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。此部分將會發送至相關諮詢人士、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	LOT 607A(PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	1,067 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 191 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL_NTM/12
Zoning 地帶	"RECREATION"
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 checked="" 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	TEMPORARY DOG BREEDING GROUND

(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	434.68sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.407 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 4 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40.7 % <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		NIL
	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) _____ _____		NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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) _____ _____		NIL NIL NIL NIL NIL

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

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Our Ref.: YL/TPN/2475A/L03

26 January 2022

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

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

**Planning Application for  
Temporary Dog Breeding Ground  
For a Period of 3 Years  
Lots 607A(Part) in D.D. 104 and adjoining Government Land  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/435)**

We refer to the captioned planning application.

We would like to clarify that the applied use of "Dog Breeding Ground" is subsumed under "Animal Boarding Establishment". Should you have any queries, please do not hesitate to contact our Mr. Anson Lee at ' Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang  
Director  
Encl.  
RK/AL

C.C.  
DPO/FSS & YLE (Attn.: Miss Tiffany Leung By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



Our Ref.: YL/TPN/2475A/L05

19 April 2022

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

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

**Planning Application for  
Temporary Dog Breeding Ground  
For a Period of 3 Years  
Lots 607A(Part) in D.D. 104 and adjoining Government Land  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/435)**

We refer to the captioned planning application.

We would like to provide herewith a set of "Response-to-Comments" together with supplementary paragraphs of planning statement responding to the government departmental comments for re-activating the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang  
Director  
Encl.  
RK/AL

C.C.  
DPO/FSS & YLE

(Attn.: Ms Cherry Yuen

By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

### Response-to-Comments

	Departmental Comments	Responses
	<b><u>Environmental Protection Department (TD)</u></b> (Contact: Ms. Jolita Chan at 2835-1112)	
	The applicant should provide further information including the following information on details of operation, design and measures to address potential environmental nuisance caused by the proposed use :	
(a)	The maximum number of the dogs that will be kept at the Site;	No more than 80 dogs will be kept on site. Please refer to a new Section 5.7 entitled "No Adverse Noise Impact" supplementing the Planning Statement for details.
(b)	Please clarify if dogs will be allowed for outdoor activity and if affirmative, whether dog masks will be used during outdoor activity;	All dogs will be securely kept within the site and will only be allowed to move around in the open area within the site between 9:00 and 17:00 every day. As the dogs will not be allowed for activity outside the site and fence wall with a height of approx. 2.2m is in place, noise nuisance to surrounding residents will be limited. Therefore, use of dog masks is considered not necessary. Please refer to a new Section 5.7 entitled "No Adverse Noise Impact" supplementing the Planning Statement for details.
(c)	Please clarify if all dogs shall be kept inside enclosed structures and any design of the enclosed structures to minimize potential environmental nuisance (e.g. fitted with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system);	All dogs will be securely kept inside enclosed structures which will be soundproofing. As the Applicant will follow the code of practice of AFCD's Dog Breeder Licence, the enclosed structures for keeping dogs will be equipped with Heating, Ventilation and Air Conditioning (HVAC) so as to maintain the temperature not higher than 28 °C and not lower than 18 ° C.



		Please refer to a new Section 5.7 entitled "No Adverse Noise Impact" supplementing the Planning Statement for details.
(d)	Please clarify if any public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used on the site; and	The Applicant has confirmed no public announcement system, whistle blowing, portable loudspeaker and/or any form of audio amplification system will be used on the site. Please refer to a new Section 5.7 entitled "No Adverse Noise Impact" supplementing the Planning Statement for details.
(e)	Please provide details of facilities for collection, treatment and disposal of waste / wastewater generated from the proposed use.	<p>During the operation phase, the major type of waste generated will be Municipal Solid Waste (MSW). The general refuse generated will be stored in enclosed bins. The refuse bins will be collected and disposed of at the Refuse Collection Point (RCP) closest to the Site.</p> <p>For wastewater, all the wastewater will be collected to septic tank/soakaway pit.</p> <p>Please refer to a new Section 5.8 "Sewage Treatment and Waste Management" supplementing the Planning Statement for details..</p>
	<b><u>Transport Department (TD)</u></b> (Contact: Mr. K.C. Wong at 2399-2727)	
(a)	The Site is connected to public road network via a section of local access which is not managed by TD. The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access shall be clarified with the relevant lands and maintenance authorities accordingly.	Noted.

