

2023年11月2日

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

Appendix I of RNTPC
Paper No. A/YL-NTM/468A

This document is received on 2 NOV 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

NTM/468

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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/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.tpb.gov.hk/en/plan_application/apply.html

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

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

2302664 10/10 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-TM/468
	Date Received 收到日期	2 NOV 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Li Venus 李穎嵐

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)

Tang Lok San 鄧樂桑

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)	Lots 2161 and 2163 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第102約地段第2161號及第2163號 (部份)
(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 1,489.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 499.65 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)	NA 不適用 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 NO. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶
(f) Current use(s) 現時用途	Vacant 空置 (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)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
18/10/2023 (DD/MM/YYYY)[&]
於 18/10/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/09/2023 (DD/MM/YYYY)[&]
於 22/09/2023 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
For a Period of 3 Years and Filling of Land
擬議臨時動物寄養所連附屬設施(為期3年)及填土

(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	1,080.05	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	409.65	.....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	NA 不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	499.65	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	499.65	.....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 Proposed Layout Plan.

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	1	.....
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)	.....

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

上午八時至下午六時，逢星期一至日(包括公眾假期)

(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)) 古洞路，轉到郊區小徑 Kwu Tung Road, turn to local track.																															
		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) <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																
	No 否	<input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 903.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																
	No 否	<input type="checkbox"/>																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>				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"/>
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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 style="text-align: center;">NA 不適用</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 or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/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>Reason(s) for non-compliance: 仍未履行的原因：</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。

Please refer to Justification document.

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

鄧樂桑

NA 不適用

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

06/10/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2161 and 2163 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第102約地段第2161號及第2163號 (部份)
Site area 地盤面積	1,489.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/I2 牛潭尾分區計劃大綱核准圖編號S/YL-NTM/I2
Zoning 地帶	Green Belt 綠化地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land 擬議臨時動物寄養所連附屬設施(為期3年)及填土

(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	499.65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <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	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	27.5 % <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) _____ _____		1 PC: 1
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		1 LGV: 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access and Paved Area		
Reports 報告書		
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"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

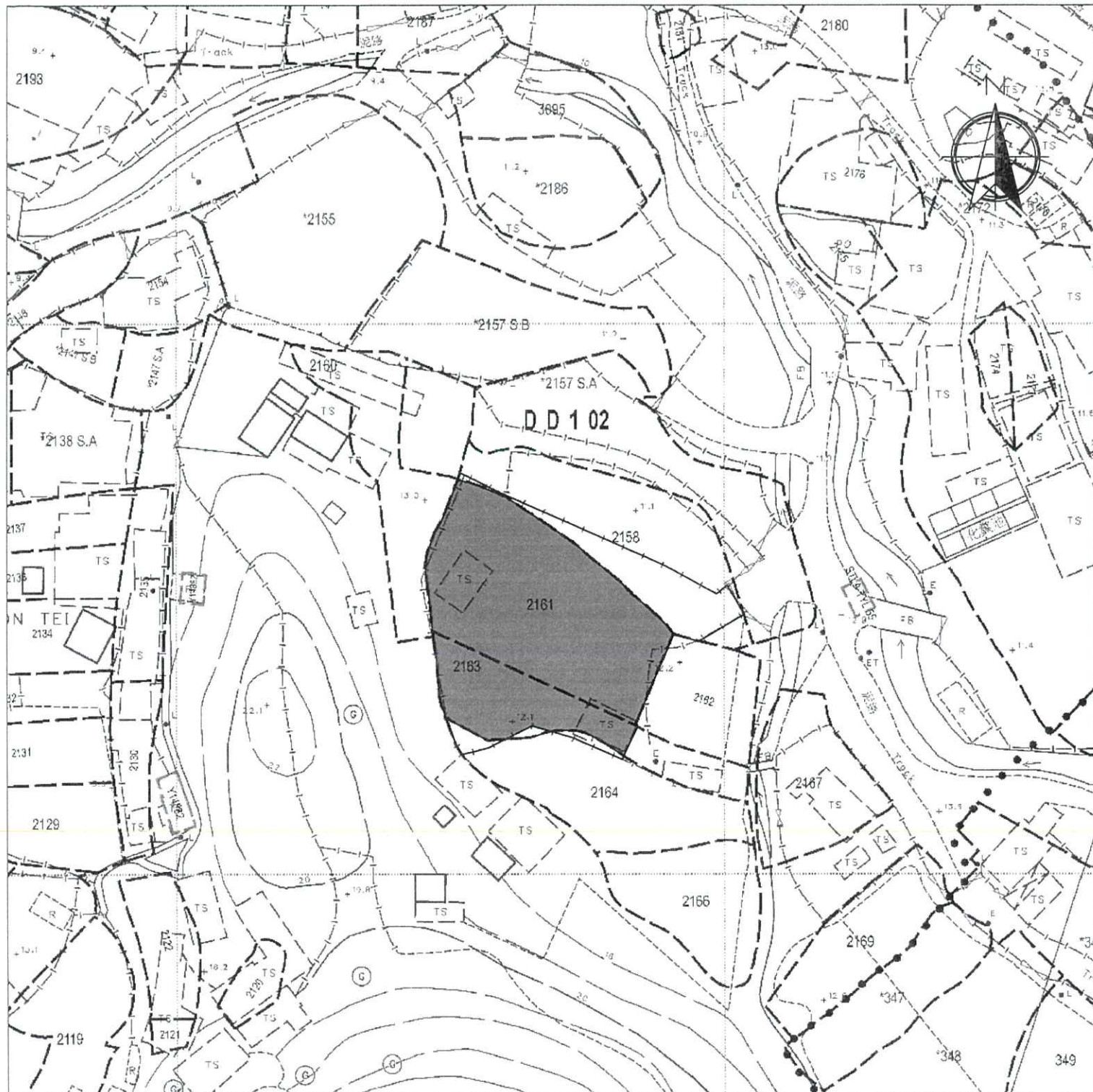
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗牛潭尾丈量約份第 102 約地段第 2161 號及 2163 號(部份)
作為期三年的臨時動物寄養所連附屬設施及填土之用途

- 申請地點的面積約為 1,489.7 平方米，根據牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12，申請地點現時被規劃作「綠化」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「綠化」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
- 擬議申請的動物寄養所屬於「綠化」地帶中的「第二欄用途」。在同一個「綠化」地帶，城市規劃委員會未曾收到相類似的動物寄養所規劃申請。
- 申請地段將設有 6 個擬議建築物，有 1 個建築物為動物寄養所、1 個為附屬辦公室、1 個附屬員工休息室、1 個狗隻活動室及 2 個敞棚。
- 申請範圍內的草地只用作狗隻活動區，在營業時間外不會有寵物留在外面。
- 希望透過規劃申請，滿足當地對動物寄養服務的巨大需求。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所內會有寵物（即從下午六時至上午八時）。
- 申請地點內有約 903.9 平方米會採用混凝土作平整物料，厚度不超過 0.2 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗牛潭尾丈量約份第 102 約地段第 2161 號及 2163 號(部份)作為期三年的臨時動物寄養所連附屬設施及填土的用途。



Legend:



Application Site 申請範圍

Appendix 1

Location: DD 102 Lot 2161
DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Green Belt

Date: 22 September 2023

Location

位置圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

1:1000

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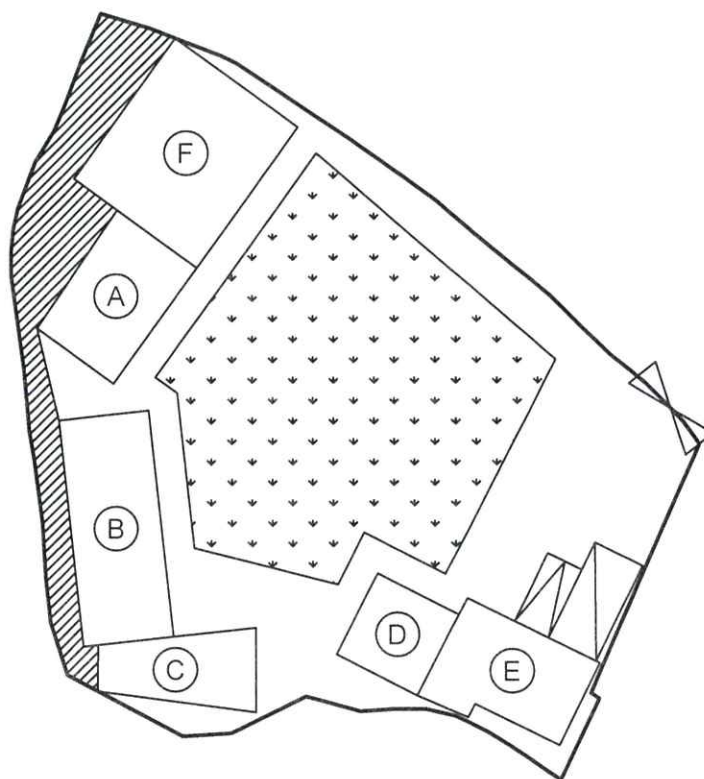
For Identification Only

