

2021年 9月 28日

A/14

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。

28 SEP 2021

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.

Appendix I

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

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

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	A14L-PH/1893
	Date Received 收到日期	28 SEP 2021

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

1. Name of Applicant 申請人姓名/名稱

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

莊明順 JOHN MING SHUN

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)

N/A

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)	元朗八鄉打石湖 第108約的地段第117號(部份), 119號(部份), 121號(部份), 122號, 123號(部份), 124號(部份), 125號(部份), 127號(部份)及128號(部份)和 毗鄰的政府土地。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4200 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 918.21 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	516.4 sq.m 平方米 ☒ 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 Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	R (D)
(f) Current use(s) 現時用途	臨時犬隻訓練場, 犬貓寄養中心及 犬隻游泳康樂中心。 (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 _____ (DD/MM/YYYY)&
於 24/ 08/ 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&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 24/ 08/ 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&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時犬隻訓練場, 犬貓寄養中心及 犬隻游泳康樂中心。 (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 三年 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	3370.35sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	829.65sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	26 個
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	918.21sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	918.21sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 所有構築物位置和面積請參看附件(23)，構築物共26個。大部份為一層高構築物，只有SR2，SR4，SR5為兩個重疊的40呎貨櫃，請參看附件(23)。	
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	私家車車位20個(有固定位置)
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
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	輕型客貨車上落客貨車位1個(有固定位置)
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																																	
(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 No 否	☒ 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)) 由粉錦公路接駁到一條約40米長的私家路(已標示在位置圖上)																															
		☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 ☐ Please provide details 請提供詳情 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 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ 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 style="width:100%; border-collapse: collapse;"> <tr><td>On environment 對環境</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>On traffic 對交通</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>On water supply 對供水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>On drainage 對排水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>On slopes 對斜坡</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>Affected by slopes 受斜坡影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>Landscape Impact 構成景觀影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>Tree Felling 砍伐樹木</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>Visual Impact 構成視覺影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr><td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																															
On traffic 對交通	Yes 會 ☐	No 不會 ☒																															
On water supply 對供水	Yes 會 ☐	No 不會 ☒																															
On drainage 對排水	Yes 會 ☐	No 不會 ☒																															
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																															
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																															
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																															
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																															
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	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) 本中心種植大量樹木和常綠植物，對本區有綠化作用。 並設有污水處理缸，處理中心之用水及完善雨水渠，確保不會污染環境。並有足夠車位，不會影響交通問題。請參看附件(1-25)。
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ 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。

此申請地原為R(D)地段，本人已向業主租用以上地段十五年，並且獲得城規會批出五次規劃許可，多年來訓練中心與各方和諧共處，對環境及村民從沒有做成任何打擾，而且亦履行各部門之附帶條件。而我原本在打石湖村DD108 地段，167-168 之犬貓寄養中心，曾得到城規會批出五個三年期規劃許可，因不獲業主續租，已於2017年9月結業，並已去信告知城規會。規劃編號為(TPB/A/YL-PH/721)。現把犬貓寄養中心搬到以上申請地段，而犬貓寄養中心亦得到漁護處於2021年6月發出之合格犬貓寄養牌照，望貴會能再次批出三年期之規劃許可于本中心，請參看附件1-25之圖表及文字敘述。

以下為申請地點之開放時間，逢星期一至星期日，早上九時到晚上七時，公眾假期及農曆新年照常營業。

所有犬貓寄養全安置於室內構築物內，貓狗房內全有隔音設備，冷暖氣和清理設備，確保不會製造噪音和影響環境清潔。

8. Declaration 聲明

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

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

Signature
簽署

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

莊明順 JOHN MING SHUN

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

N/A

on behalf of
代表

N/A

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

Date 日期

29/7/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉打石湖 第108約的地段第117號(部份), 119號(部份), 121號(部份), 122號, 123號(部份), 124號(部份), 125號(部份), 127號(部份)及128號(部份)和 毗鄰的政府土地。
Site area 地盤面積	4200 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 516.4 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	R(D)
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時犬隻訓練場, 犬貓寄養中心及 犬隻游泳康樂中心。

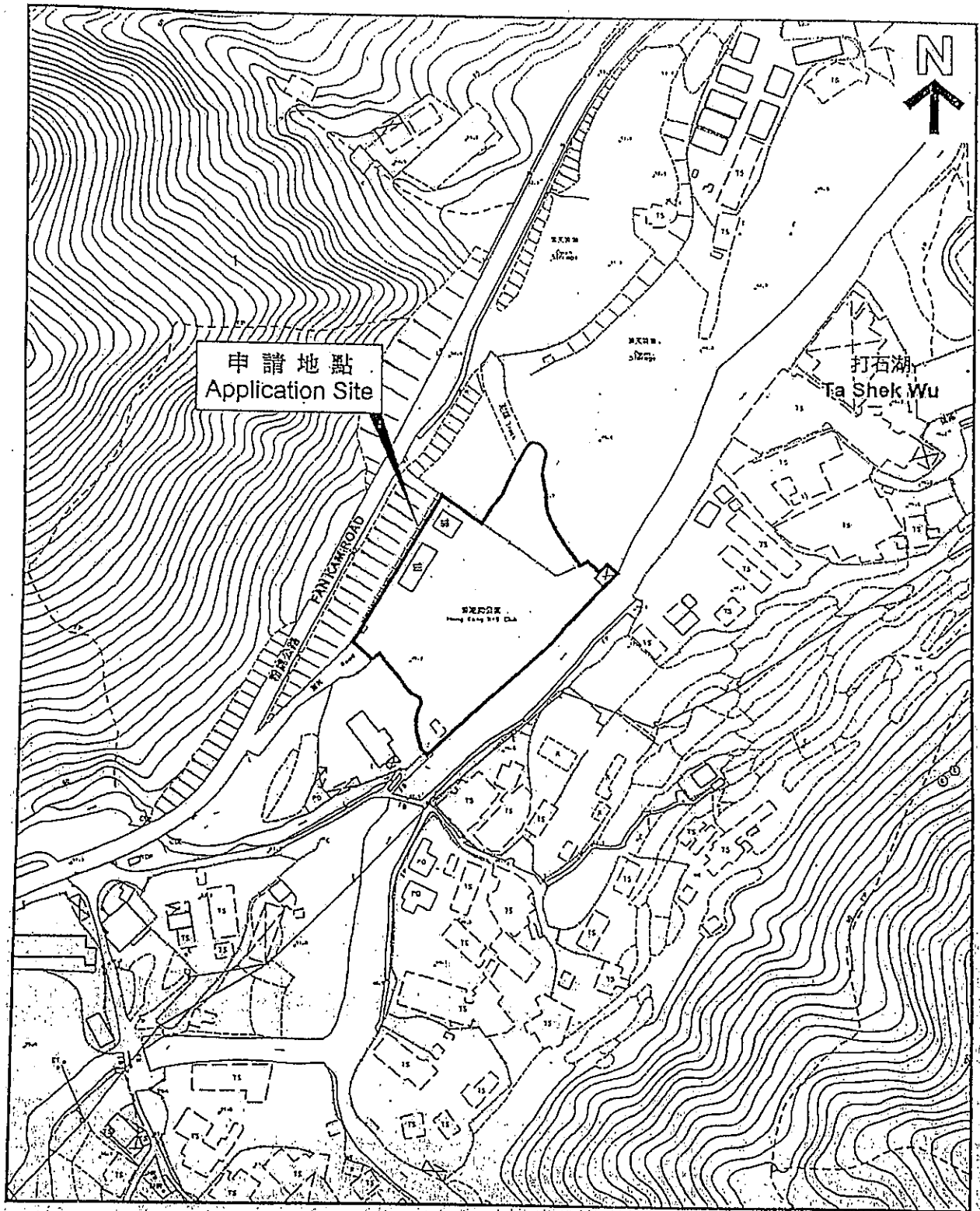
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	4200 ☒ About 約 ☐ Not more than 不多於	0.2186 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	6.40M m 米 ☒ (Not more than 不多於)	
		所有構築物不多於兩層 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ 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) _____ _____		私家車車位 20個 (有固定位置)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		輕型客貨車 上落客貨車位 1個 (有固定位置)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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.

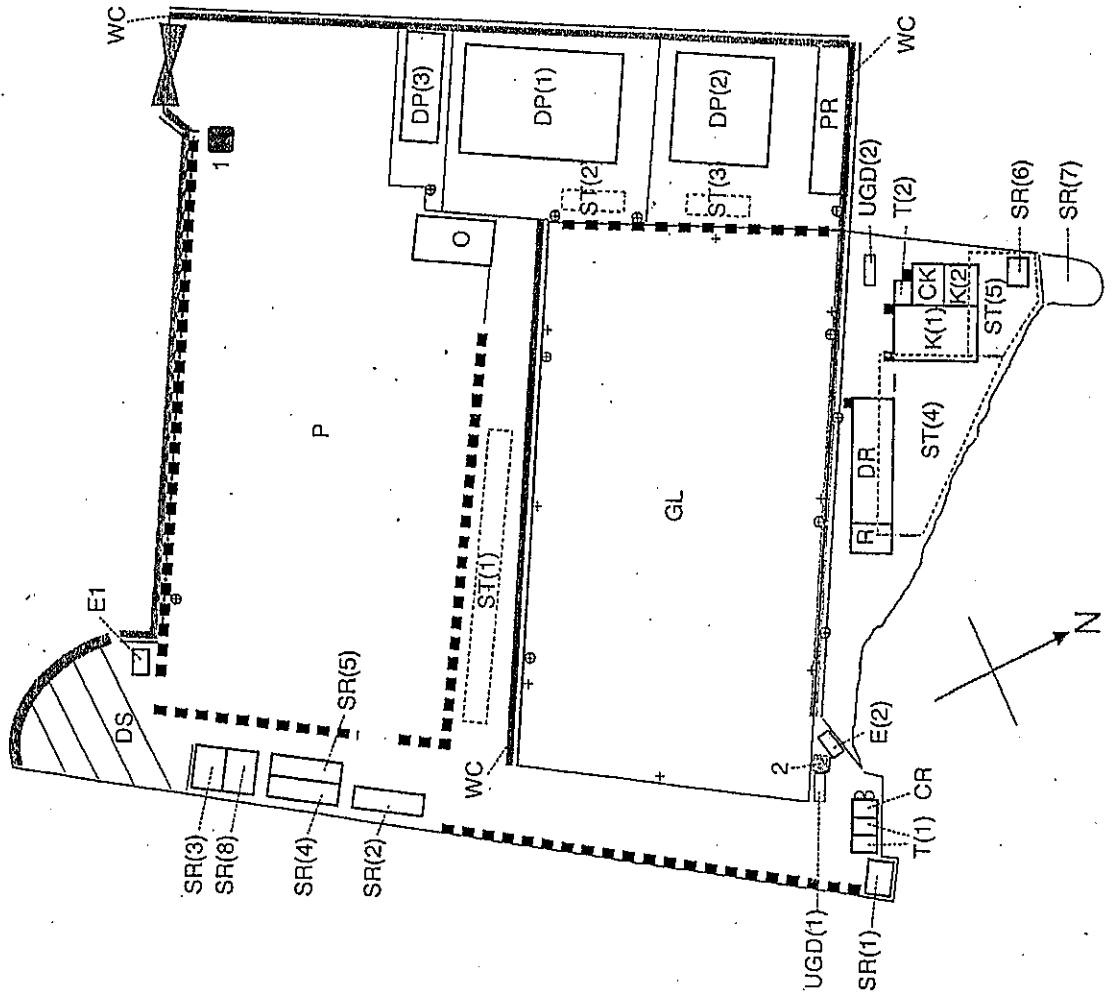
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請位置圖