(b)	As there is no information about vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Noted. However, no vehicular access would be provided at the Site as the visitor would only reach the Site by walking.
(c)	The applicant should clarify any provision of loading/unloading spaces are required for operation.	As the proposed "Temporary Dog Breeding Ground" is mainly to provide puppies to the wholesaler by delivery, there is seldom public visitor coming to the Site daily; and the visitor would only reach the Site by walking. Therefore, loading/unloading spaces are not required for operation and no loading/unloading spaces will be provided at the Site.

## **Supplementary Paragraphs to the Planning Statement**

### **5.7 No Adverse Noise Impact**

As advised by the Applicant, no more than 80 dogs will be kept on site. All dogs will be securely kept within the site and will only be allowed to move around in the open area within the site between 9:00 and 17:00 every day. As dogs will not be allowed for activity outside the site and fence wall with a height of approx. 2.2m is in place, noise nuisance to surrounding residents will be limited. Therefore, use of dog masks is considered not necessary. All dogs will be securely kept inside enclosed structures which will be soundproofing. As the Applicant will follow the code of practice of AFCD's Dog Breeder Licence, the enclosed structures for keeping dogs will be equipped with Heating, Ventilation and Air Conditioning (HVAC) so as to maintain the temperature not higher than 28 °C and not lower than 18 ° C. The Applicant has confirmed no public announcement system, whistle blowing, portable loudspeaker and/or any form of audio amplification system will be used on the site.

### **5.8 Sewage Treatment and Waste Mangement**

During the operation phase, the major type of waste generated will be Municipal Solid Waste (MSW). The general refuse generated will be stored in enclosed bins. The refuse bins will be collected and disposed of at the Refuse Collection Point (RCP) closest to the Site. For wastewater, all the wastewater will be collected to septic tank/soakaway pit.



Our Ref.: YL/TPN/2475A/L06

27 May 2022

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

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

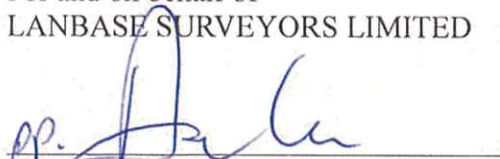
**Planning Application for  
Temporary Dog Breeding Ground  
For a Period of 3 Years  
Lots 607A(Part) in D.D. 104 and adjoining Government Land  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/435)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang  
Director

Encl.  
RK/AL

C.C.

DPO/FSS & YLE

(Attn.: Ms Cherry Yuen

By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

### Response-to-Comments

	Departmental Comments	Responses
	<b><u>Environmental Protection Department (EPD)</u></b> (Contact: Ms. Jolita Chan at 2835-1112)	
	The applicant seeks planning approval for temporary animal boarding establishment (dog breeding) for a period of 3 years at a site zoned as "REC" on the approved Ngau Tam Mei OZP. The application site is about 1,067sqm and we understand that the nearest village house is located immediately adjacent to the application site. Based on the further information from the applicant, it was confirmed that:	
(a)	No more than 80 dogs will be kept on site and the dogs will be allowed to move around in the open area within the site between 9:00 and 17:00 every day;	Noted.
(b)	All dogs will be securely kept inside enclosed structures which will be soundproofing;	Noted.
(c)	No public announcement system, whistle blowing, portable loudspeaker and/or any form of public amplification system will be used on the site; and	Noted.
(d)	All the wastewater will be collected to septic tank and soakaway pit for proper treatment and disposal	Noted.
	There is still ambiguity with the information provided by the applicant, and please request the applicant to clarify that:	
(a)	The proposed animal boarding establishment will not be "a quarantine station, or quarantine lairage, for animals", i.e. not a designated project under Schedule 2 item N2 of	As mentioned in para. 1.1 of the Planning Statement, this planning application is for a "Temporary Dog Breeding Ground". Please note