Drawing No.:

1-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
A	Dog Function Room	About 9.5m x 6.5m = 61.75 m ²	4m	1	1
B	Animal Boarding Establishment	About 15m x 6m x 2 = 180 m ²	7m	2	1
C	Canopy	About 45 m ²	6m		1
D	Ancillary Staff Lounge	About 6m x 6m = 36 m ²	4m	1	1
E	Ancillary Office	About 62.9 m ²	4m	1	1
F	Canopy	About 114 m ²	4m		1
	Total	About 499.65 m ²			
	Private Car Parking Space				1
	LGV L/UL Space				1



Legend:

- | | |
|----------------------------------|-------------------------------|
| Ingress/egress (Width: About 6m) | Dog Function Room |
| Proposed Structures | Animal Boarding Establishment |
| Private Car Parking Space | Canopy |
| LGV L/UL Space | Ancillary Staff Lounge |
| Grassland | Ancillary Office |
| Tree Protection Zone | |

Total Area: 1,489.7 m² (About)
 Covered Area: 409.65 m² (About)
 Uncovered Area: 1,080.05 m² (About)
 Non-Domestic GFA: 499.65 m² (About)
 Nos. of Proposed Structures: 6

Appendix 2

Location: DD 102 Lot 2161
 DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
 District: Ngau Tam Mei
 Zoning: Green Belt

Date: 3 October 2023

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
 (為期3年)及填土

Proposed Temporary Animal Boarding
 Establishment with Ancillary Facilities
 For a Period of 3 Years and Filling of Land

SCALE

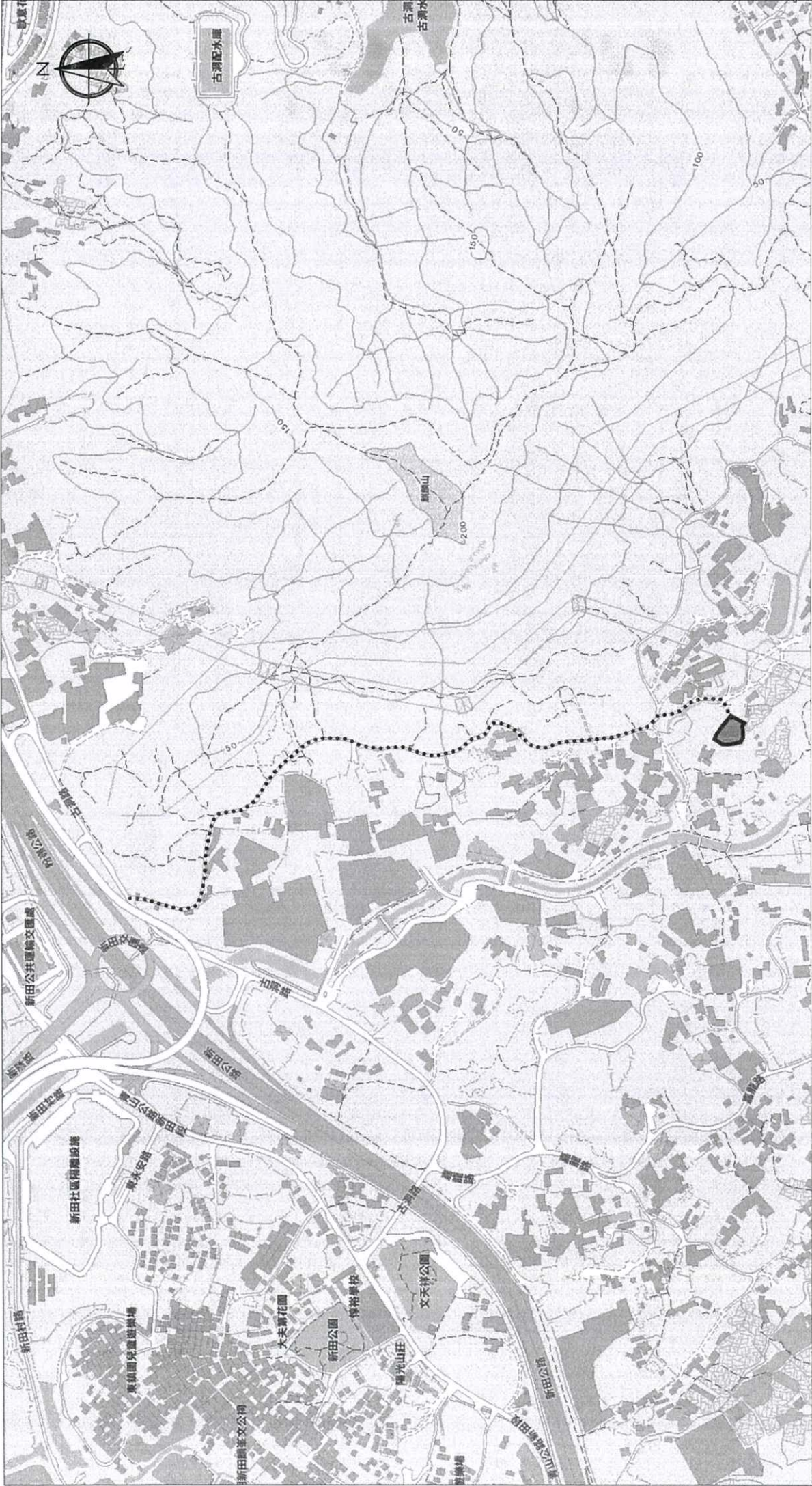
1:500

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 14th June 2023

Appendix 3

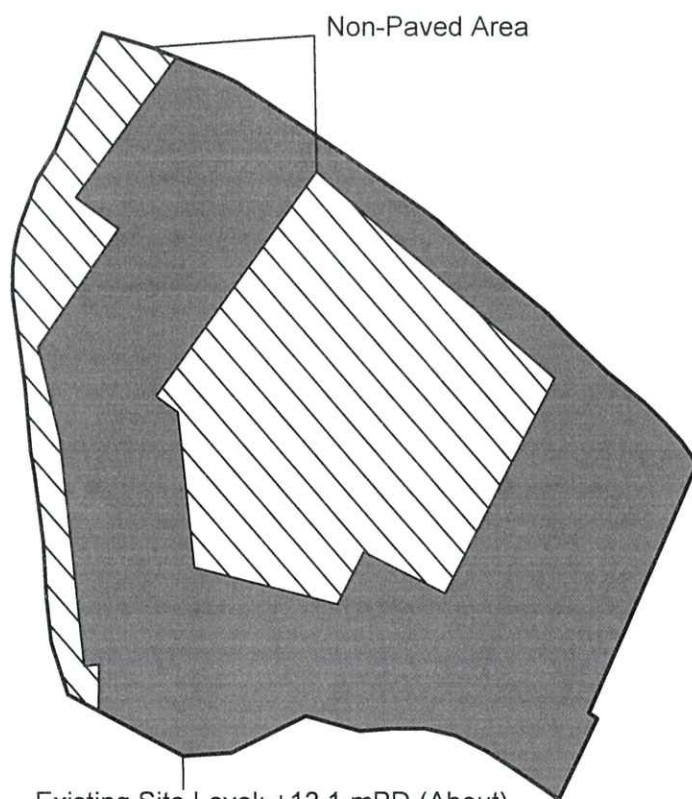
Existing Vehicular Access

Location: D.D. 102 Lot 2161, D.D. 102 Lot 2163 (Part)
OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Green Belt

Project:
Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land

Width of Local Track:
3m with Passing Space (About)
Map Legend:
●●●● Road Path
— Site Boundary

Drawing No.:
3-01
For Identification Only
Date: 03/10/2023



Existing Site Level: +12.1 mPD (About)

Proposed Site Level: +12.3 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.2 m (About)

Paved Ratio

Non-Paved Area: 585.8 m² (About 39.3%)

Paved Area: 903.9 m² (About 60.7%)

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

Appendix 4

Location: DD 102 Lot 2161
DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Green Belt

Date: 3 October 2023

Paved Area

平整範圍

擬議臨時動物寄養所連附屬設施
(為期3年)及填土

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

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

寄件者: Tang Lok San [REDACTED]
寄件日期: 2024年01月09日星期二 12:06
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Re: Departmental Comments for s.16 Planning Application A/YL-NTM/468
附件: AYL-NTM 468.pdf
類別: Internet Email

Town Planning Board,

Please see the attachment section for the further information on the comment of varies Departments. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on [REDACTED] or email to [REDACTED]

Yours Faithfully,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-NTM/468 的查詢