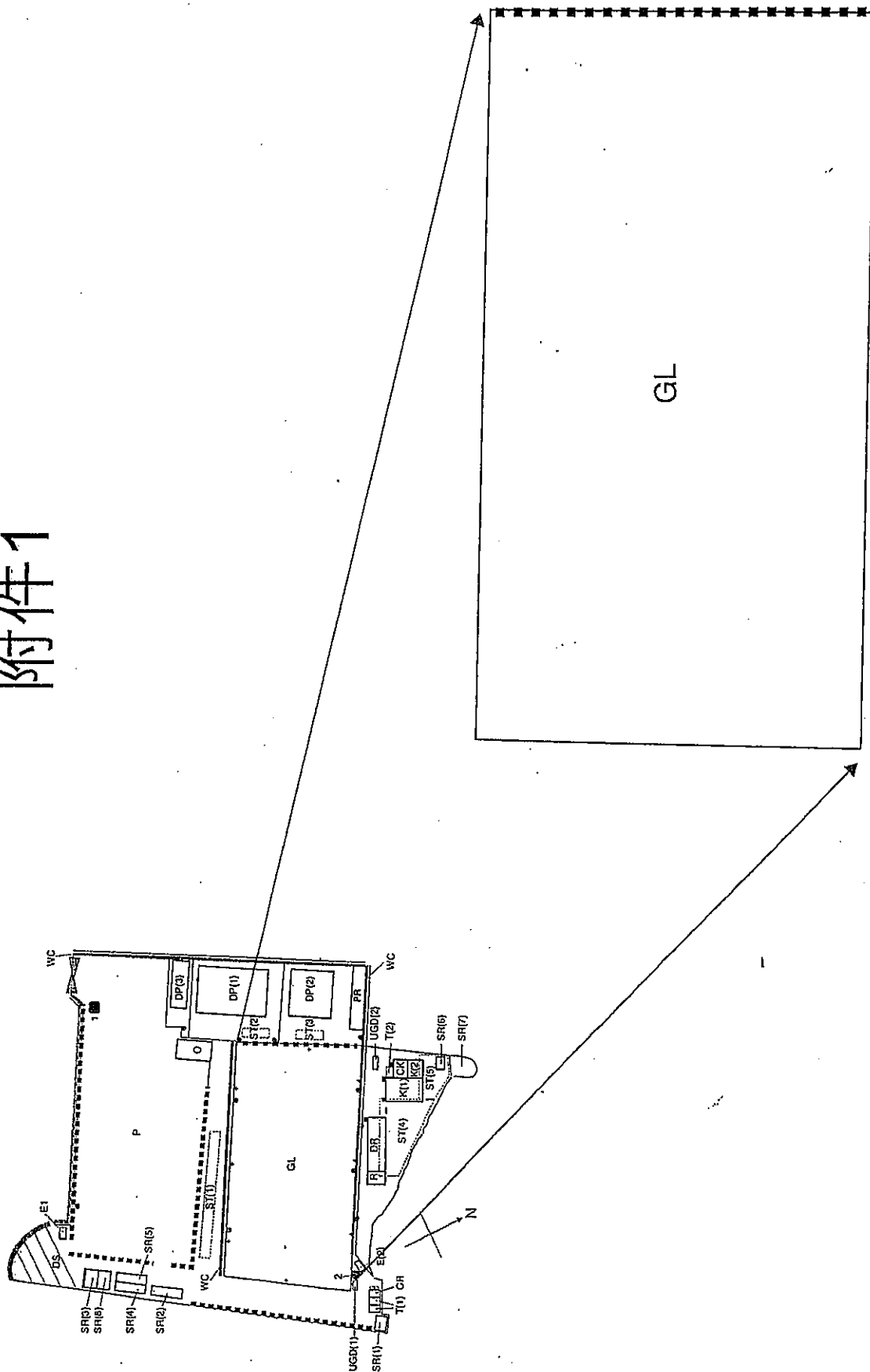
——> 車路 由粉錦公路直達至本公園停車場

附件1-25B之圖表 及文字敘述



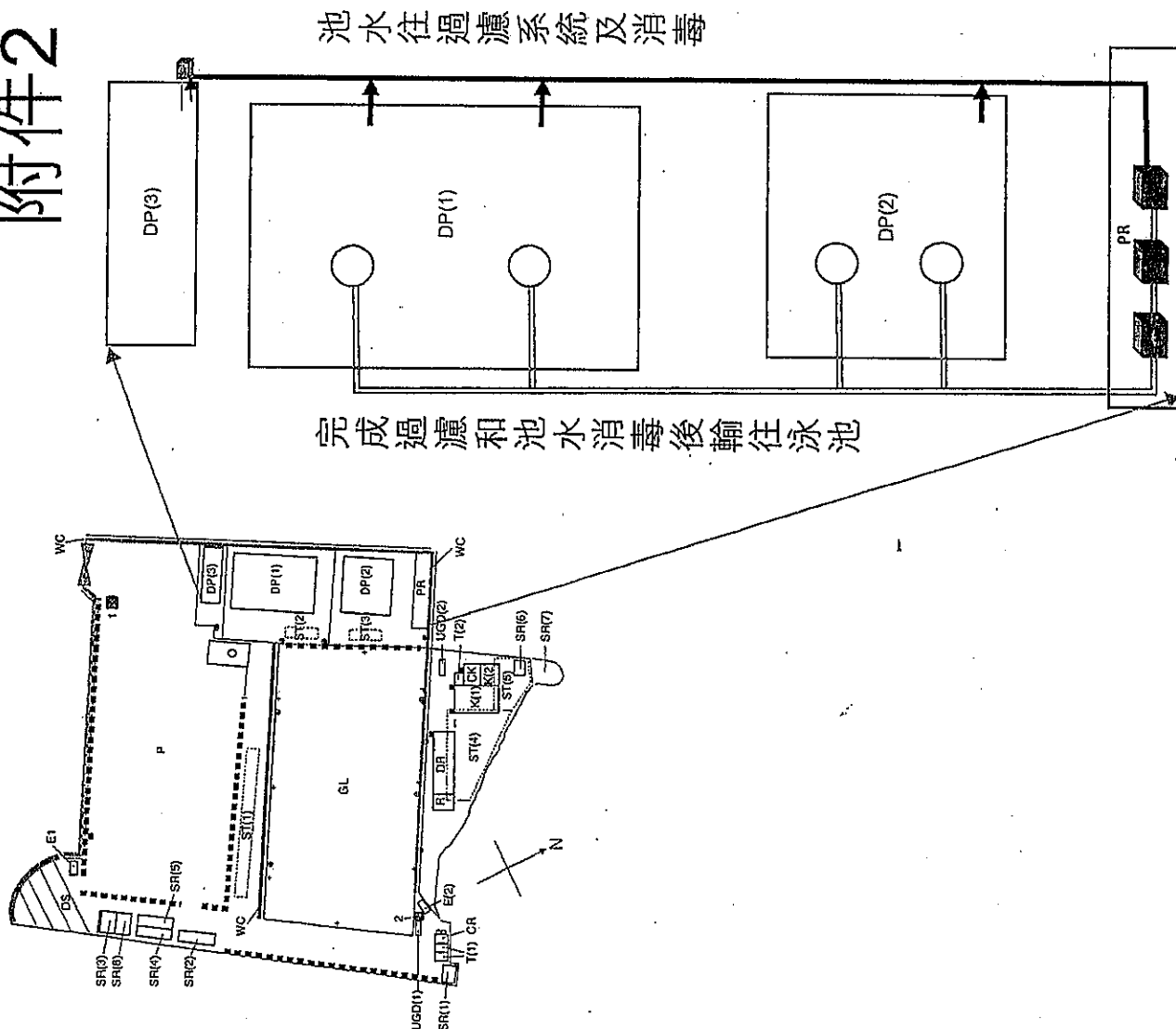
GL	為近一萬式仟平方呎之敏捷犬草地訓練場	參看附件 1
DP(1)	為犬隻泳池 (1)	參看附件 2
DP(2)	為犬隻泳池 (2)	參看附件 3
DP(3)	為犬隻泳池 (3)	參看附件 4
PR	為犬隻泳池過濾消毒處理泵房	參看附件 4A
ST(1)	為帳篷 (1)	參看附件 4B
ST(2)	為帳篷 (2)	參看附件 5
ST(3)	為帳篷 (3)	參看附件 6
ST(4)	為帳篷 (4)	參看附件 6A
ST(5)	為帳篷 (5)	參看附件 7
CR	為更衣室	參看附件 8
T(1)	為洗手間 (1)	參看附件 9
T(2)	為洗手間 (2)	參看附件 10
SR(1)	為存放雜物房 (1)	參看附件 10A
SR(2)	為存放雜物房 (2)	參看附件 11
SR(3)	為存放雜物房 (3)	參看附件 12
SR(4)	為存放雜物房 (4)	參看附件 13
SR(5)	為存放雜物房 (5)	參看附件 14
SR(6)	為存放雜物房 (6)	參看附件 15
SR(7)	為存放雜物房 (7)	參看附件 16
SR(8)	為存放雜物房 (8)	參看附件 16A
DR	為犬隻美容房	參看附件 17
DS	為犬隻沖身區	參看附件 17A
E(1)	為電力總制房 (1)	參看附件 18
E(2)	為電力總制房 (2)	參看附件 19
O	為臨時辦公室	參看附件 20
1	為犬隻廁所 (1)	參看附件 21
2	為犬隻廁所 (2)	參看附件 22
+	為草地訓練場花灑位置	參看附件 23
⊕	為綠化環境之花槽位置	參看附件 24A-24G
⊕	為犬隻提供食水之位置	參看附件 25, 25A, 25B
D	為洗手盆及污水處理缸之位置	
UGD(1)	為地下污水處理缸之位置	
UGD(2)	為地下污水處理缸之位置	
P	為停車位	
▲ 1-30	為綠化環境之植樹區位置	
MD	為大閘門	
CK	貓房	
K(1)	狗房 (1)	
K(2)	狗房 (2)	
R	休息室	
	構建物位置及面積圖	
WC	排水渠、雨水渠及沙井設計位置	
F	水劑滅火筒及二氣氧化碳滅火筒設置位置圖	

附件1



圖示為近一萬式仟平方呎之敏捷犬草地訓練場

附件2



DP(1), DP(2) & DP(3) 為三個不同面積之犬隻游泳池

	DP(1)	DP(2)	DP(3)
長度	16.8M	8.0M	6.5M
闊度	6.0M	7.0M	6.5M
最深度	1.1M	1.0M	0.46M

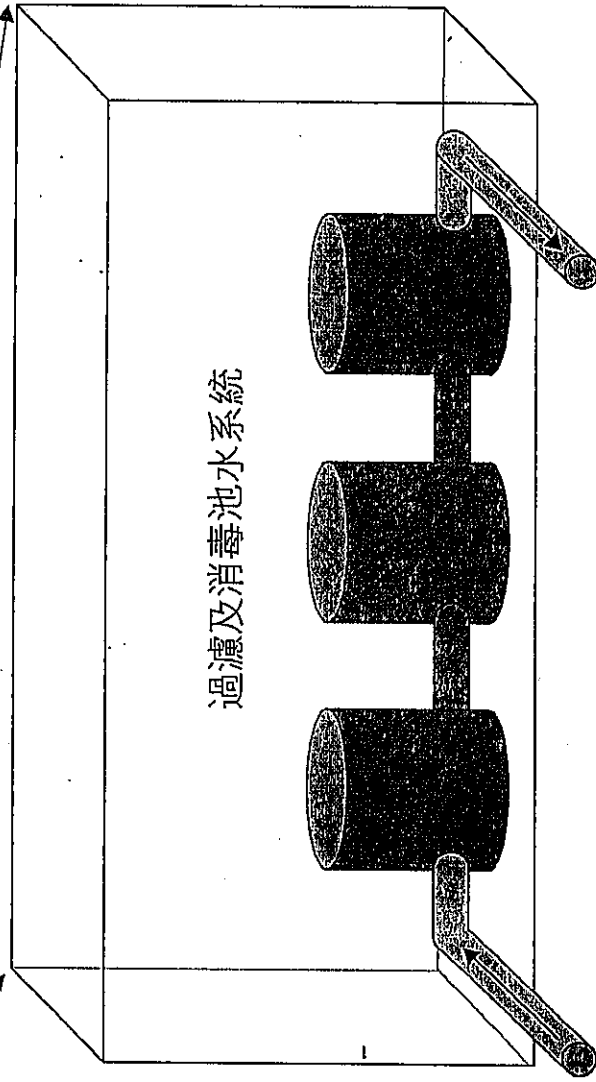
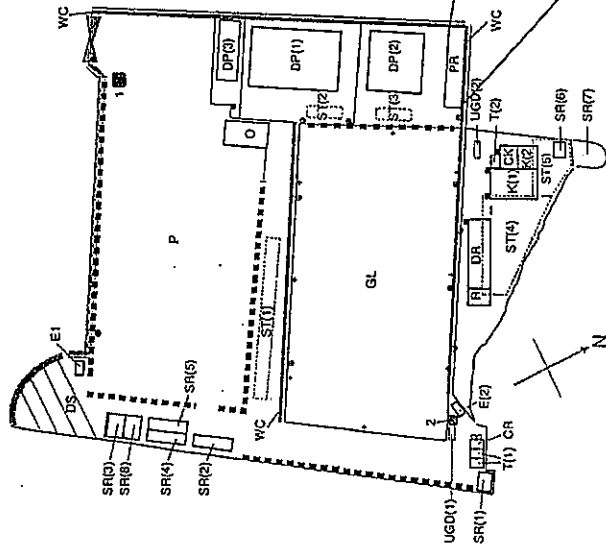
DP(1), DP(2) & DP(3)設有完善之過濾系統和出入水位連接申請地段之PR過濾泵房。

本中心每天有員工負責清潔，過濾和消毒池水，確保池水潔淨安全及對犬隻無害。

** 備註：為確保安全，本中心更為犬隻泳池區加設三個救生圈，並提示游泳池，只供犬隻使用。

附件3

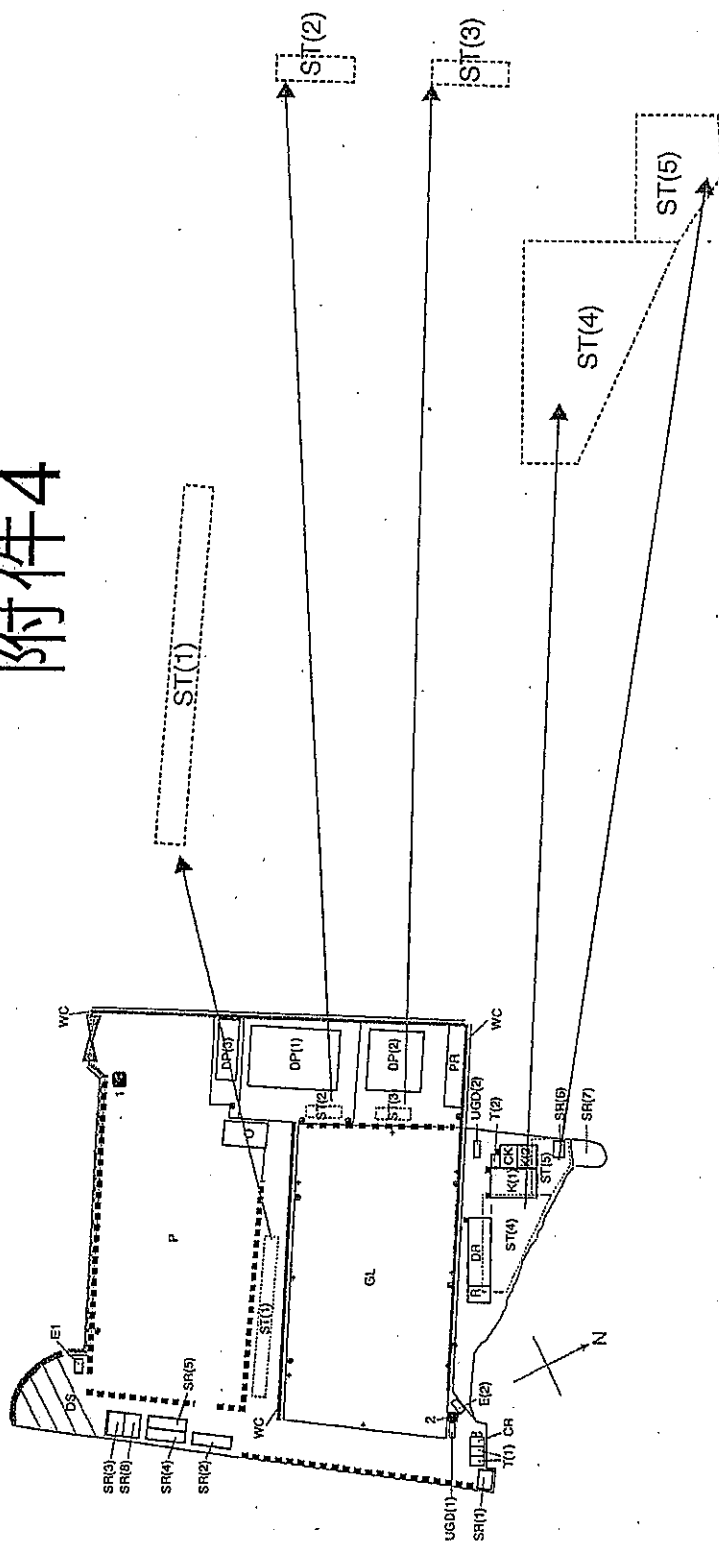
PR 為犬隻游泳池之泵房及過濾處理，過濾房面積13.86平方米，長9.9米、闊1.4米、高2.6米，內設有三個過濾泵，每天為三個狗泳池過濾及消毒池水，確保池水衛生和安全，請參閱以下過濾房之圖則。