	<p>the Environmental Impact Assessment Ordinance.</p>	<p>that “breeding ground” is included in the planning use “Animal Boarding Establishment” while “quarantine station or quarantine lairage for animal” is included in the other planning use “Animal Quarantine Centre” in accordance with the Definitions of Terms (Revised Version) published on the website of the Town Planning Board.</p> <p>Therefore, please be clarified that the proposed “Temporary Dog Breeding Ground” is NOT a quarantine station and/or quarantine lairage for animals, i.e., not a Designated Project under Item N2 of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO).</p>
(b)	<p>The applicant stated that the dogs will be allowed to move around in the open area within the site between 900 and 1700 every day. As dog barking seems challenging to control and the nearest village house is located immediately adjacent to the application site, the proposed use may not be a compatible land use from noise point of view unless the applicant can commit that all dogs will be kept inside enclosed soundproofing structures at all times, and the proposed development shall be fully enclosed with no direct line of sight to the existing village houses.</p>	<p>Having considered the potential noise nuisance, dogs will not be allowed to move around in the open area within the site. Noise sensitive receivers at the north and west are close to the Site. To fulfil the recommendation of Code of Practice (CoP) for Dog Breeders (Category B) published by AFCD, exercise area which allows dogs to move around one hour twice a day, will be provided. This area will be located away from these noise sensitive receivers (i.e. east of the Site) as far as practicable. Therefore, the direct line of sight to most of the existing dwellings which are single storey will be effectively screened. For the house with two to three storeys high at Lot 605 SA in DD 104 adjacent to the Site, the Applicant is living there. Therefore, the aforementioned house will not be affected by the Application Site.</p> <p>With regard to the building structures for keeping dogs (including the exercise area), the detailed design will be carried out after the planning</p>



	<p>application. As advised by the Applicant, the building structures will be full enclosures, i.e., enclosed on top with four sides with building steel sheets with a surface density of at least 10kg/m<sup>2</sup>. With provision of fully enclosed building structures, there will be no direct line-of-sight to the nearby noise sensitive receivers. With the provision of the fully enclosed building structures for keeping dogs and the 2.2m high solid fence wall, adverse noise impact on the nearby dwellings due to dog barking is not anticipated.</p> <p>As mentioned in Section 5.7 of the Planning Statement, the Applicant has committed to keep all dogs inside enclosed soundproofing structures all the time which was stated in Section 5.7 of the Planning Statement.</p> <p>The applicant committed that an Implementation of the Noise Mitigation Measures will be submitted to justify the noise mitigation measures will be properly and fully implemented for compliance with Chapter 9 of the Hong Kong Planning Standards and Guidelines ("HKPSG").</p> <p>To further clarify, the following sentence of Section 5.7 has been amended to:</p> <p>All dogs will be securely kept inside fully enclosed structures which will be soundproofing with a surface density of not less than 10kg/m<sup>2</sup> and with no direct line of sight to the existing village houses. The applicant committed that an Implementation of the Noise Mitigation Measures will be submitted to justify the noise mitigation measures will be properly and fully implemented for compliance with Chapter 9 of the Hong Kong Planning</p>
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		<p>Standards and Guidelines (“HKPSG”).</p> <p>Please refer to the attached amended Section 5.7 for reference.</p>
(c)	<p>It is further noted that some potential fixed noise sources, i.e. heating equipment, ventilation and air conditioning, will be provided within the proposed development. The applicant shall ensure the design of all the fixed noise sources will comply with the noise criteria as stipulated in the HKPSG.</p>	<p>Noted and the Applicant shall ensure the design of all the fixed noise sources will comply with the noise criteria as stipulated in the HKPSG.</p> <p>This has been included in the amended Section 5.7 as attached.</p>
(d)	<p>On sewage treatment, please provide more information on the number of staff that would be working at the proposed development and please clarify whether there would be any residence staff on site. Please also indicate the location for the proposed septic tank and soakaway system. The applicant is also advised to observe the clearance distance for the septic tank and soakaway system as stated in the ProPECC PN 5/93 “Drainage Plans Subject to Comment by the Environmental Protection Department”.</p>	<p>No more than two site staff will be provided on-site and there will be no residence site staff for the proposed Temporary Dog Breeding Ground.</p> <p>The clearance for septic tank and soakaway system as stipulated in Appendix D of ProPECC PN5/93 shall be strictly reviewed and followed during the detailed design stage as mentioned in the amended Section 5.8 of the Planning Statement.</p> <p>The location for the proposed septic tank and soakaway system has been indicated in the Layout Plan which can also be referred to the amended Section 5.8 of the Planning Statement and Annex 1 of this response-to-comment.</p>