收悉 貴委員會對 A/YL-NTM/468 申請的疑問，本人現書面回覆。

申請地點不會有職員居住，場內的所有構築物亦不會用作居住用途。

本申請只會接待狗隻。本申請在營業時間外(即從下午六時至上午八時)會有寵物在寄養所內過夜，全日不超過 25 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

本人了解現時申請範圍內的佈局與擬議佈局平面圖不同，本人會在申請獲准後依照擬議佈局平面圖更正，以擬議佈局平面圖為準。

希望此附加文件能釋除 貴委員會的隱憂，並支持本申請。

申請人
李穎嵐

二零二四年一月九日

城市設計及園境組及城市規劃委員會：

有關城市設計及園境組對 A/YL-NTM/468 的查詢

收悉 貴組對 A/YL-NTM/468 申請的疑問，本人現書面回覆。

由於申請範圍內長期未有管理，現場大多為雜樹及雜草，全部樹木都位於申請地點的西南、西及西北面。

樹木方面，由於圖 1、2 及 4 的樹木有倒塌的風險，有樹根已暴露在泥土的面層，未能抓實泥土，樹木亦有藤木植物依附在樹幹及分支。有見及此，相關樹木不會保留，免生意外。進行樹木相關工程時亦會請求專業人士協助。其他樹木會保留，定會盡力保護樹木，望 貴組見諒。

保護樹木方面，在工程進行期間，會使用高約 2.5 米的膠板將樹木保護範圍隔開及圍起，以免樹木因工程而影響生長。在工程完成後才將相關膠板拆除，並會豎立約 1.2 米高的短柱防止誤入樹木保護區。樹木會定期檢查及修剪，以保護樹木。

申請地點內的樹木大多都生長在近圍邊斜坡上，小量填土後樹木的底部仍高於填土後的水平，對樹木沒有任何影響。其他小量樹木(圖 3)，本人計劃在申請成功後在申請範圍四周建設渠道，引導及收集雨水，並會經沙井後連接附近溪流，防止因填土後導致樹木保護區水浸。

填土是為了平整申請地點，並已使用適合耕種的泥土作平整基礎，之後才用混凝土及碎石作平整後的面層。如果使用沙或泥土作平整物料，則未能提供用混凝土及碎石的好處。用混凝土及碎石平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，平整的範圍及大小已經營運所需最小。望 貴組諒解。

本人會在申請期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，及定會確保泥土是適合耕種，防止影響本申請地點及附近的土壤。

本人明白及了解規劃申請獲批不代表同時獲得樹木修剪、移栽樹木或砍伐樹木的批准。在進行樹木相關工程前，本人會向有關署方申請相關許可，獲得許可後才進行樹木相關工程，有需要時亦會依照有關署方所定立的樹木保育條款進行因砍伐樹木而要作出補償性種植的工程。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李穎嵐

二零二四年一月九日

地政總署及城市規劃委員會：

有關地政總署對 A/YL-NTM/468 的查詢

收悉 貴署對 A/YL-NTM/468 申請的意見，現以書面回覆。

收悉 貴署根據丈量約份第 102 約地段第 2161 號的現場情況所發出的違反建築物條例文件，並知悉 貴署的密切關注。當申請獲批會向 貴署短期豁免書，並會遵從 貴署所批出短期豁免書內例明的條款。我們已知觸犯上述條例的嚴重性，並會盡快糾正及申請短期豁免書。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李穎嵐

二零二四年一月九日

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-NTM/468 的查詢

收悉 貴署對 A/YL-NTM/468 申請的疑問，現以書面回覆。

本申請範圍內不會提供任何居住的用途。

本申請只會接待狗隻。本申請在營業時間外(即從下午六時至上午八時)會有寵物在寄養所內過夜，全日不超過 25 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

在營業時間時段內，現計劃安排約 3-4 個員工。動物會到戶外空間，在戶外的動物數量會因應員工人數調整，但同一時間不會超過 8 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。在非營業時間，寵物不會到戶外，只留在寄養所內。

在非營業時間，寵物不會到戶外，所有寵物會留在寄養所內。申請範圍內的寄養所計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，提供良好的寄養空間。並使用隔音及隔熱的鋁板作為的牆身及頂部，鋁板與鋁板之間有聚氨酯，並以組合屋的方式興建，下圖為物料參考圖：



由於寄養所已用上能夠隔音及隔熱的鋁板，現場會沿用舊有金屬實心物料「鋅鐵皮」，現已將申請地點圍起，進一步降低外來刺激刺激動物，以減少影響環境及附近居民。

本申請不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境差生不良影響。

在保護環境方面，首先，當申請獲批後會建設渠道，渠道建議會向渠務署提交。在渠道建議當中會包含建設沙井及其設計，在地面水排出申請地點外之前能以沙井將垃圾過濾，令垃圾及其他廢棄物留在申請地點內，並會定期清理及檢查有關渠道及沙井有否被廢棄物堵塞渠道，確保渠道暢通。雨水渠只會負責收集及引導雨水，不會連接化糞池及滲水井。

現計劃在申請地點建造一個符合環境保護署所定下的 ProPECC PN 5/93 指引的化糞池來收集寄養所內的污水。化糞池及滲水井的距離更會遠離河道超過 15 米，由於申請地點附近溪流或河道不是用作飲用用途，此距離亦符合環境保護署所定下的 ProPECC PN 5/93 指引。有關化糞池及滲水井亦不會連接雨水渠，務求對附近的污染降至零污染，確保附近的水源及土地不會被此申請用途污染，並嚴格執行漁農自然護理署及渠務署的要求。

除了以上的措施保護水源外，申請地點內亦不會在戶外使用任何有化學清潔用品。不會影響附近及下遊的生態。定會盡力保護環境。希望 貴署能支持本申請。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李穎嵐

二零二四年一月九日

運輸署及城市規劃委員會：

有關運輸署對 A/YL-NTM/468 的查詢

收悉 貴署對 A/YL-NTM/468 申請的疑問，本人現書面回覆。

預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0-1
08:00-09:00	0-2
09:00-10:00	0-2
10:00-11:00	0-2
11:00-12:00	0-2
12:00-13:00	0-2
13:00-14:00	0-2
14:00-15:00	0-2
15:00-16:00	0-2
16:00-17:00	0-2
17:00-18:00	0-2
18:00-19:00	0-1
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近麒麟村村路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	10-15 輛
06:00-07:00	15-20 輛

07:00-08:00	25-30 輛
08:00-09:00	25-30 輛
09:00-10:00	20-25 輛
10:00-11:00	20-25 輛
11:00-12:00	25-30 輛
12:00-13:00	25-30 輛
13:00-14:00	25-30 輛
14:00-15:00	25-30 輛
15:00-16:00	25-30 輛
16:00-17:00	25-30 輛
17:00-18:00	25-30 輛
18:00-19:00	25-30 輛
19:00-20:00	25-30 輛
20:00-21:00	20-25 輛
21:00-22:00	20-25 輛
22:00-23:00	15-20 輛
23:00-00:00	10-15 輛

^此數字在 2023 年 6 月 6 日統計。

本申請地點預計每日有約 40 位訪客（每小時約 4 位訪客及 1 輛私家車），並只接受已預約的訪客進入申請範圍。

由於方便上落寵物及寵物糧食等物品和方便外來使用人士駕車到本申請地點，現申請 1 個客貨車上落貨位置及 1 個私家車車位。現計劃進出本寄養所的人士需要透過電話通知寄養所的員工，不接受無提前預約的人士進入（即未有透過電話通知員工的客人），可以控制進入申請範圍人次。因此，1 個客貨車上落貨位置及 1 個私家車車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經麒麟村村路，再轉到郊區小徑。麒麟村村路沿途道路約有 3-5 米闊，沿途設有避車處，客貨車及私家車有足夠的位置通過。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本申請地點能以的士及小巴到達，小巴路線 605 線能到達申請地點約 150 米附近，位置請參考 Appendix 3。

少量的訪客及車流量不會對道路及公共交通流量造成負面影響。

此申請不允許超過 5.5 噸的貨車進入申請地點。

本人明白及了解連接申請地點的道路不是由 貴署管理，並已向相關道路的持分者了解及取得使用道路的權利。亦了解道路管理及維修的責任不是由貴署負責。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李穎嵐