池水往過濾系統及消毒

完成過濾和池水消毒後輸往泳池

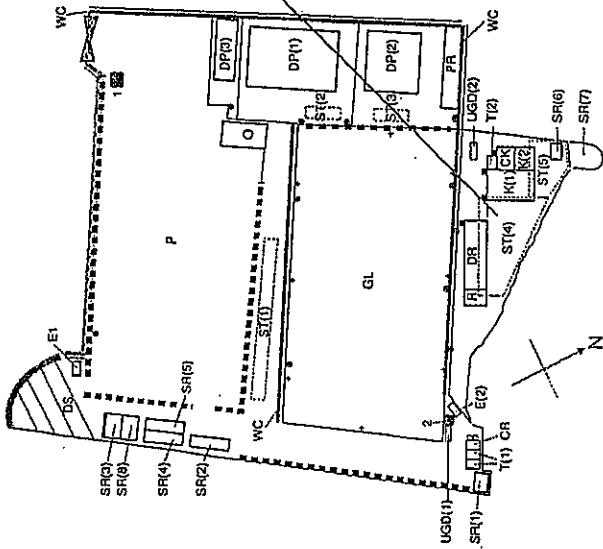
附件4



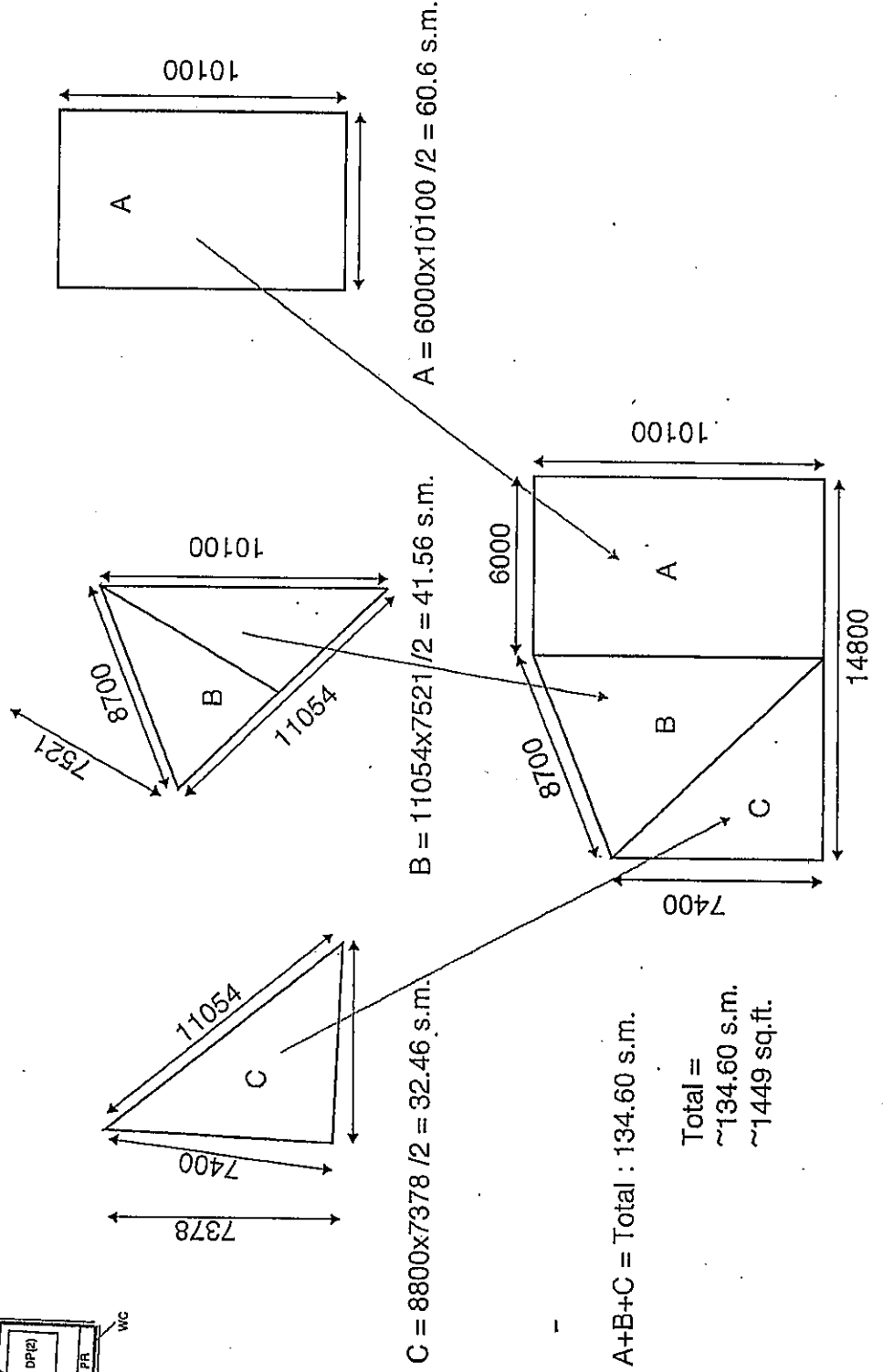
ST(1), ST(2), ST(3), ST(4) & ST(5) 為帳篷供狗主人休息之用。帳篷是用鐵通落地建造，頂部為鋅鐵坑板，支柱直徑為4厘米。

	長度	闊度	高度	面積
ST(1)	15.00M	2.50M	2.50M	37.50M ²
ST(2)	9.00M	2.50M	2.50M	22.50M ²
ST(3)	6.00M	2.50M	2.50M	15.00M ²
ST(4)	面積計算方法參看附件4A			134.6M ²
ST(5)	面積計算方法參看附件4B			64.50M ²

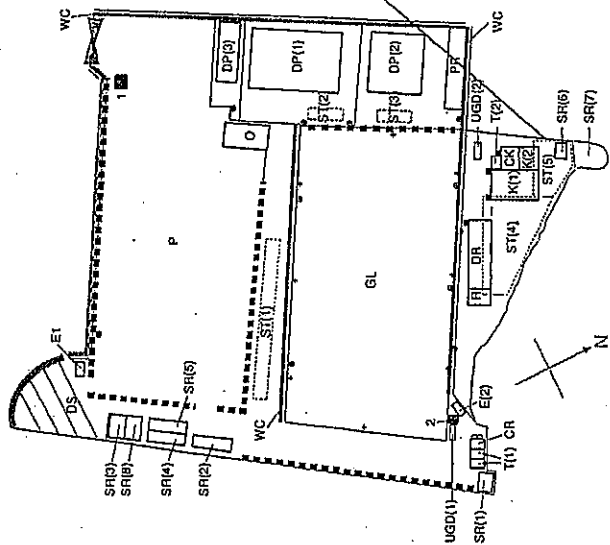
附件4A



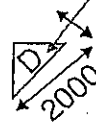
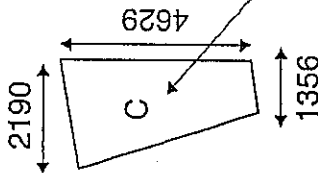
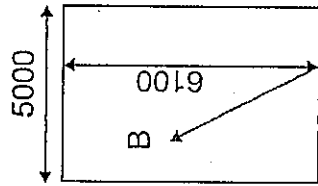
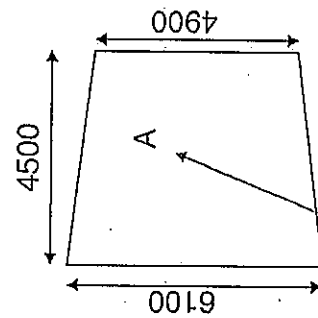
ST(4)面積計算方法：因ST(4)為不規則平面，
所以我們把面積計算為A, B, C三部分，
計算方法請參看以下圖表， $A+B+C = 134.60 \text{ s.m.}$



附件4B



ST(5)面積計算方法：因ST(5)為不規則平面，
 所以我們把面積計算為A, B, C, D四部份，
 計算方法請參看以下圖表， $A+B+C+D = 64.50 \text{ s.m.}$



$$A = (6100 + 4900) \times 4500 / 2 = 24.75 \text{ s.m.}$$

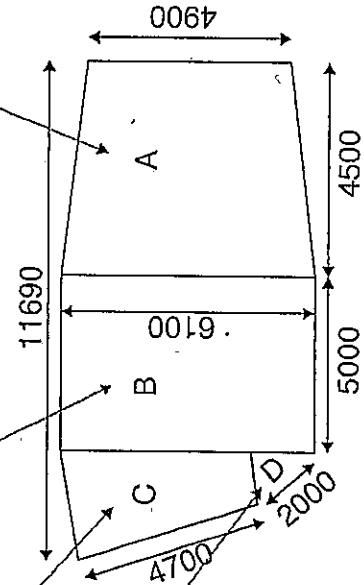
$$B = 6100 \times 5000 = 30.5 \text{ s.m.}$$

$$C = (2190 + 1356) \times 4629 / 2 = 8.207 \text{ s.m.}$$

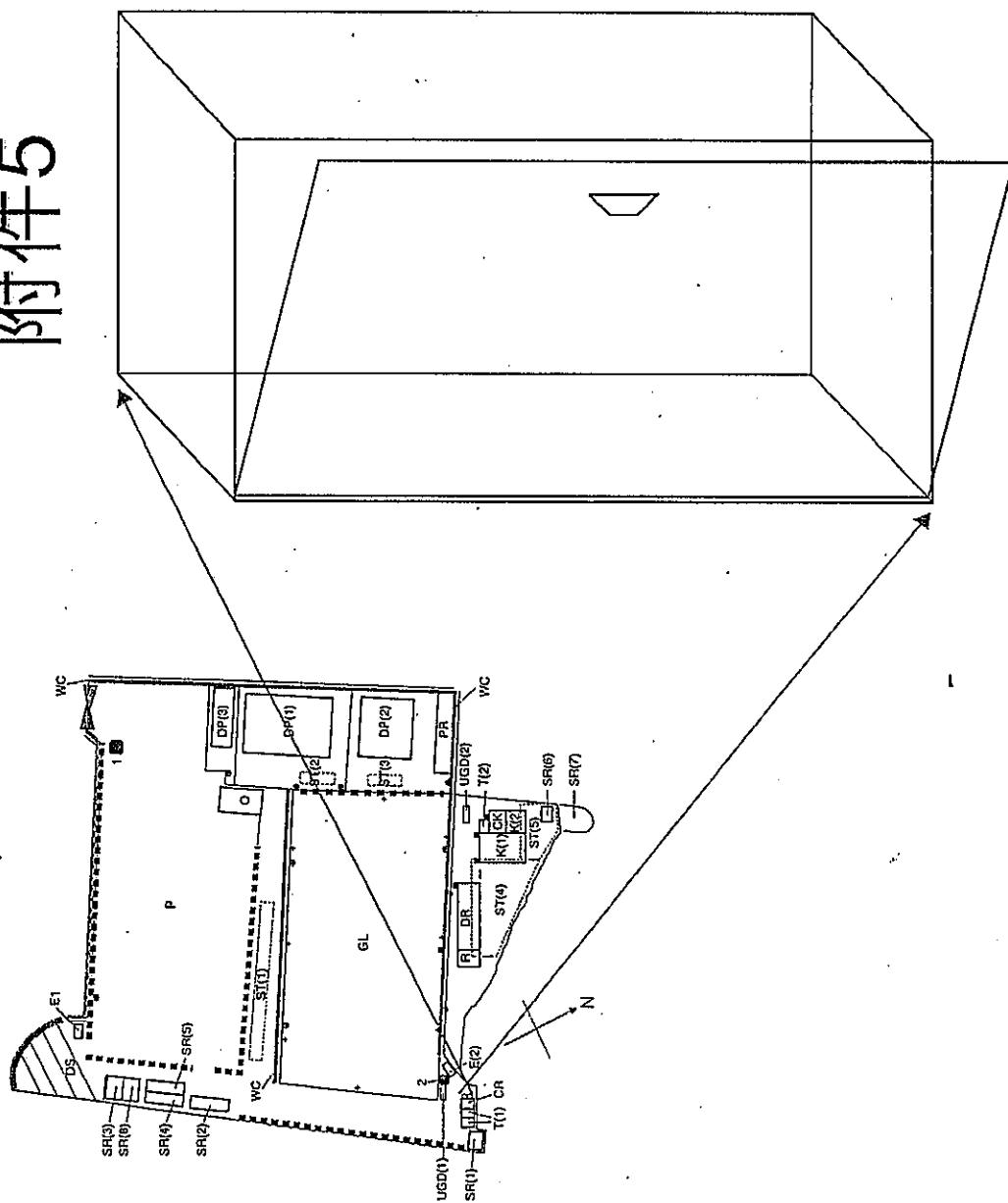
$$D = 2000 \times 997 / 2 = 0.997 \text{ s.m.}$$

$$A+B+C+D = \text{Total} : 64.50 \text{ s.m.}$$

Total =
 ~64.50 s.m.
 ~694 sq.ft.