## Supplementary Paragraphs to the Planning Statement

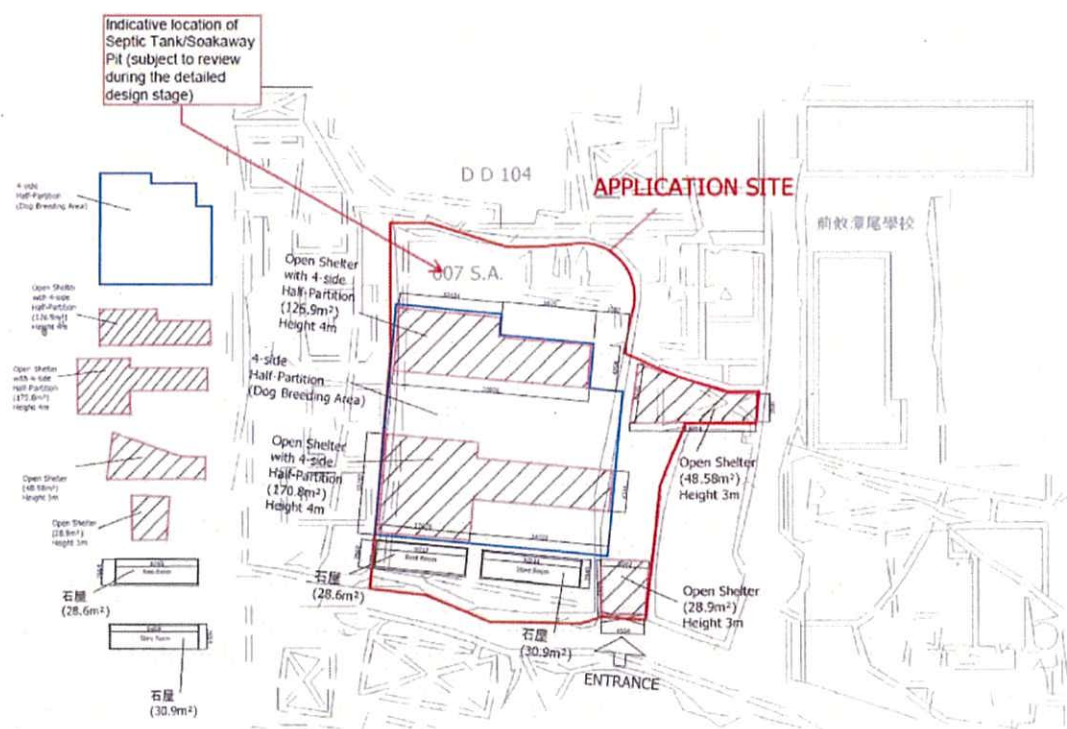
### 5.7 No Adverse Noise Impact

As advised by the Applicant, no more than 80 dogs will be kept on site. All dogs will be securely kept within the site. As dogs will not be allowed for activity outside the site and fence wall with a height of approx. 2.2m is in place, noise nuisance to surrounding residents will be limited. Therefore, use of dog masks is considered not necessary. All dogs will be securely kept inside fully enclosed structures which will be soundproofing with a surface density of not less than 10kg/m<sup>2</sup> and with no direct line of sight to the existing village houses. The applicant committed that an *Implementation of the Noise Mitigation Measures* will be submitted to justify the noise mitigation measures will be properly and fully implemented for compliance with Chapter 9 of the *Hong Kong Planning Standards and Guidelines* ("HKPSG"). As the Applicant will follow the code of practice of AFCD's Dog Breeder Licence, the enclosed structures for keeping dogs will be equipped with Heating, Ventilation and Air Conditioning (HVAC) so as to maintain the temperature not higher than 28 °C and not lower than 18 ° C. The Applicant has confirmed no public announcement system, whistle blowing, portable loudspeaker and/or any form of audio amplification system will be used on the site.