二零二四年一月九日

道路相片：















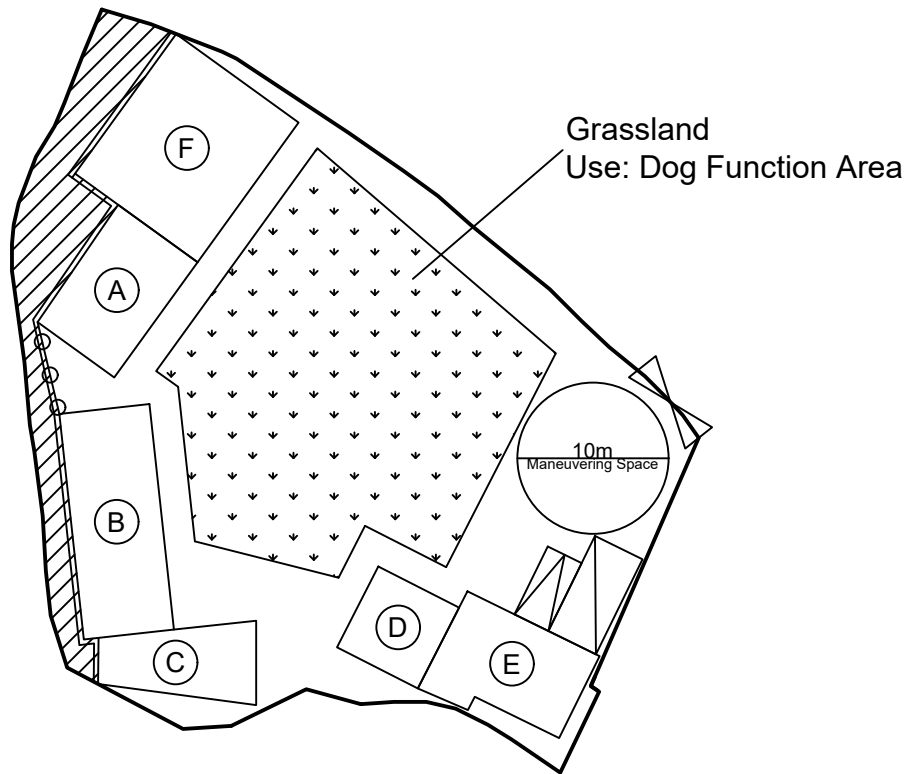






Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
A	Dog Function Room	About 9.5m x 6.5m = 61.75 m ²	4m	1	1
B	Animal Boarding Establishment	About 15m x 6m x 2 = 180 m ²	7m	2	1
C	Canopy	About 45 m ²	6m		1
D	Ancillary Staff Lounge	About 6m x 6m = 36 m ²	4m	1	1
E	Ancillary Office	About 62.9 m ²	4m	1	1
F	Canopy	About 114 m ²	4m		1
	Total	About 499.65 m ²			
	Private Car Parking Space				1
	LGV L/UL Space				1



Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Grassland
- Tree Protection Zone
- (A) Dog Function Room
- (B) Animal Boarding Establishment
- (C)(F) Canopy
- (D) Ancillary Staff Lounge
- (E) Ancillary Office

Total Area: 1,489.7 m² (About)
 Covered Area: 409.65 m² (About)
 Uncovered Area: 1,080.05 m² (About)
 Non-Domestic GFA: 499.65 m² (About)
 Nos. of Proposed Structures: 6

Appendix 2

Location: DD 102 Lot 2161
 DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
 District: Ngau Tam Mei
 Zoning: Green Belt

Date: 26 December 2023

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
 (為期3年)及填土

Proposed Temporary Animal Boarding
 Establishment with Ancillary Facilities
 For a Period of 3 Years and Filling of Land

SCALE

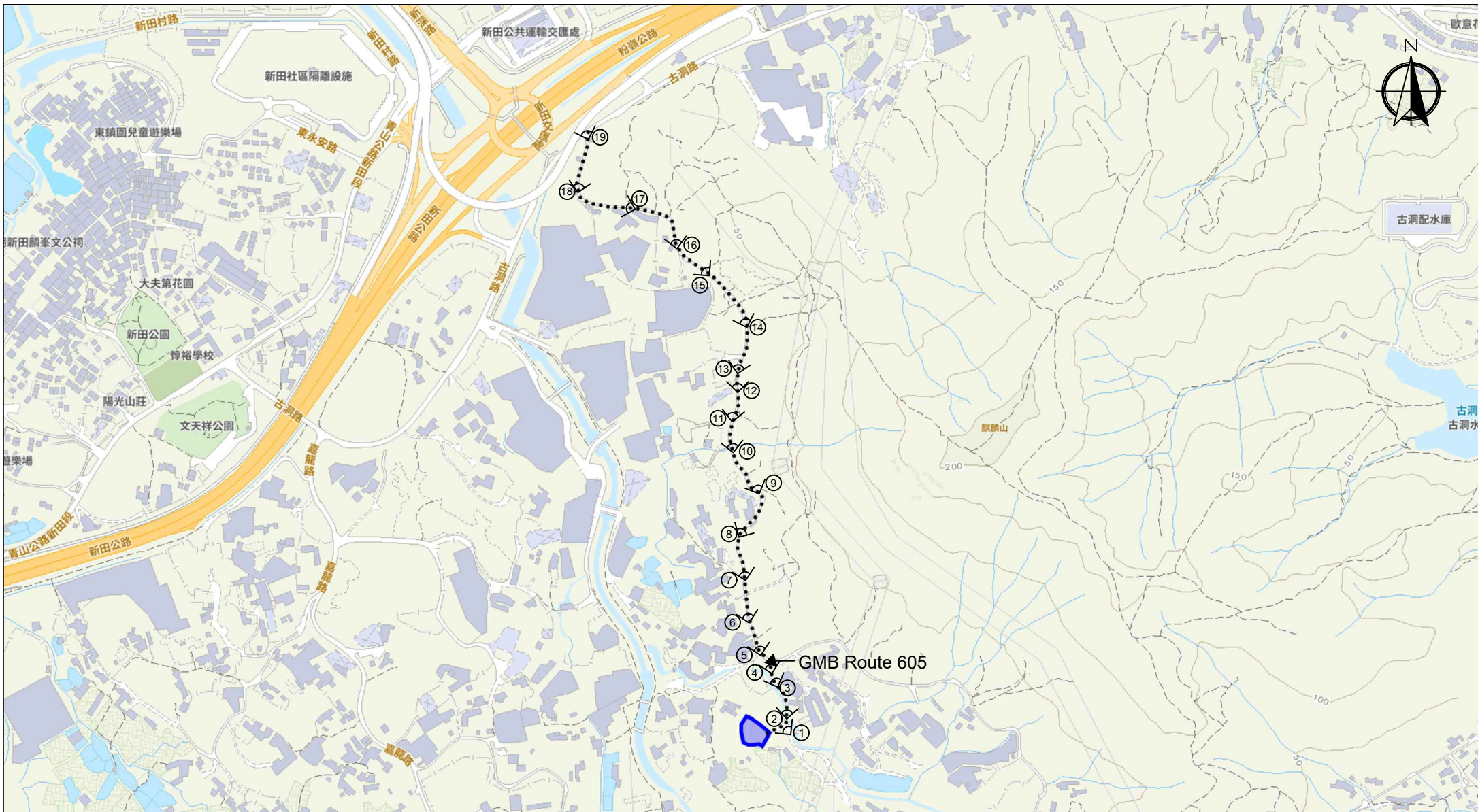
1:500

@A4

For Identification Only

Drawing No.:

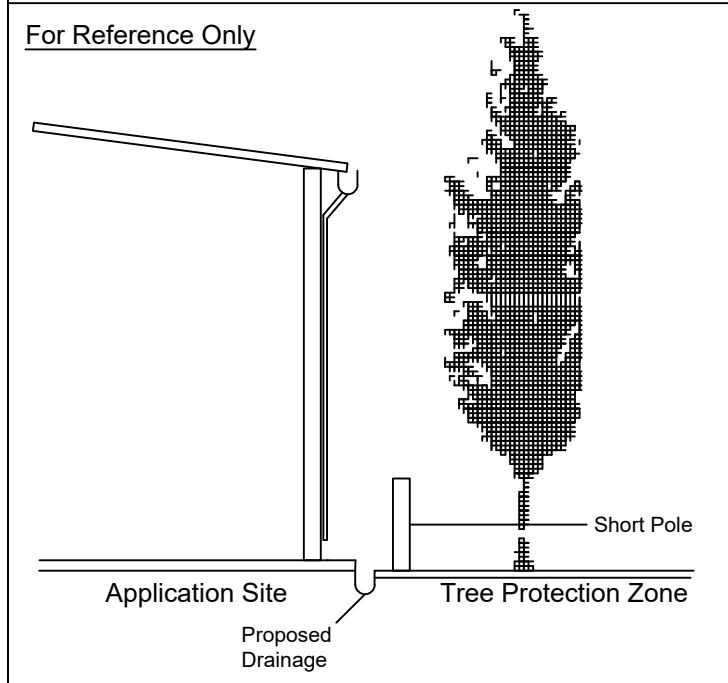
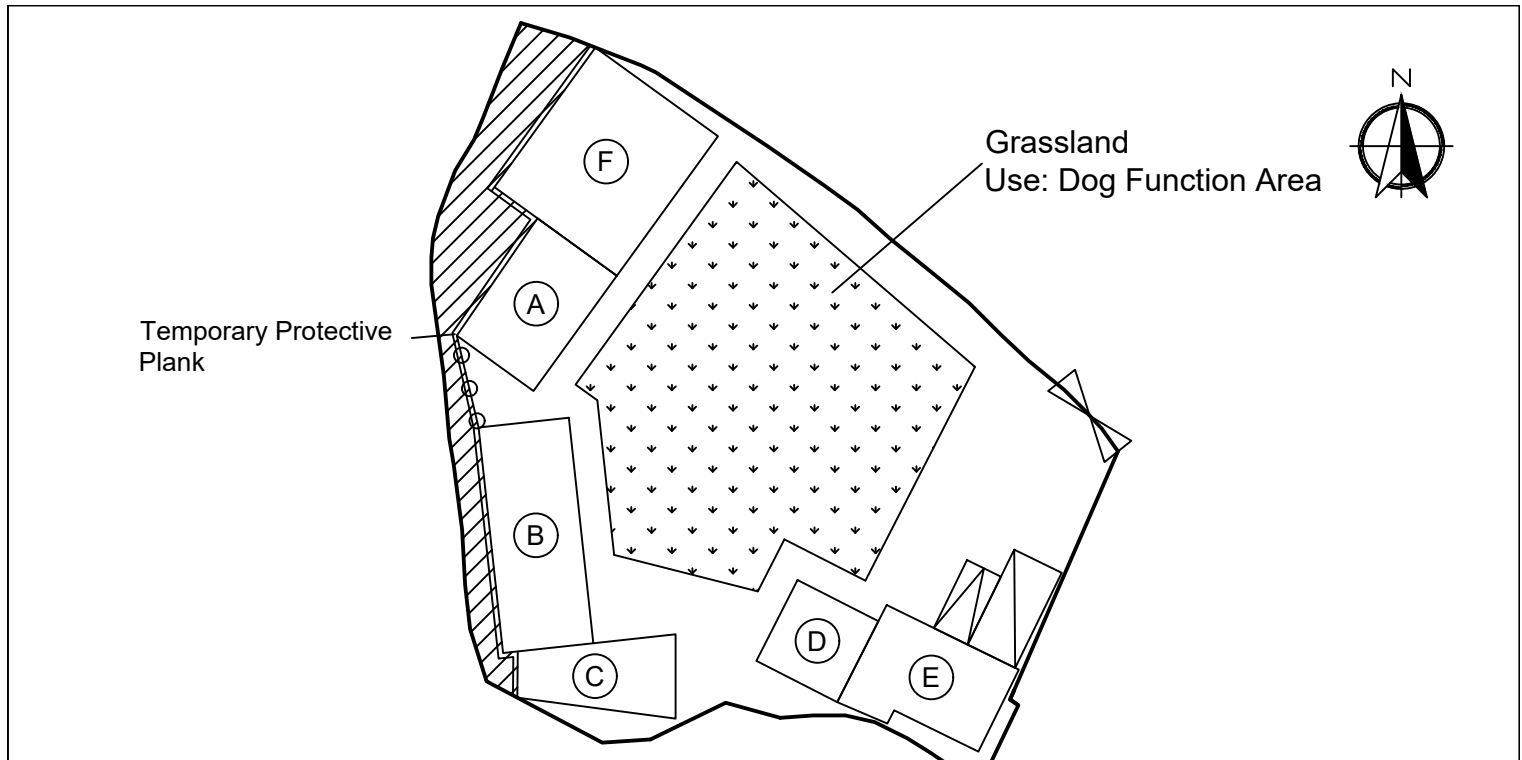
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 14th June 2023

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 102 Lot 2161, D.D. 102 Lot 2163 (Part)</p> <p>OZP: S/YL-NTM/12</p> <p>District: Ngau Tam Mei</p> <p>Zoning: Green Belt</p>	<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land</p>	<p>Width of Local Track of Ki Lun Tsuen: 3-5m with Passing Space (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary ∨ Viewing Point 	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 26/12/2023</p>
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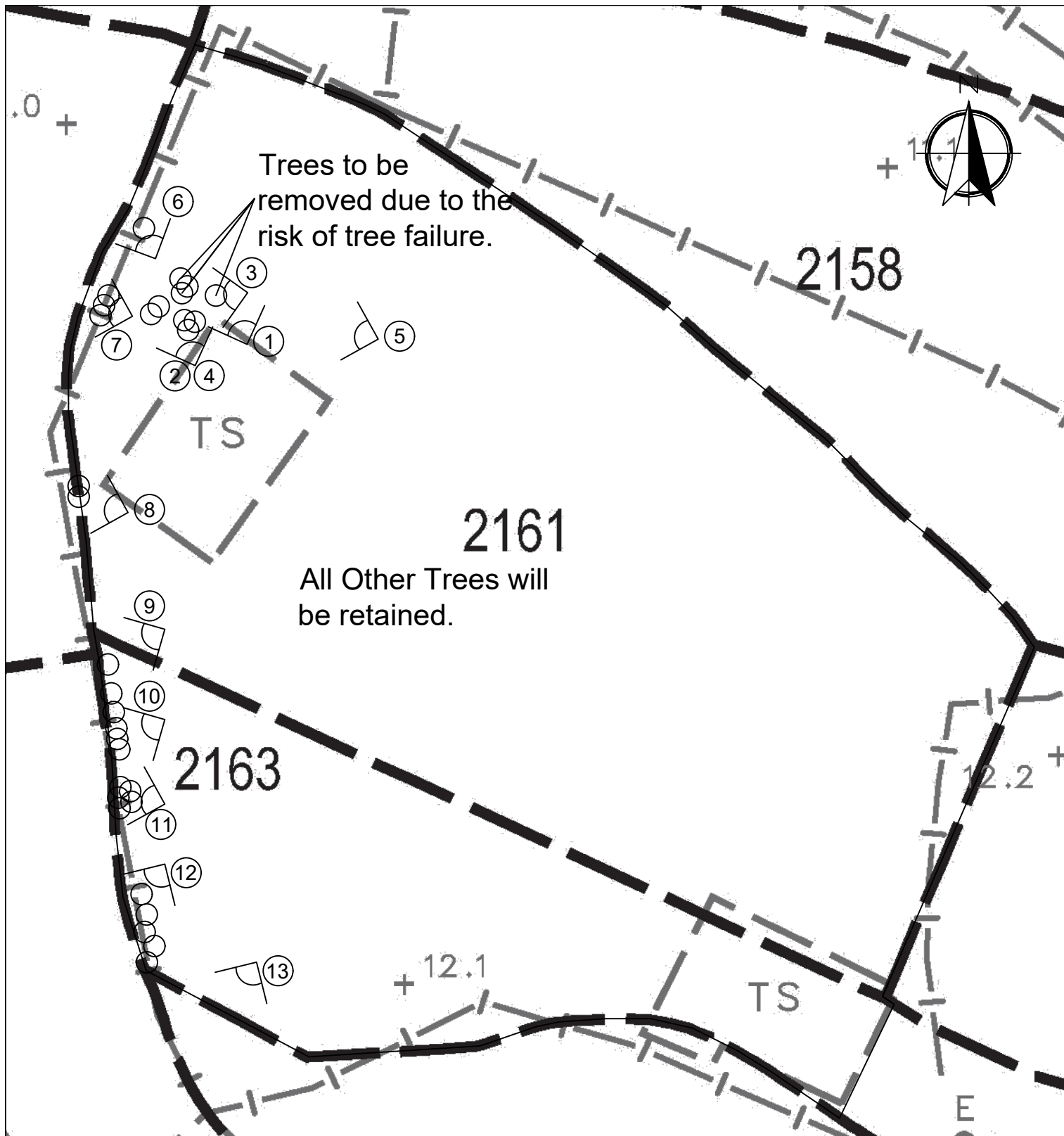


* During Construction, the Tree Protection Zone will be surrounded temporary protective plank in order to protect the tree structural roots.

* Short Pole is for preventing people and construction from enter the Tree Protection Zone accidentally during the planning application.