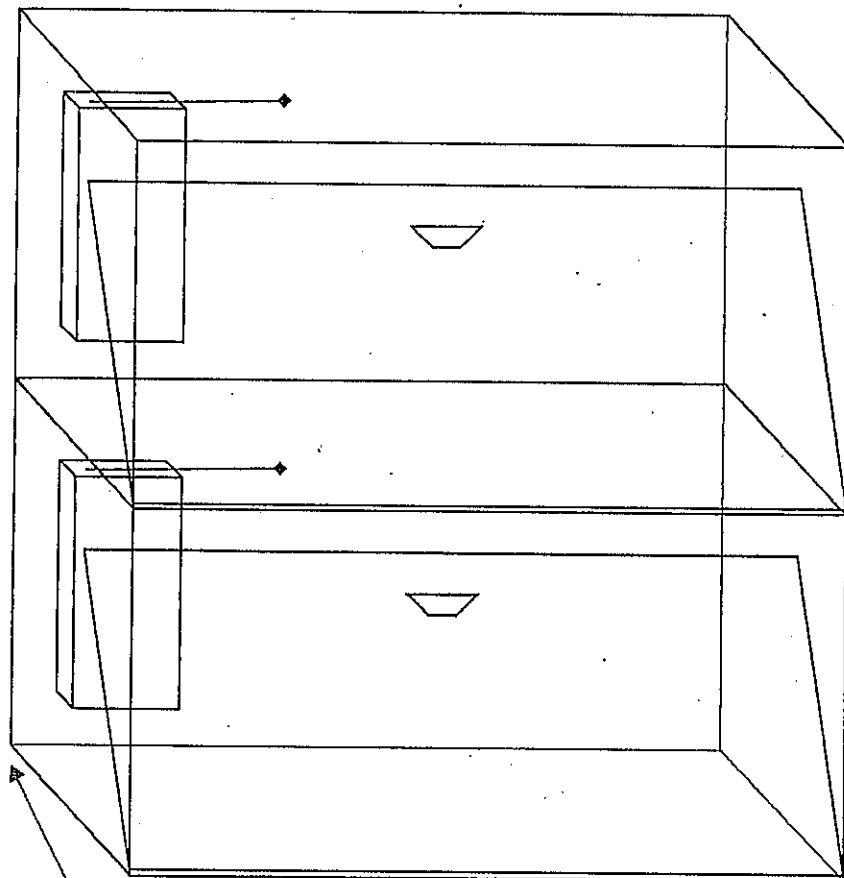
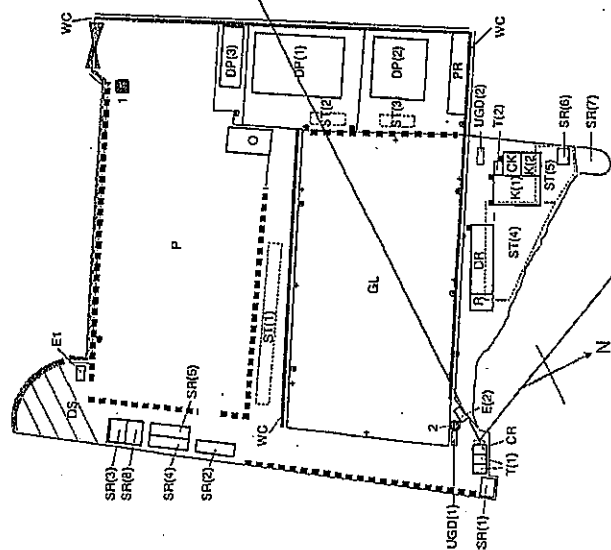
附件5



CR 為有沖身設備的更衣室，而沖身後的污水會流進地下污水處理缸(1) (UGD1)並定期由環保公司抽走。

更衣室1個總長為1.27米、闊1.30米、高2.68米，面積為1.65平方米。

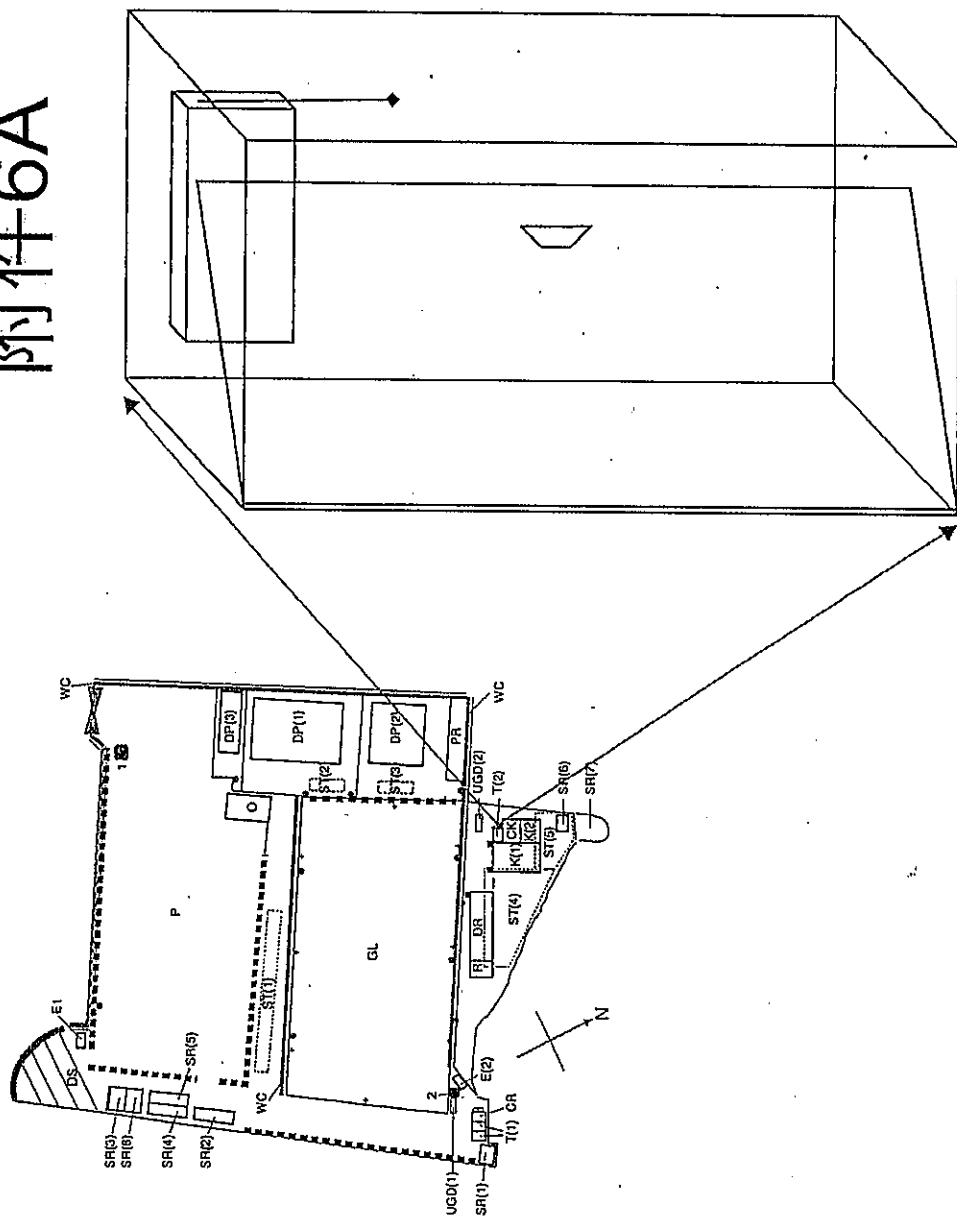
附件6



T1 為洗手間，內設抽水箱，污水會流進地下污水處理缸(1) (UGD1)並定期由環保公司抽走。

洗手間2個總長為1.27米、闊2.60米、高2.68米，面積為3.30平方米。

附件6A

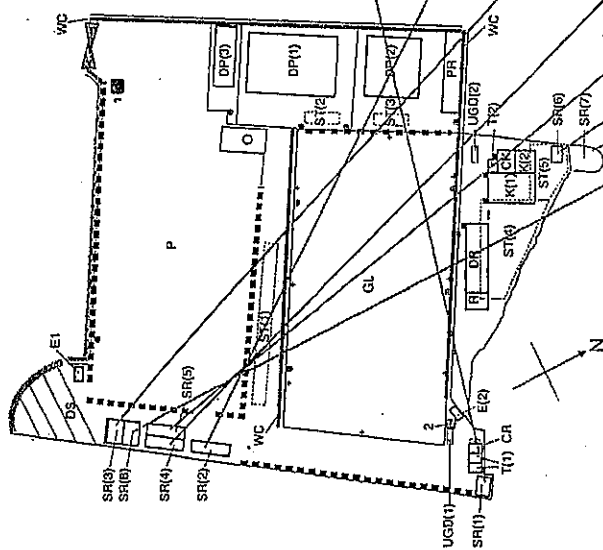


T2 為洗手間，內設抽水箱，污水會流進地下污水處理缸(2) (UGD2)並定期由環保公司抽走。

洗手間1個總長為1.23米、闊1.18米、高2.39米，面積為1.45平方米。

附件7

SR1, SR2, SR3, SR4, SR5, SR6, SR7 & SR8 為什物房



面積為25.81平方米、長5.80米、闊4.45米、高2.60米，此什物房並非密封式。

面積為59.04平方米、長12.30米、闊2.40米、高6.40米，此什物房為兩個重疊之40呎貨櫃、離地面約一呎。

面積為16.22平方米、長5.30米、闊3.06米、高3.14米，此什物房為密封式以磚砌成。

面積為59.04平方米、長12.30米、闊2.40米、高6.40米，此什物房為兩個重疊之40呎貨櫃、離地面約一呎。

面積為59.04平方米、長12.30米、闊2.40米、高6.40米，此什物房為兩個重疊之40呎貨櫃、離地面約一呎。

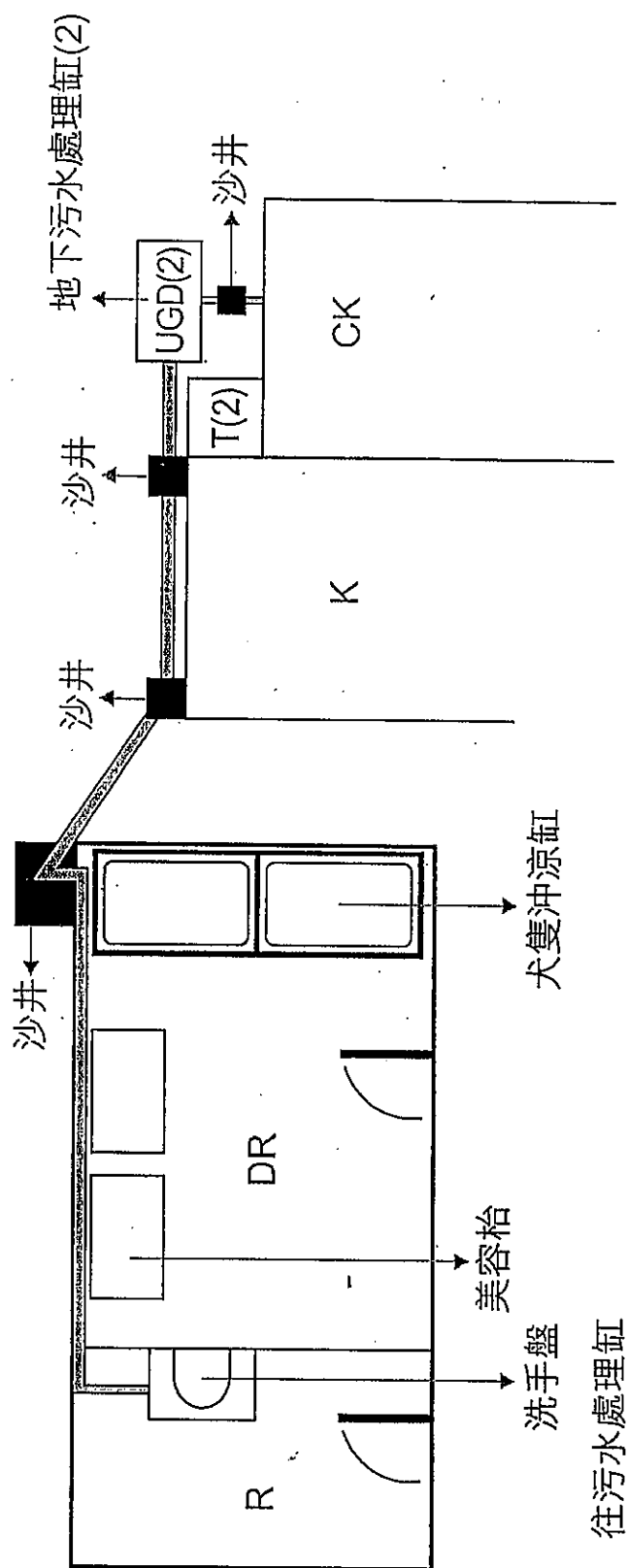
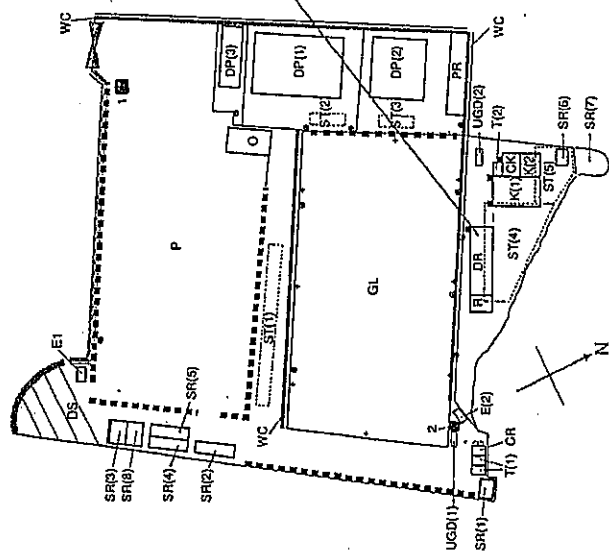
面積為5.99平方米、長2.12、闊2.83米、高2.52米，此什物房為密封式。