### 5.8 Sewage Treatment and Waste Management

No more than two site staff will be provided on-site and there will be no residence site staff for the proposed Temporary Dog Breeding Ground. During the operation phase, the major type of waste generated will be Municipal Solid Waste (MSW). The general refuse generated will be stored in enclosed bins. The refuse bins will be collected and disposed of at the Refuse Collection Point (RCP) closest to the Site. For wastewater, all the wastewater will be collected to septic tank/soakaway pit. The clearance for septic tank and soakaway system as stipulated in Appendix D of ProPECC PN5/93 shall be strictly reviewed and followed during the detailed design stage. The location for the proposed septic tank and soakaway system has been indicated in the revised Layout Plan (Annex 1).

## Annex 1 Indicative Location of Septic Tank / Soakaway Pit







Our Ref.: YL/TPN/2475A/L09

8 June 2022

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

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

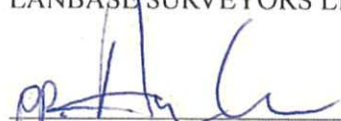
**Planning Application for  
Temporary Dog Breeding Ground  
For a Period of 3 Years  
Lots 607A(Part) in D.D. 104 and adjoining Government Land  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/435)**

We would like to supersede our previous letter (YL/TPN/2475A/L08) for the captioned planning application and clarify the followings:

- (1) The Site would be operated 24 hours a day in 7 days a week for dog breeding and the dogs will be kept overnight;
- (2) The staff operation hours would be 9am to 9pm in 7 days a week including public holidays for taking care of the dog;
- (3) The Site would be opened for visitors (mainly the wholesale buyer) from 10am to 6pm from Monday to Friday only;
- (4) The existing 2.2m high solid fence wall surrounding the site is made of brick, concrete block or concrete;
- (5) The surface density of the fully enclosed structures will not be less than 14kg/m<sup>2</sup>. The structures will be steel claddings consisting of three corrugated steel sheets and each corrugated steel sheet is appropriate 1.9mm thick; and
- (6) All dogs will be securely kept within the site and will only be allowed to move around in the enclosed activities area within the site between 9:00 and 17:00 everyday.

A revised Layout Plan with indication of fence wall, enclosed structures, exercise area and septic tank is also provided herewith for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang  
Director  
Encl.  
RK/AL