Legend:		Total Area: 1,489.7 m ² (About)
⊞ Ingress/egress (Width: About 6m)	(A) Dog Function Room	Covered Area: 409.65 m ² (About)
▢ Proposed Structures	(B) Animal Boarding Establishment	Uncovered Area: 1,080.05 m ² (About)
▤ Private Car Parking Space	(C)(F) Canopy	Non-Domestic GFA: 499.65 m ² (About)
▤ LGV L/UL Space	(D) Ancillary Staff Lounge	Nos. of Proposed Structures: 6
⬆ Grassland	(E) Ancillary Office	
▨ Tree Protection Zone	○ Short Pole	

<div><div><div>Appendix 5</div></div><div>Location: DD 102 Lot 2161 DD 102 Lot 2163 (Part)</div><div>OZP: S/YL-NTM/12 District: Ngau Tam Mei Zoning: Green Belt</div><div>Date: 13 December 2023</div></div>	<div><div><div>Tree Preservation Proposal</div><div>樹木保護計劃</div><div>擬議臨時動物寄養所連附屬設施 (為期3年)及填土</div></div><div>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land</div></div>	<div><div>SCALE</div><div>1:500</div><div>@A4</div></div>	
		For Identification Only	Drawing No.:
			5-01



Legend:

- ▽ Viewing Point
- Existing Tree

Appendix 6

Location: DD 102 Lot 2161
DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Green Belt

Date: 8 January 2024

Viewing Point of the Existing Tree

現有樹木視點位置圖
擬議臨時動物寄養所連附屬設施
(為期3年)及填土

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

1:250

@A4

For Identification Only

Drawing No.:

6-01

Viewing Point (D.D. 102 Lot 2161 and 2163 (Part))





約 3 米高
約 2 米闊
此樹會保留。



約 4 米高
約 2 米闊
此樹會保留。



8

約 4 米高
約 2 米闊
此樹會保留。



9

約 5 米高
約 3 米闊
此樹會保留。



10

約 6 米高
約 2 米闊
此樹會保留。



11

約 5 米高
約 2 米闊
此樹會保留。

約 10 米高
約 3 米闊
此樹會保留。



Proposed operating hours 擬議營運時間 上午八時至下午六時，逢星期一至日(包括公眾假期)																																							
(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)) 古洞路，轉到郊區小徑 Kwu Tung Road, turn to local track.																																					
	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) <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																							
(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 No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 903.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input 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"/>	_____			_____		
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	<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>受影響樹木的數目：4</p> <p>.....</p> <p>胸高度的樹幹直徑及高度：高約4.5米至5米，樹幹直徑闊約10厘米至25厘米。</p> <p>.....</p> <p>在工程進行期間，會使用高約2.5米的膠板將樹木保護範圍隔開及圍起，以免樹木因工程而影響生長。在工程完成後才將相關膠板拆除，並會豎立約1.2米高的短柱防止誤入樹木保護區。樹木會定期檢查及修剪，以保護樹木。</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： </div> <div> _____ _____ _____ </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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

寄件者: Tang Lok San [REDACTED]
寄件日期: 2024年02月21日星期三 16:21
收件者: tpbpd/PLAND
副本: Gary Tat Leung LAM/PLAND
主旨: Re: Departmental Comments for s.16 Planning Application A/YL-NTM/468
附件: AYL-NTM 468 20240221.pdf

類別: Internet Email

Town Planning Board,

I would like to supersede the email that was sent earlier today with this email. Sorry for the inconvenience. Please see the attachment for the further information on the comment of varies departments. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone [REDACTED] or email to [REDACTED]

Your Faithfully,
Mr. Tang

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-NTM/468 的查詢

收悉 貴署對 A/YL-NTM/468 申請的疑問，現以書面回覆。

本申請範圍內不會提供任何居住的用途。

本申請只會接待狗隻。本申請在營業時間外(即從下午六時至上午八時)會有寵物在寄養所內過夜，全日不超過 25 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

在營業時間時段內，現計劃安排約 3-4 個員工。動物會到戶外空間，在戶外的動物數量會因應員工人數調整，但同一時間不會超過 4 隻動物到戶外。亦會減少動物到戶外地方的時間，到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。在非營業時間，寵物不會到戶外，只留在寄養所內。

在非營業時間，寵物不會到戶外，所有寵物會留在寄養所內。

申請範圍內的寄養所計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，提供良好的寄養空間。

興建動物寄養所會使用隔音及隔熱的鋁板作為的牆身及頂部，鋁板與鋁板之間有聚氨酯，並以組合屋的方式興建，相關物料的表面密度亦不少於 10 kg/m²，下圖為物料參考圖：



由於寄養所已用上能夠隔音及隔熱的鋁板，現場會沿用舊有金屬實心物料「鋅鐵皮」，「鋅鐵皮」密度約 7.85t/m^3 。並會將現有的金屬實心圍邊由約 2.4 米高升高至 4.8 米，以減少外來刺激，例如聲音等刺激動物，亦可避免附近居民能直視申請範圍內，減少聲音影響。

此外，有關 24 小時通風系統及冷風機會盡量貼近地面安裝，相信相關設計能避免聲音擴散。本人定會遵守由規劃署所定立的《香港規劃標準與準則》及由環境保護署的《噪音管制條例》下所定立的噪音規例。

本申請不會使用喇叭及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

在營業時間外(即從下午六時至上午八時)，本申請禁止以任何車輛進行任何形式的上/落貨及上/落動物，亦不會帶動物到戶外空間，相關工作只會在營業時間內進行。在營業時間內，如動物需到戶外空間，例如上/落動物及到戶外空間散步，定會使用輔助工具減少來自動物的嘈音，例如狗口罩等。以免影響周遭環境及居民。

在保護環境方面，首先，在平整方面，本人會避免挖掘土地，只會在地面加上約 0.2 米厚的混凝土，而相關混凝土會使用預先在混凝土拌合廠完成拌合，再以混凝土車運到申請地點進行工程，並會將廢水盡量減少，例如禁止運送混凝土的車輛在申請範圍內及附近進行大型清洗工序。

此外，當申請獲批後會建設渠道，渠道建議會向渠務署提交。在渠道建議當中會包含建設沙井及其設計，將申請範圍內的地面水，以明渠引導到附近溪流，在排出申請地點外之前會以沙井將垃圾及沉澱物過濾，將廢棄物過濾，留在申請地點內，並會定期清理及檢查有關渠道及沙井有否被廢棄物堵塞渠道，確保渠道暢通。雨水渠只會負責收集及引導雨水，不會連接化糞池及滲水井。

有關動物寄養所所產生的廢水，由於申請地點內及附近沒有大型公眾的廢水處理系統，現計劃將所有動物寄養所所產生的廢水接駁到化糞池及滲水井，在申請地點建造一個符合環境保護署所定下的 ProPECC PN 1/23 指引及參考村屋污水排放指南的化糞池來收集寄養所內的廢水。在興建化糞池前亦會安排認可人士參與及設計化糞池及滲水井的工程。本人會安排泵車定期進行清理化糞池及滲水井的工程。興建化糞池及滲水井的距離會遠離河道超過 15 米及遠離任何構築物超過 3 米，由於申請地點附近溪流或河道不是用作飲用用途，此距離亦符合環境保護署所定下的 ProPECC PN 1/23 指引。

所有廢水會直接連接到化糞池，有關化糞池及滲水井亦不會連接雨水渠，務求對附近的污染降至零污染，確保附近的水源及土地不會被此申請用途污染，並嚴格執行漁農自然護理署及渠務署的要求。即避免污染泥土及水源，並將地面水流妥善引導到附近的溪流/河流/公用渠道，以免因申請而引發的水浸及其他天然災害，產生負面影響。

除了以上的措施保護水源外，申請地點內亦不會在戶外使用任何有化學清潔用品。只會用清水及壓力水槍等工具清洗戶外地方，不會影響附近及下遊的生態。定會盡力保護環境。希望 貴署能支持本申請。