面積為98.0平方米、長10.0米、闊9.80米、高3.40米，此什物房為並非密封式。

面積為27.56平方米、5.30米、闊5.20米、高3.75米，此什物房為密封式以磚砌成。

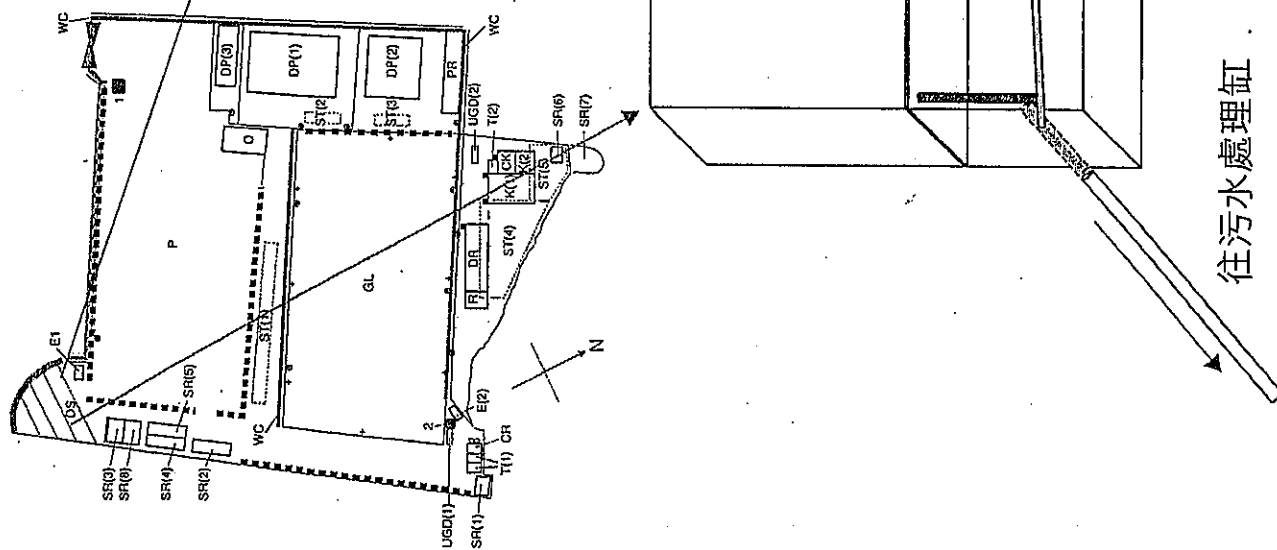
附件8

DR 為犬隻美容房，面積為12.65平方米，長4.11米、闊3.08米、高3.16米，內建有兩個犬隻沖涼浴缸，而污水會經由6吋直徑污水管引入污水處理缸(UGD2)。

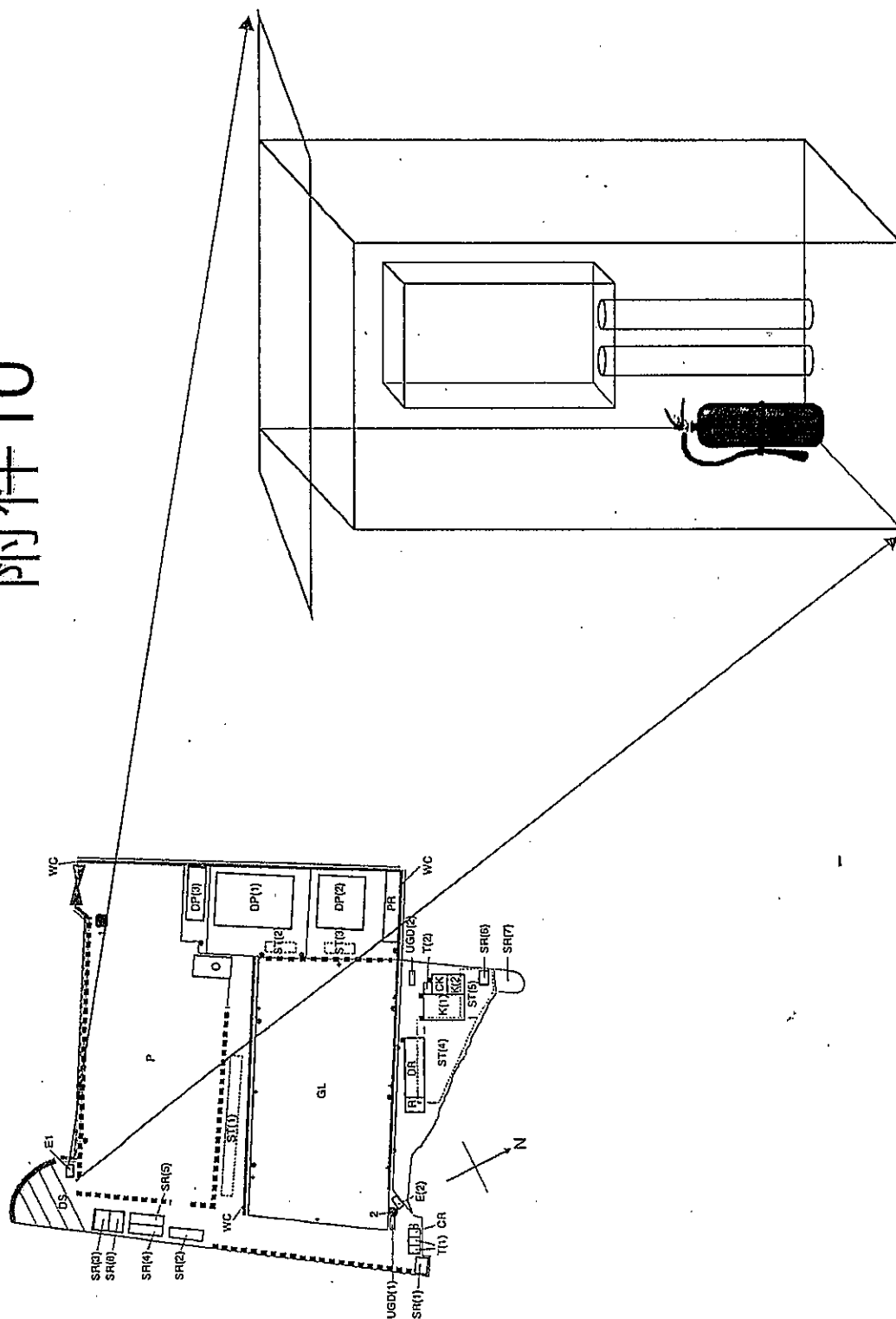


附件9

DS 為犬隻沖身區，污水會經由3吋直徑污水管引入地下污水處理缸(1) (UGD1)。面積為42.48平方米、長7.20米、闊5.90米，高2.80米。

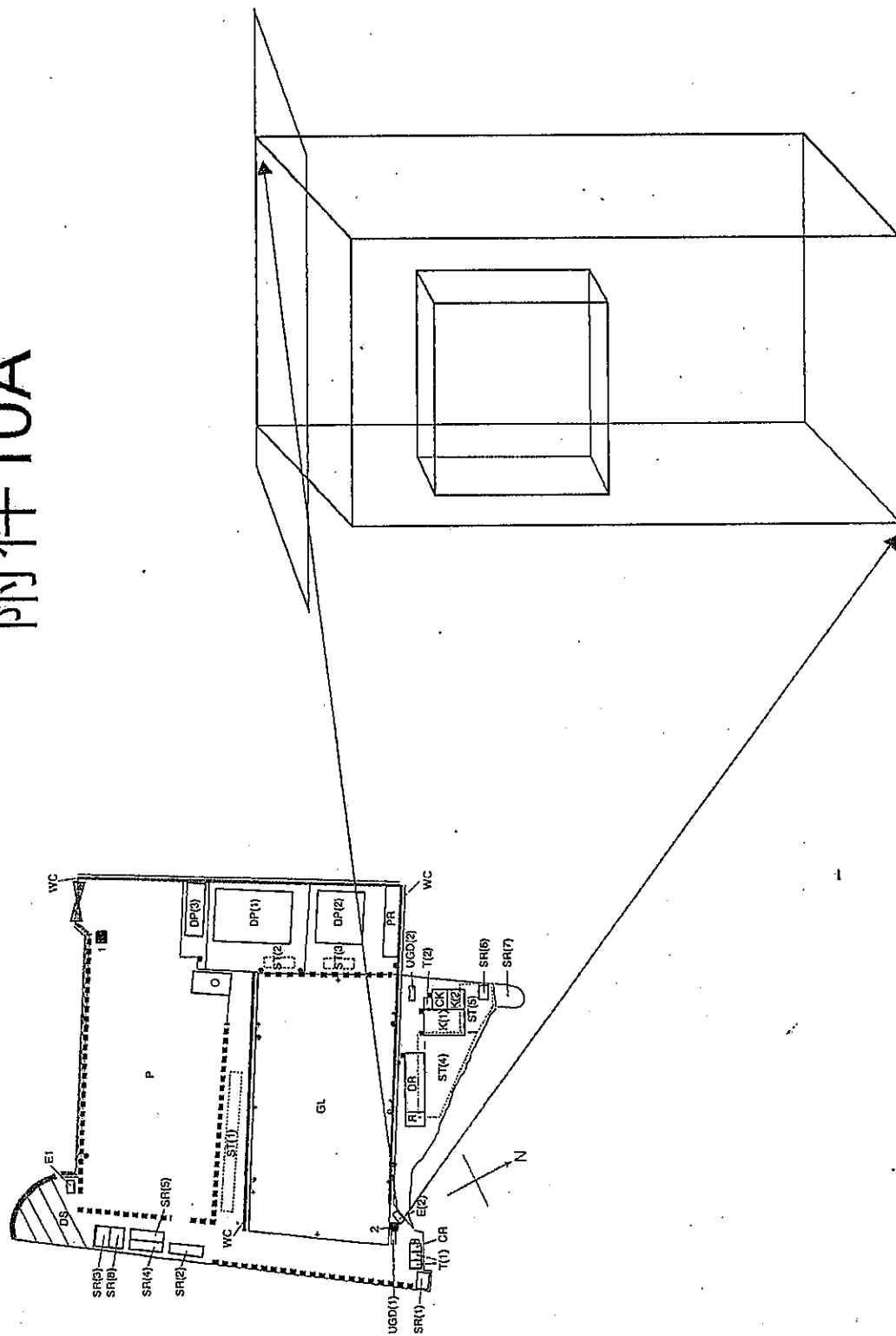


附件10



E(1) 為電力總制房，面積為1.51平方米、長1.23米、闊1.23米、高2.57米。

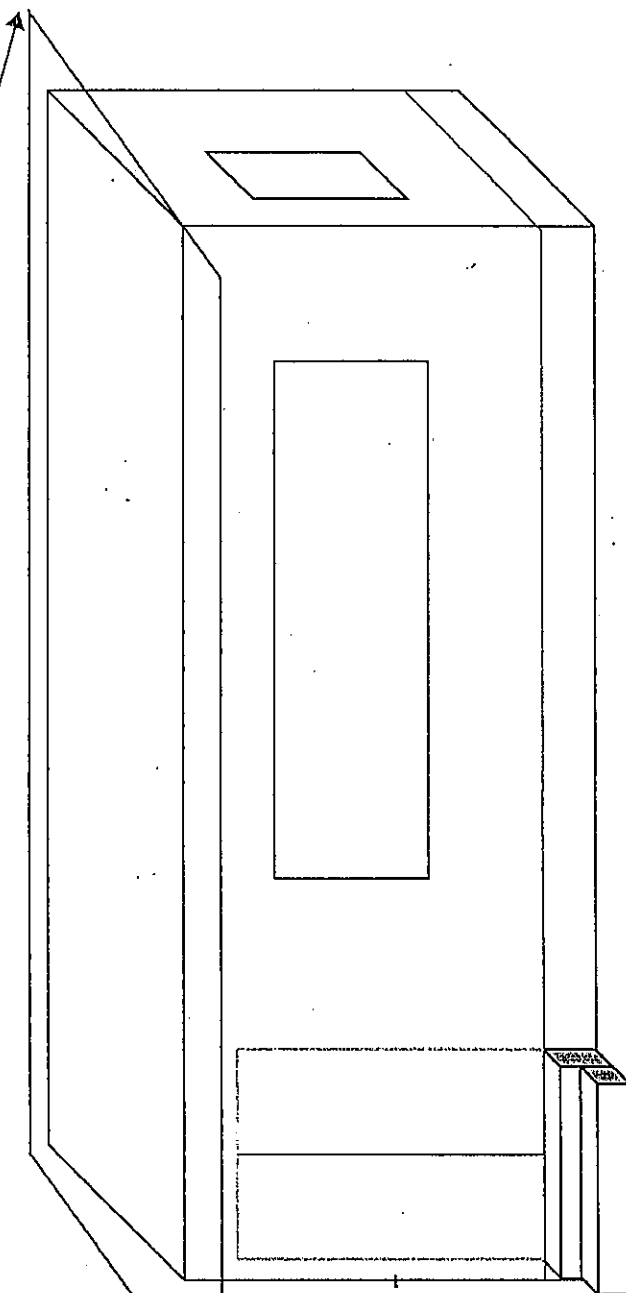
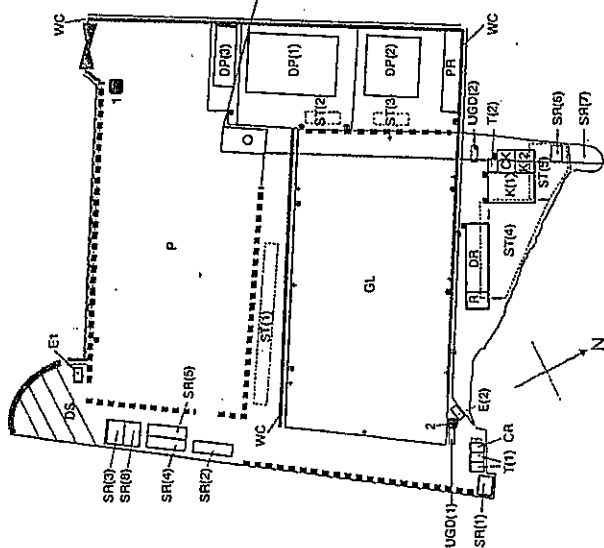
附件10A