c.c.  
DPO/FSS & YLE

(Attn.: Ms Cherry Yuen

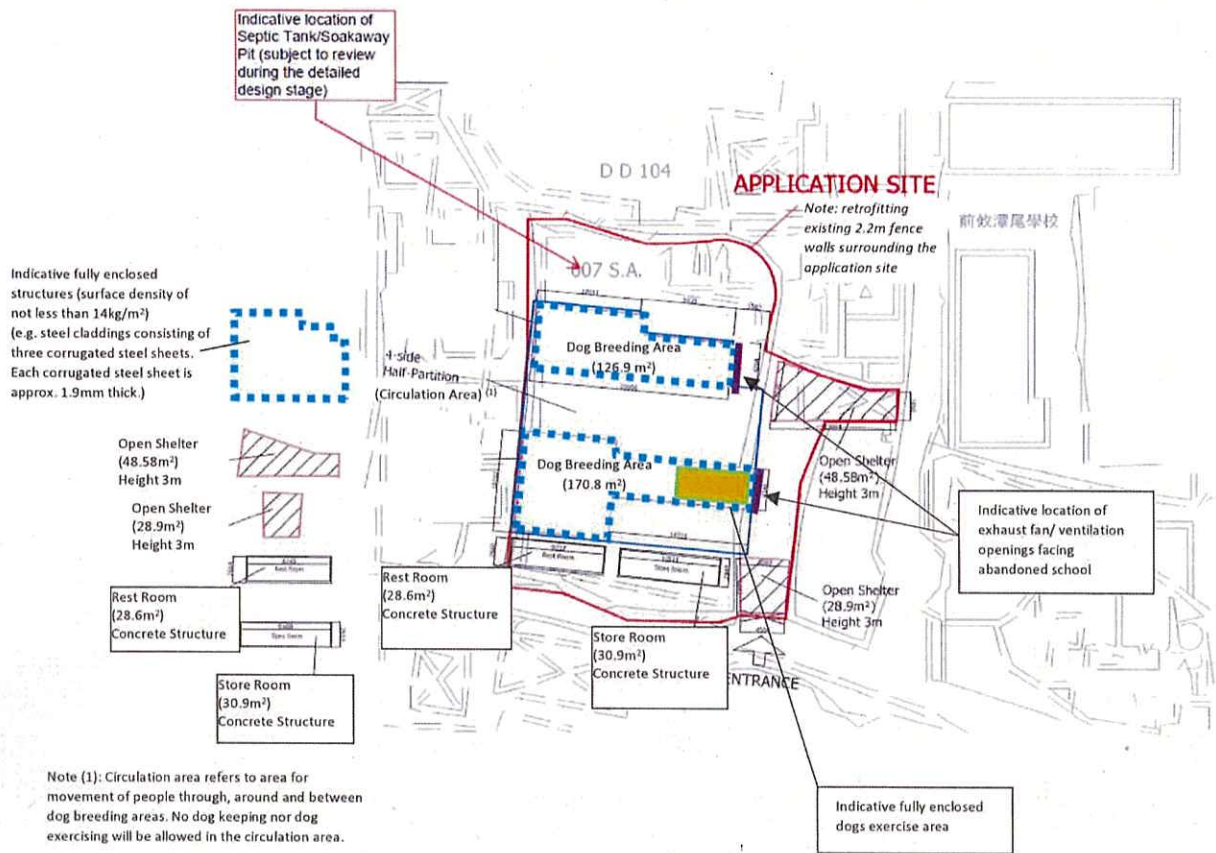
By Email )



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(Valuation & Land Administration)



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## **Government Departments' General Comments**

### **1. Land Administration**

*Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):*

- (a) the Site comprises an Old Schedule Agricultural Lot (OSAL) and GL. The OSAL 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.
- (b) no permission is given for occupation of GL included in the Site (about 191 m<sup>2</sup> subject to verification). The act of occupation of GL without Government's prior approval is not allowed.
- (c) advisory comments as detailed in **Appendix III**.

### **2. Traffic**

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

- (a) the Site is connected to public road network via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with the LandsD by the applicant. The management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.

**(b) advisory comments as detailed in Appendix III.**

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

his department shall not be responsible for the maintenance of any access connecting the Site and Chun Shin Road.

### **3. Environment**

*Comments of the Director of Environmental Protection (DEP):*

- (a) the applicant seeks planning approval for temporary animal boarding establishment (dog breeding) for a period of 3 years at the Site zoned "REC" on the OZP. The Site is about 1,067m<sup>2</sup> and it is understood that the nearest village house at immediate east of the Site is the applicant's house. Based on applicant's submission, it was confirmed that
  - i. no more than 80 dogs will be kept on site and the dogs will not be allowed to move around in the open area within the Site;
  - ii. all dogs will be securely kept inside the fully enclosed structures which will be soundproofing with a surface density of at least 14kg/m<sup>2</sup>;

- iii. no public announcement system, whistle blowing, portable loudspeaker and/or any form of public amplification system will be used on the site; and
  - iv. all the wastewater will be collected to septic tank and soakaway pit for proper treatment and disposal.
- (b) Since the FI (**Appendix Id**) has submitted the Noise Mitigation Measure Proposal to provide details on noise mitigation measures, he agrees that no further submission on noise mitigation plan is required, and has no objection to the planning application subject to the following approval conditions for noise mitigation:
- i. all animals shall be kept inside the enclosed structures at all times during the planning approval period; and
  - ii. no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the Site at any time during the planning approval period; and
- (c) there was no environmental complaint received at the Site in the past three years.
- (d) advisory comments as detailed in **Appendix III**.