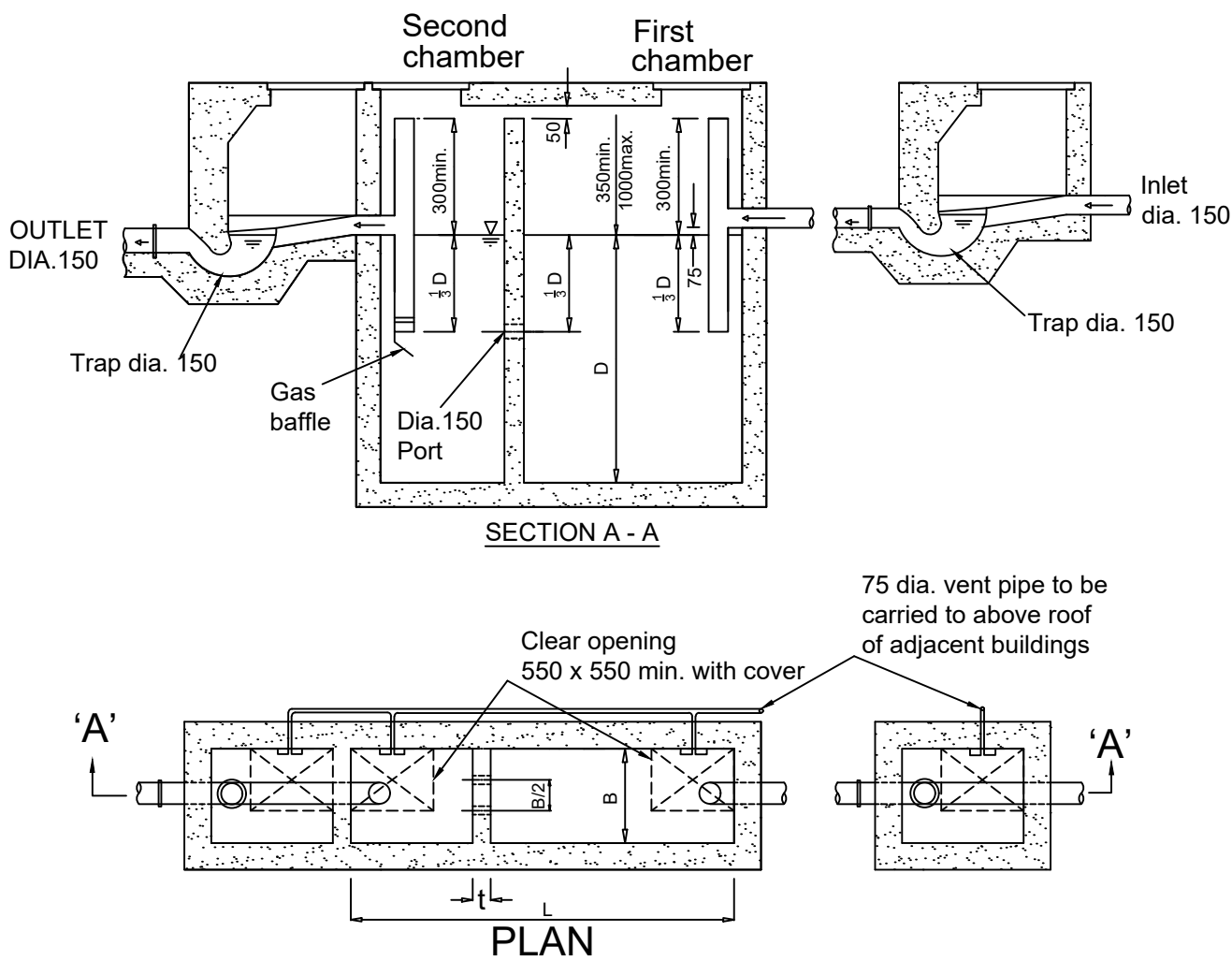
本申請不會提供可移動式廁所。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人

李穎嵐

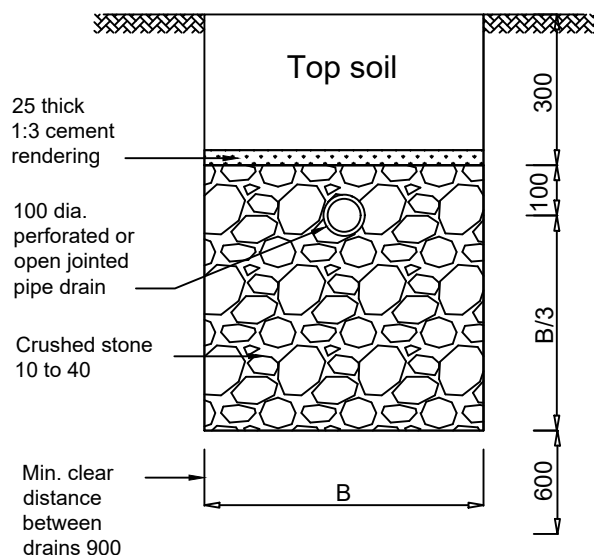
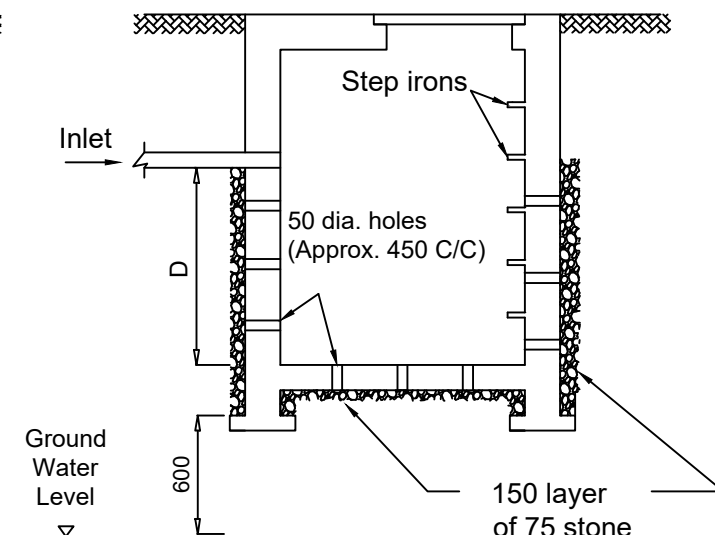
二零二四年二月二十一日

**Notes:-**

- All dimensions in millimetres (mm) unless otherwise stated.
- Size
 - $4B \geq L > 3B$
 - $1800 \text{ mm} \geq D > 1200 \text{ mm}$
 - Ratio of volumes of first and second chambers = 2 : 1
- Capacity (Subject to note 2)
 - Capacity, $C = (L - t) \times B \times D$
 - Not less than 2.3 m^3 but not more than 41 m^3
 - Not less than QN where N is the number of persons served and Q is the estimated ultimate per capita daily water consumption.
 - Surface water must not be connected to the tank
 - Tank to be desludged every 6 months
- No overflow or bypass pipe is allowed.
- Please refer to the booklet "Guidance Notes on Discharges from Village Houses" published by EPD for further guidelines on operation and maintenance of septic tank system.

SEPTIC TANK

DRAWING NO.:
EP 50/D1/5/01DATE
1/23SCALE
NTSENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG

**SUBSURFACE DRAIN****PIT****Notes:-**

FE All dimensions in millimetres (mm) unless otherwise stated

GE Percolation test for determining absorption capacity of soil

GD Excavate a hole 300 mm² to the same depth of the pit or trench.

GD Fill the hole with approximately 150 mm of water and allow to seep away completely.

GD Refill the hole with water to a depth of 150 mm and observe the time, in minutes, for water to seep completely away.

GD Divide the time by 6 to give time taken to fall 25 mm for use in table below.

HE Allowable loading of soakaway systems

Time in minutes for water to fall 25 mm in test pit	Allowable loading in litres per m ² per day	
	Drain Trench Bottom Area	Pit Percolation Area
1 or less	163	216
2	130	175
5	98	130
10	69	94
30	33	45

The total allowable loading per day should equate with the daily incoming flow

4. Minimum clearance requirements for soakaway systems

Water Bodies	Distance from Soakaway Systems (m)	
Wells	50	
Stream (where the bed is lower than invert of soakaway system)	15 (30)*	* These distances should be increased to distances shown in brackets if the water from the stream or pool is used or likely to be used for drinking or domestic purposes
Pools	7.5 (30)*	
Beaches	100	(From boundaries of gazetted beaches or bathing beach subzones of Water Control Zones)
	30	(From H.W.M. and from nearest watercourses for other cases)
Ground water table	0.6	(Below invert)
Structures		
Building	3	
Retaining walls	6	
Cuts or embankments	30	
Paths	1.5	

5. Engineering measures, such as: (i) soil replacement to help improve the soil absorption capacity through changing the characteristics and associated composition of soil; (ii) mound system or diversion of soakaway path, etc., may be used to address site constraints (e.g. inadequate absorption capacity of soil, high ground water table, etc.).

SOIL SOAKAWAY SYSTEM

DRAWING NO.
EP 50/D1/5/02

DATE
1/23

SCALE
NTS

ENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG



**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments within Green Belt Zone
under Section 16 of the Town Planning Ordinance (TPB PG-No. 10)**

According to TPB PG-No. 10, the relevant assessment criteria are summarized as follows:

- (a) there is a general presumption against development (other than redevelopment) in “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 “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds;
- (c) the design and layout of any proposed development should be compatible with the surrounding areas. 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;
- (d) 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;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area; and
- (f) 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.

Previous s.16 Applications covering the Application Site

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-NTM/405	Proposed Public Utility Installation (Solar Energy System)	19.3.2021 Rejected by TPB on review	(1), (2) and (3)

Rejection Reason(s):

- (1) The development is not in line with the planning intention of the “GB” zone. There is no strong planning justification in the submission for a departure from the planning intention.
- (2) The development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB-PG No. 10) in that the design and layout of the proposed development is incompatible with the surrounding area, and causes adverse visual impact on the surrounding environment.
- (3) The proposed use is not in line with the assessment criteria for considering applications for solar photovoltaic system in that there are adverse comments from relevant departments on visual aspect, and the applicant has failed to demonstrate that the proposed use would not adversely affect the landscape character of the “GB” zone and jeopardise the integrity of the zone as a buffer.