E(2) 為電力總制房，面積為0.61平方米、長0.78米、闊0.78米、高2.48米。

附件11

○ 為辦公室，面積為32.48平方米、長10.65米、闊3.05米、高2.60米，由一個貨櫃改建而成，離地約一呎。
辦公室裡附設有一個合乎食環規定，只出售包裝飲品及小食而無需申領牌照的小賣部。

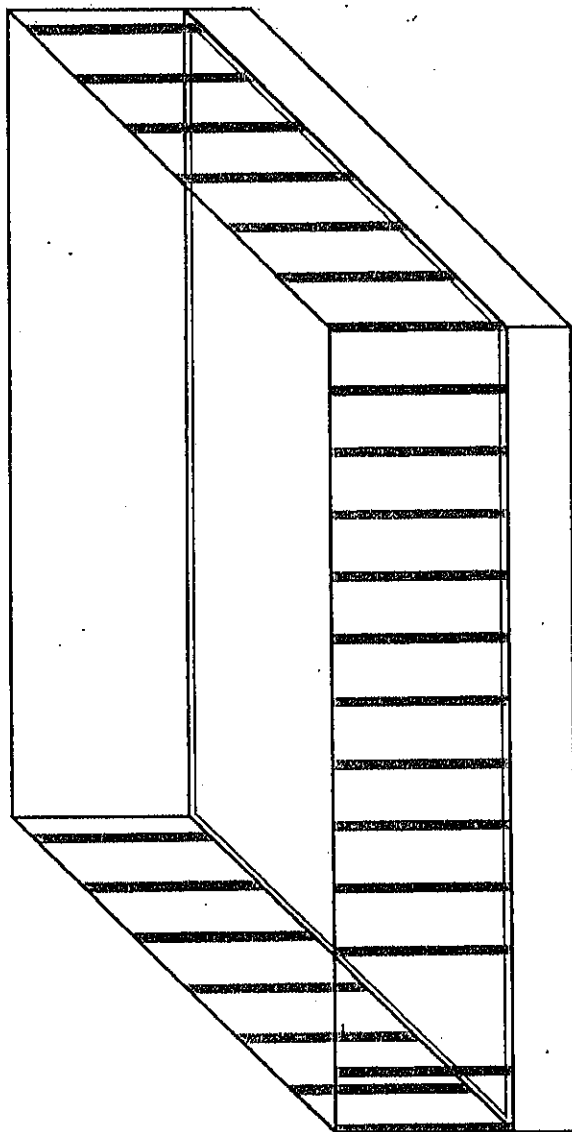
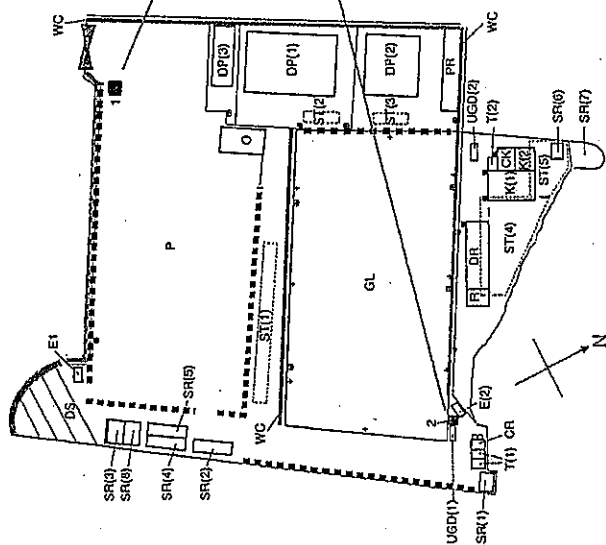


附件12

1 & 2 為狗廁所

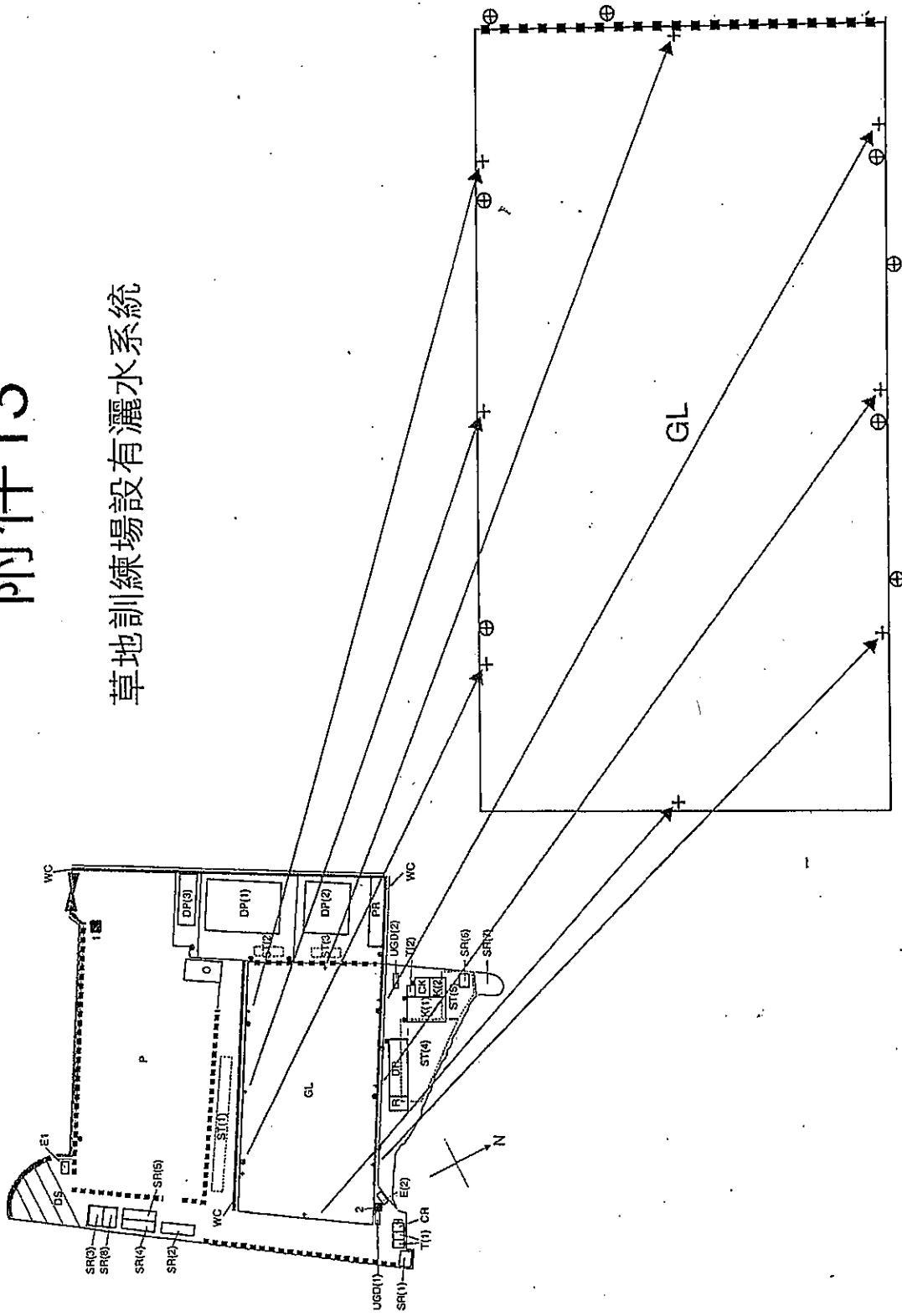
- 1 面積為27.0平方米、長7.50米、闊3.60米
- 2 面積為11.96平方米、長4.35米、闊2.75米