#### **4. Nature Conservation**

*Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):*

- (a) according to the submission, the Site is currently used as a temporary dog breeding ground. As such, he has no comment on the current application from nature conservation and animal establishment boarding licence aspects.
- (b) According to his database, the Site is associated with a Dog Breeder Licence (Category B) issued by his department. The licence is valid till 16.12.2022 and it only permits the trading and breeding of dogs for trading purpose.

#### **5. Fire Services**

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

- (a) he has no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.
- (b) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and



- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans.

(c) advisory comments as detailed in **Appendix III**.

## **6. Building Matters**

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

- (a) he has no objection to the application.
- (b) advisory comments as detailed in **Appendix III**.

## **7. Drainage**

*Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):*

- (a) he has no objection in principle to the application from public drainage point of view. Should the Board consider that the application is acceptable from planning point of view, conditions should be stipulated requiring the applicant (i) to submit a drainage proposal; and (ii) to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board; and
- (b) advisory comments as detailed in **Appendix III**.

## **8. Landscaping**

*Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):*

- (a) she has no objection to the application from landscape planning perspective given that significant adverse landscape impact within the Site arising from the development is not anticipated;
- (b) based on the aerial photo of 2021, the Site is situated in an area of rural landscape character comprising village houses, temporary structures, open storages, scattered tree groups and vacant lands. The proposed use is considered not incompatible with the landscape setting in proximity;
- (c) according to the submission, majority of the Site is currently occupied by temporary structures. No landscape sensitive resource is observed within the Site. The site falls within "R(C)", which is a non-landscape sensitive zoning, and no significant landscape impact arising from the proposed development is anticipated; and
- (d) it is not necessary to impose any landscape-related condition should the

application be approved by the TPB, as there is no prominent public frontage around the Site.

**9. Others**

*Comments of the Food and Environmental Hygiene Department (DEFH):*

- (a) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment; and
- (b) advisory comments as detailed in **Appendix III**.

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

- Director of Leisure and Cultural Services (DLCS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

The lot owner(s) will need to immediately apply to his office to permit the structures to be erected or to regularise any irregularity on Site, if any. Also, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation 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 rent or fee, as may be imposed by LandsD.

- (b) to note the comments of the Commissioner for Transport (C for T):***

***No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.***

- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

- (d) to note the comments of the Director of Environmental Protection (DEP) that:

The applicant shall (i) note that the design and construction of the septic tank and soakaway system (ST/SA) shall follow the requirements as stated in the ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test, clearance distances, and the ST/SA should be duly certified by an Authorized Person; and (ii) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” to minimize any potential environmental nuisance.

- (e) to note the comments of the Director of Fire Services (D of FS) 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.

- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application

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 should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (iii) 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;
  - (iv) 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;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - (vi) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application 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; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- As there are no public sewer in the vicinity for connection, comments from EPD regarding the disposal arrangement of the foul water generated by the subject temporary animal boarding establishment shall be sought.
- (h) to note the comments of the Food and Environmental Hygiene Department (DEFH) that:

Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.

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



**A/YL-NTM/435 DD 104 Ngau Tam Mei Rec**  
18/02/2022 02:12

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

**A/YL-NTM/435**

Lot 607 S.A (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei

Site area : About 1,067sq.m Includes Government Land of about 191 sq. m

Zoning : "Recreation"

Applied use : Animal Boarding Establishment (Dog Breeding) / ?? Vehicle Parking

Dear TPB Members,

The site appears to be covered in structures but no history of approval.

This is not an appropriate location to breed animals as the area is paved and it is close to playing fields. Is the site connected to a public drainage/sewerage system?

But of course animal welfare is never a consideration when it comes to puppy mill operations.

Mary Mulvihill