**Similar s.16 Applications within the “GB” Zone
on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
in the Past Five Years**

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/391	Filling of Land and Filling of Pond for Permitted Agricultural Use (Fish Farming)	13.3.2020 Approved by TPB on review

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-NTM/433	Proposed Filling of Land	28.1.2022 Rejected by RNTPC	(1), (2) and (3)

Rejection Reason(s):

- (1) The development is not in line with the planning intention of the “GB” zone. There is no strong planning justification in the submission for a departure from the planning intention.
- (2) The development is not in line with the TPB-PG No. 10 in that the proposed filling of land would involve clearance of natural vegetation and adversely affect the natural landscape and environment.
- (3) Approval of the application would set an undesirable precedent for similar applications for filling of land within the “GB” zone without sufficient justification, and the cumulative effect of approving such applications would result in general degradation of the environment of the “GB” zone.

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the application site (the Site) was recorded in the past 3 years;
- based on the information provided by the applicant, it is noted that:
 - (a) the animal boarding service will operate 24 hours;
 - (b) no more than 25 animals will stay at the application site;
 - (c) one private car parking space and one loading/unloading spaces for light goods vehicle will be provided at the Site;
 - (d) all animals will be kept inside the enclosed animal boarding structures with soundproofing materials and provided with mechanical ventilation and air-conditioning from 6 p.m. to 8 a.m.; and
 - (e) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used at the Site.
- provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the above application subject to the following approval conditions:
 - (a) all dogs shall be kept inside the enclosed structures on the site from 6 p.m. to 8 a.m., as proposed by the applicant, during the planning approval period; and
 - (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period.
- advisory comments as detailed in **Appendix V**.

2. Nature Conservation and Licensing

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

- according to site inspection, the Site is mainly paved with some weeds and trees of common species, he has no comment on the planning application from nature conservation perspective;
- there is an application for dog boarding licence with the subject address. The application is processing at the moment; and
- advisory comments as detailed in **Appendix V**.

3. **Landscape**

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

- Noting that (i) four numbers of existing trees of undesirable invasive species are proposed to be removed due to risk of tree failure and all other trees are to be retained; and (ii) application form on “Tree Felling” has been updated accordingly, she has no adverse comment on the application from landscape planning perspective;
- advisory comments as detailed in **Appendix V**.

4. **Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. Approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
- after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plans; and
- advisory comments as detailed in **Appendix V**.

5. **Fire Safety**

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval; and
- advisory comments as detailed in **Appendix V**.

6. **Other Departments**

The following government departments have no objection/no adverse comment to the application and their advisory comments, if any, are in **Appendix V**:

- Commissioner for Transport;

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) the application site (the Site) falls within the boundary of the San Tin Technopole. The Site may be resumed by the Government and that the proposed operation of the Site may be terminated at any time during the planning approval period for implementation of government projects.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should the application be approved, the lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity on the Site, if any. 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 the 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 the LandsD.
- (c) to note the comments of the Project Manager/ North, Civil Engineering and Development Department (PM/N, CEDD) that the Site is located within the proposed boundary of San Tin Technopole. It is targeted to commence the works in phases tentatively by 2024 after the Finance Committee funding approval. Therefore, the Site, within the boundary of San Tin Technopole, may probably be required for timely clearance and construction.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by Transport Department;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kwu Tung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- the application site is connected to Kwu Tung Road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the proposed structures for animal boarding should be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system and the doors and windows of the dog kennel structure should be closed at all times;
 - to follow the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”;
 - to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
 - to meet the statutory requirements under relevant pollution control ordinances.
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape Sections, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the drainage shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:

http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf
 - approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
 - after completion of the required drainage works, the applicant should provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the submitted set of photographs;
 - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;

- the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
- no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;
- the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works to be carried out outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- As land filling and concrete hard paving is proposed, the applicant shall justify:
 - (a) no significant increase in runoff or change in runoff behaviour from the Site;
 - (b) the capacity of the drainage system downstream is adequate to convey the surface runoff; and
 - (c) change in the topography by land filling works will not increase in flooding risk to the adjacent area;

for DSD's consideration if drainage impact assessment is required.

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the adopt appropriate measures to avoid causing pollution or disturbance to the watercourse which located to the east of the Site during operation.
- (l) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

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



A/YL-NTM/468 DD 102 Pang Loon Tei, Ngau Tam Mei GB
05/12/2023 03:21

From:

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

File Ref:

Dear TPB Members,

464 withdrawn. Previous objections relevant and upheld.

There are dozens of approved ABE applications - many times more than any possible demand for this service.

The intention is to use the lot for brownfield.

Members must again reject application.

Mary Mulvihill

From:

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

Date: Thursday, 27 July 2023 2:47 AM HKT

Subject: A/YL-NTM/464 DD 102 Pang Loon Tei, Ngau Tam Mei GB

A/YL-NTM/464

Lots 2161 and 2163 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long

Site area: About 1,489.7sq.m

Zoning: "Green Belt"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections, this is trash GB via another PlanD always supports fake uses:

Members should ask to see an aerial image of the site to identify condition.

405 - 1241st TPB MEETING ON 19.03.2021

After deliberation, the Board decided to reject the application on review for the following reasons: With parking 60% of site would be covered

“(a) the **development is not in line with the planning intention of the “Green Belt” (“GB”)** zone, which is to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a **general presumption against development** within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

(b) the development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ in that **the design and layout of the proposed development is incompatible with the surrounding area, and causes adverse visual impact on the surrounding environment;**

There is no approved development in the immediate area. The previous reasons for rejection remain valid.

Mary Mulvihill

From:

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

Cc: mtchu

Date: Thursday, 4 February 2021 3:25 AM CST

Subject: Re: A/YL-NTM/405 DD 102 Pang Loon Tei, Ngau Tam Mei GB

Dear TPB Members,

Reducing the number of panels to 243 is irrelevant. This is Green Belt, planning intention to protect the flora and fauna from exploitation.

Shame on CLP for its role in encouraging destruction of natural habitat.

Mary Mulvihill

From:

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

Cc: "mtchu" <mtchu@clp.com.hk>

Sent: Friday, November 27, 2020 2:36:59 AM

Subject: Re: A/YL-NTM/405 DD 102 Pang Loon Tei, Ngau Tam Mei GB

Dear TPB Members,

Apart from the issue of trashing GB, I would remind members that the FiT scheme approved by Legco made no mention of commercial solar farms.

The CLP customers were never informed that they would be expected to subsidize commercial exploitation.

Any applications under FiT must comply with the parameters of the scheme as presented to Legco.

Mary Mulvihill

From:

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

Cc: "mtchu" <mtchu@clp.com.hk>

Sent: Thursday, July 9, 2020 3:46:06 AM

Subject: A/YL-NTM/405 DD 102 Pang Loon Tei, Ngau Tam Mei GB

A/YL-NTM/405

Lots 2161 and 2163 (Part) in D.D. 102, Ngau Tam Mei

Site area : About 1,490sq.m

Zoning : "Green Belt"

Applied use : 338 Solar Panels / **NO TERM MENTIONED**

Dear TPB Members,

Zoning is GREEN BELT not BLUE BELT, note images.

This is clearly an area of GB buffer, Conservation and natural environment.

It is unacceptable that any plans to turn precious land resources into solar panel farms should be nipped in the bud. This kind of green initiative is only appropriate for regions with vast expanses of spare land. TPB should send out a clear message that this type of 'green wash' will not succeed. The applicant shows produce growing UNDER the panels, consuming much of the energy generated.

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas **by natural features** and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Not only is the objective in conflict with the zoning intention, the Renewable Energy Feed-in Tariff was conceived to encourage home and building owners to set up solar panel on their roofs. The monetary return greatly exceeds the value of the energy produced and is ultimately not financially viable if it is exploited. In essence other users will end up footing the bill via increased fees.

TPB reject this application and CLP should also make it quite clear that the initiative will not be extended to commercial enterprises like this. CLP customers, including committed greenies like me who do not even have air con in their homes, will not tolerate that they have to pay more for their power supply in order to subsidize lining the pockets of cunning operators.

Moreover it should be made clear to applicants that commercial operations like this are fully taxable, exemption is only for residential roof top panels. Unlike the usual brownfield operations, solar panels feeding into the grid will be calculated. The operation must have a business licence and Inland Revenue can demand a full accounting of the revenue remitted by CLP.

TPB discussed this issue on 3 July but Minutes are not yet posted. It appears that only the impact on Agriculture land was outlined. Moreover the very important issue of consumers' willingness or more probably lack of, to subsidize commercial abuse of the FiT Scheme was not mentioned.

Green Belt is for trees and vegetation. The distortion of what should be a worthy initiative should be nipped in the bud. The current health crisis should focus minds on the disastrous impacts of over development in rural areas.

Mary Mulvihill

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

4th December 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 3 Years and Associated Filling of Land**
(A/YL-NTM/468)

1. We refer to the captioned.
2. According to the Statutory Planning Portal 3 website, there is an enforcement case (E/YL-NTM/0404) covering the current application site, with a Reinstatement Notice issued in May 2023. We recommend the Board to liaise with relevant authorities as to whether this case has been settled before considering this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