狗廁所外圍設有高1.5米之欄桿，內裏有10吋高黃花砂，犬隻之糞便會有工作人員即時清理，故此對四週環境不會構成影响。



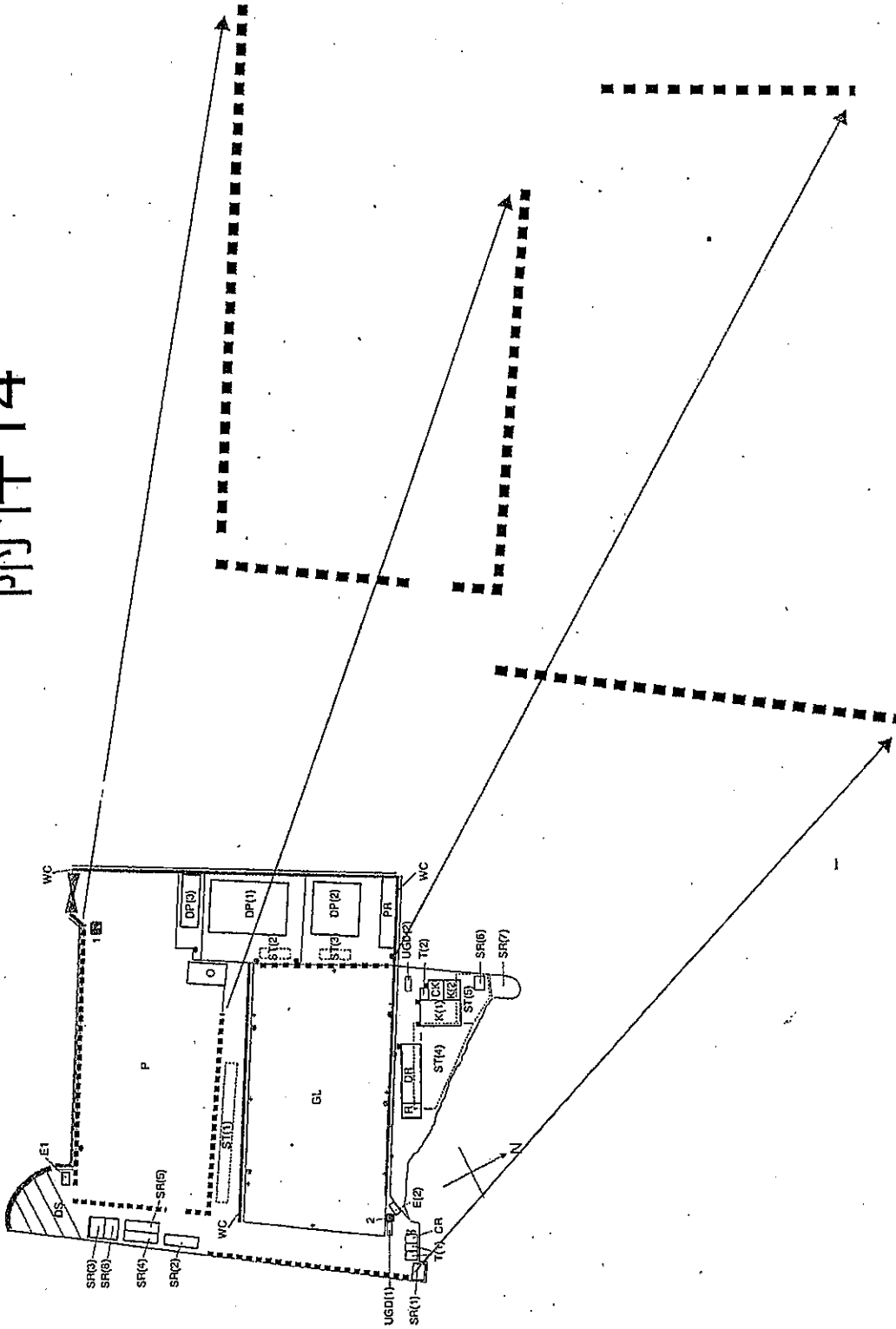
附件13

草地訓練場設有灑水系統



+ 為草地訓練場花灑頭位置

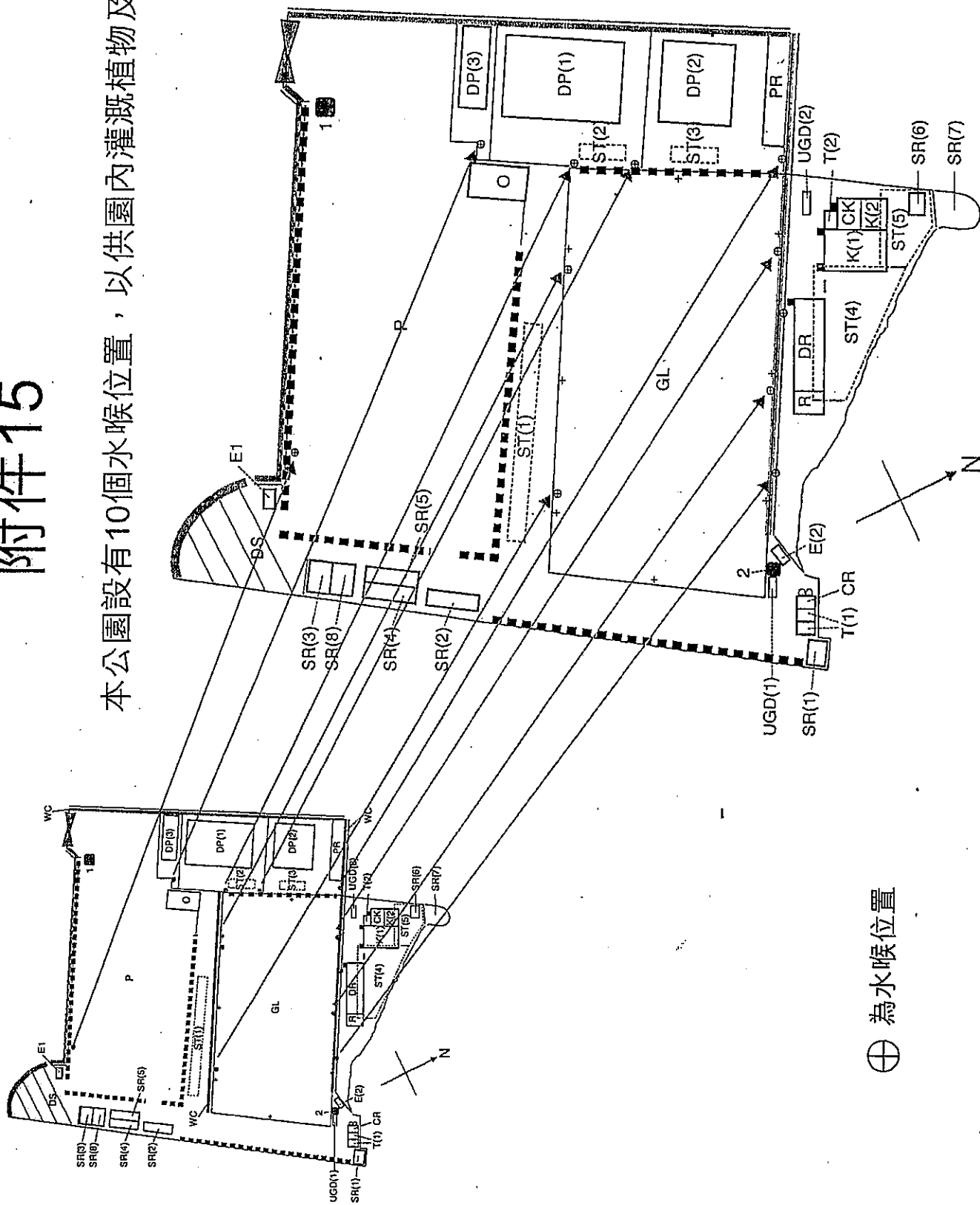
附件14



■■■■■ 為綠化環境之花槽位置、種植了不同種類的植物及花草。

附件15

本公園設有10個水喉位置，以供園內灌溉植物及犬隻飲用



⊕ 為水喉位置

附件16

D 圖示為洗手盤及污水處理缸位置(1) (UGD1)

2個洗手盤設於洗手間對開，洗手盤污水經3吋直徑

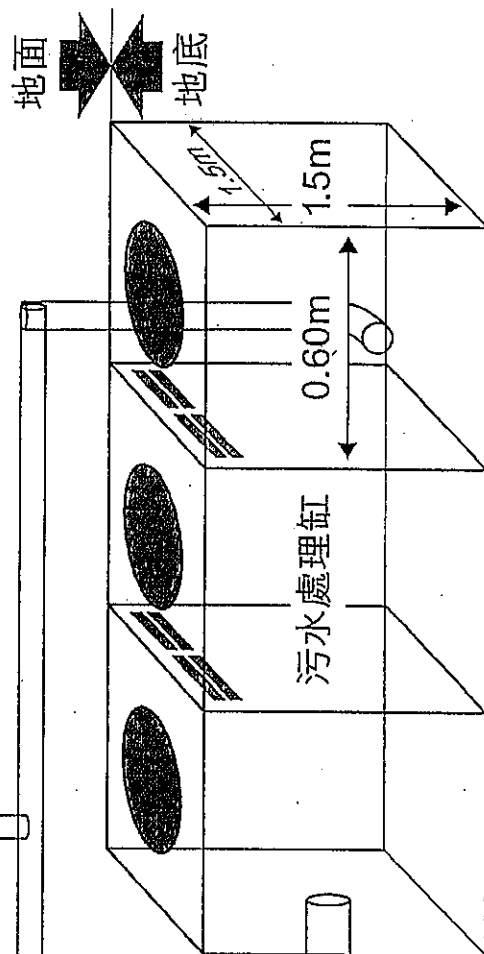
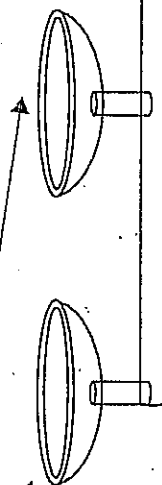
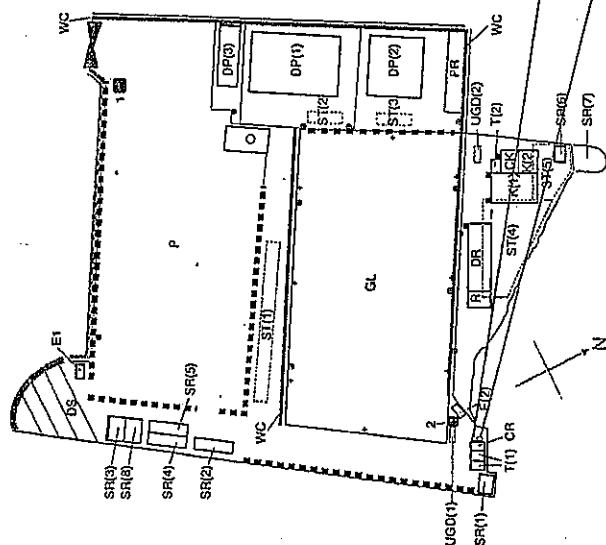
污水喉直接流入地下污水處理缸(1) (UGD1)。

地下污水處理缸(1) (UGD1) 分三格，每格為長0.60米、

闊1.50米、高1.50米、地下污水處理缸(1) (UGD1)底部

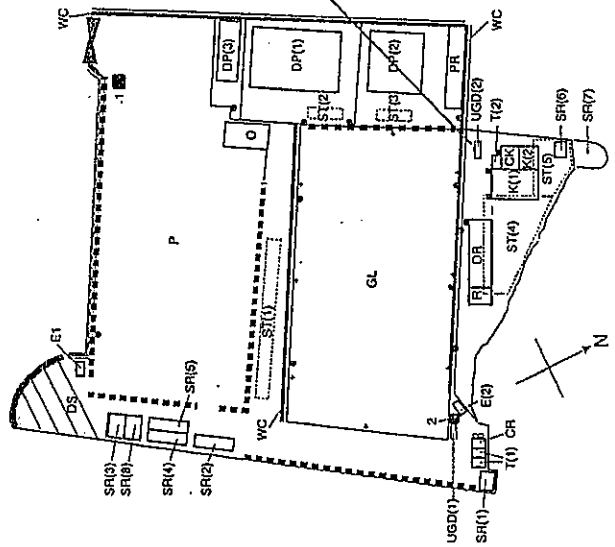
和四周牆身全用石屎建做，污水絕不會向地下和四周泥土滲透，

並定期請環保公司把污水吸走。

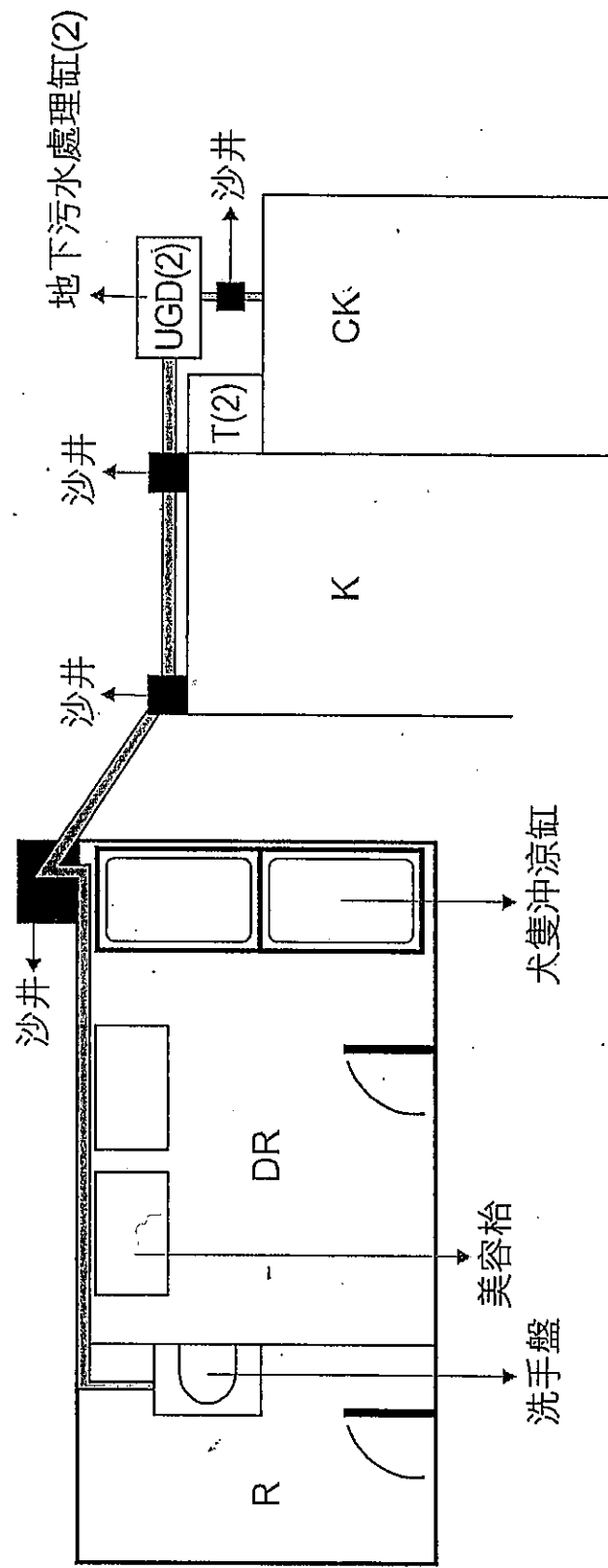


污水由廁所及更衣室經6吋直徑
污水喉流向污水處理缸

附件16A



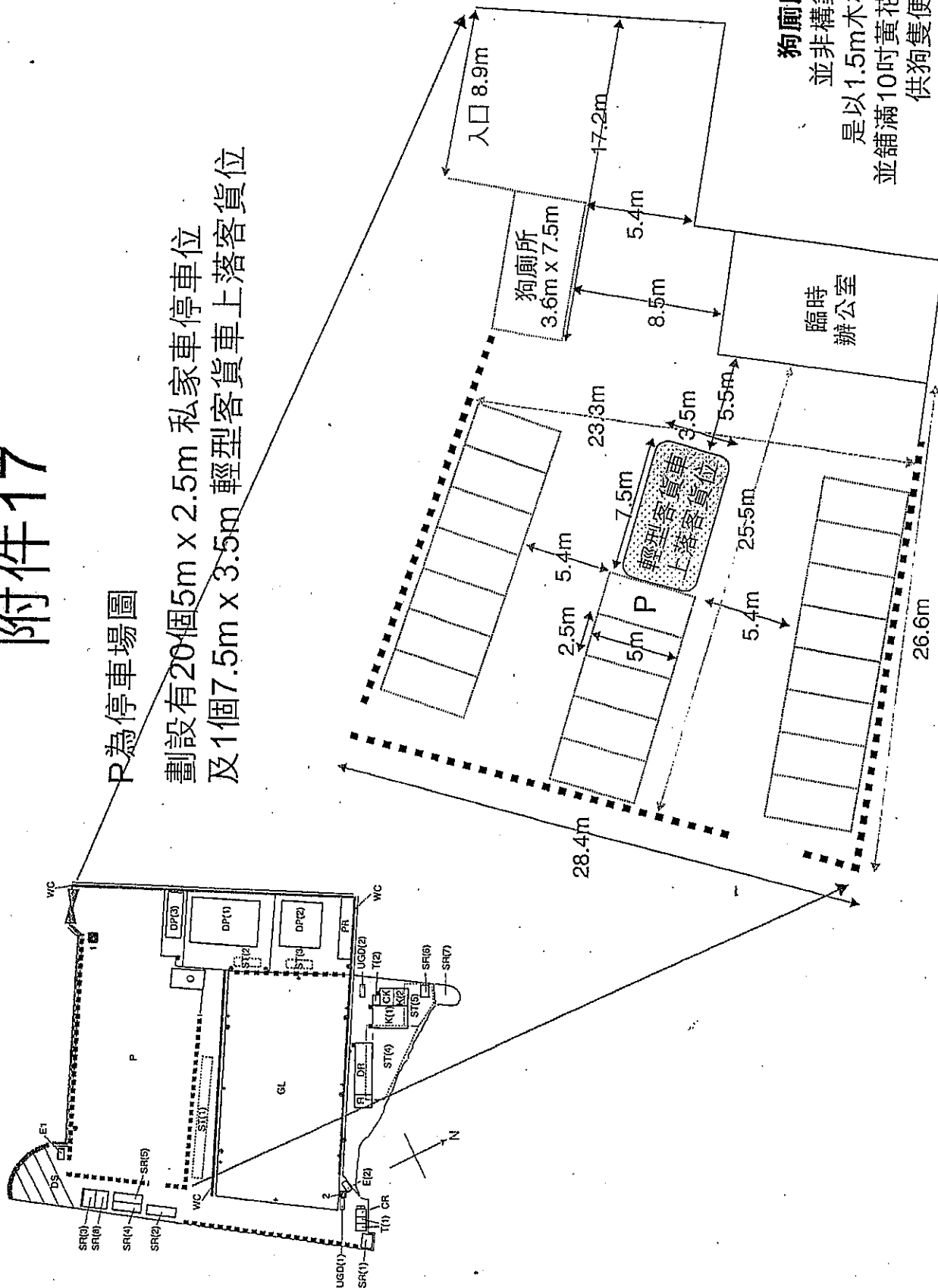
圖示為地下污水處理缸(2) (UGD2)位置
犬隻美容房及休息室洗手盤，洗手盤及犬隻美容缸污水經
3吋直徑污水喉直接流入地下污水處理缸(UGD2)。
地下污水處理缸分三格，每格為長0.60米、闊1.50米、
高1.50米，並定期請環保公司把污水吸走，
地下污水處理缸底部和四周牆身全用石屎建做，
污水絕不會向地下和四周泥土滲透，地下污水處理缸(2) (UGD2)
建做形式跟地下污水處理缸(1) (UGD1)完全一樣。



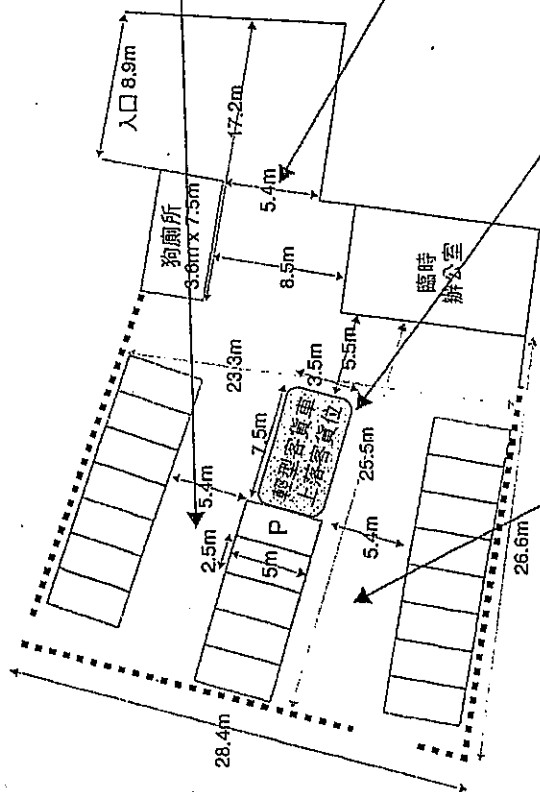
附件 17

圖
塲
博
停
癡

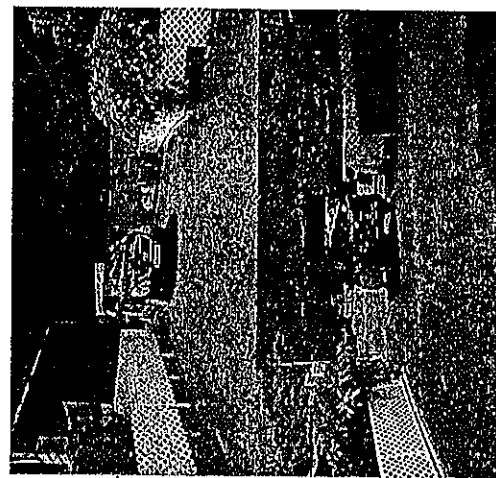
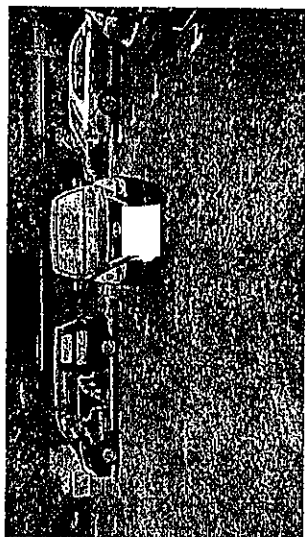
劃設有20個5m x 2.5m 私家車停車位
及1個7.5m x 3.5m 輕型客貨車上落客貨位



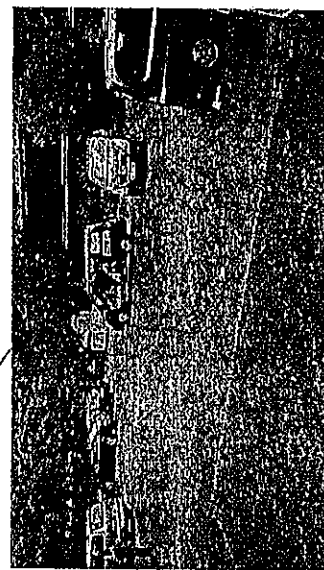
附件17A



泊車位旁行車通道



狗廁所旁入口通道



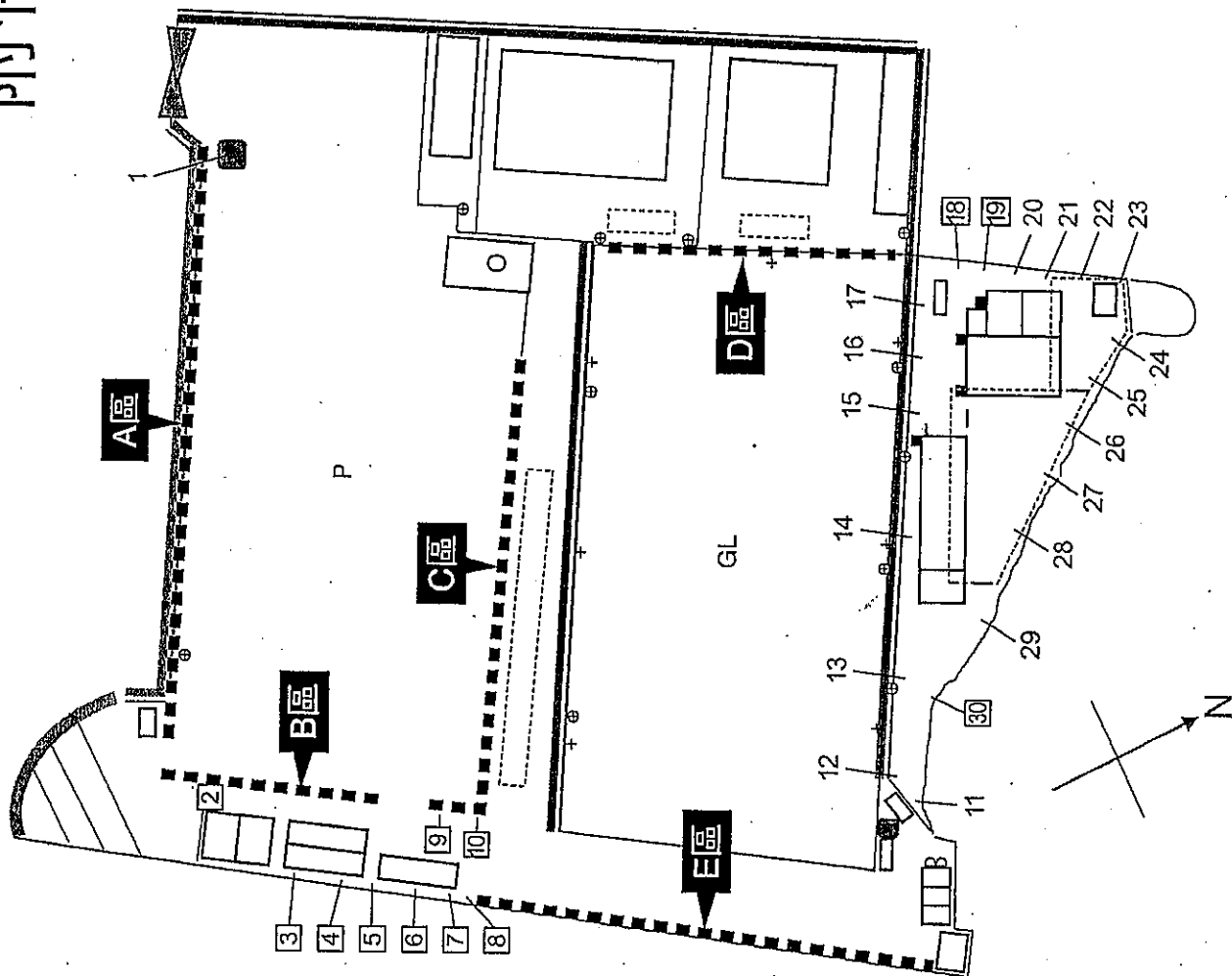
泊車位旁行車通道及
輕型客貨車上落客貨位



泊車位旁行車通道

*客貨車闊1.7M

附件18



▲ 植樹分為兩部份:

第一部份為花槽區

花槽分為A, B, C, D, E五個花槽, 種植類別請參看以下文字:

■ ■ ■ ■ ■ A, B, C, D, E

A區: 約20米長, A區花槽全種植了散尾葵。

B區: 約18米長, B區種植了一排米仔蘭。

C區: 約25米長, C區種植了8棵落地種植的芒果樹。

D區: 約30米長, D區種植了18棵松柏。

E區: 約32米長, E區種植了一排細葉竹樹。

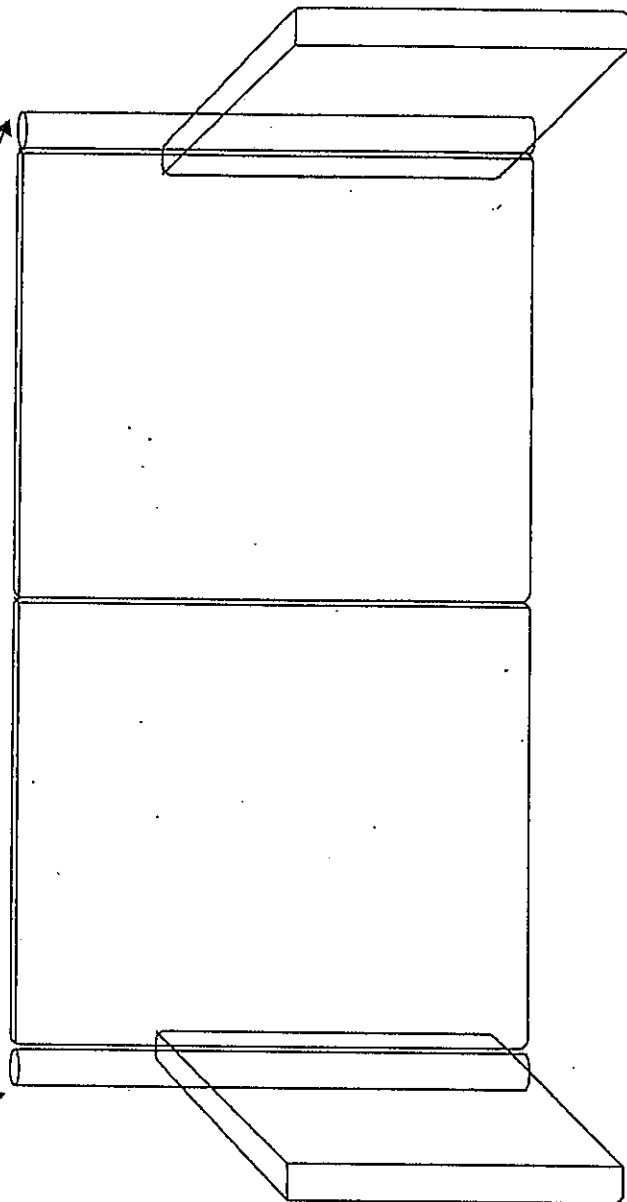
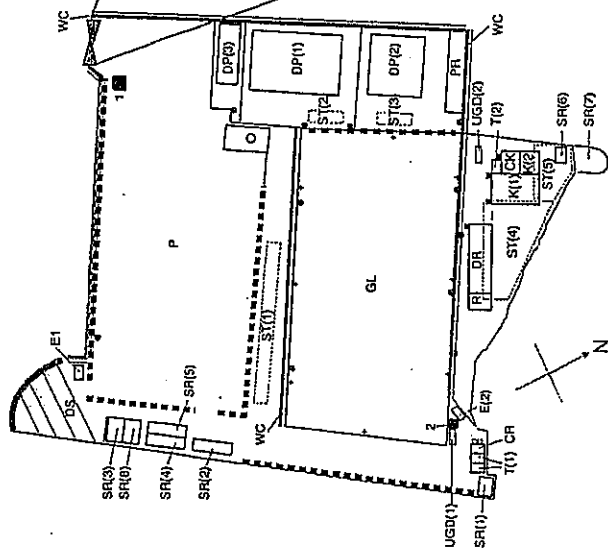
第二部份為綠化環境之植樹區

樹木主要是落地種植, 共30棵,

其中第[2],[3],[4],[5],[6],[7],[8],[9],[10],[18],[19],[30], 共12棵是羊蹄甲白蘭花樹, 其餘18棵為細葉榕。

附件19

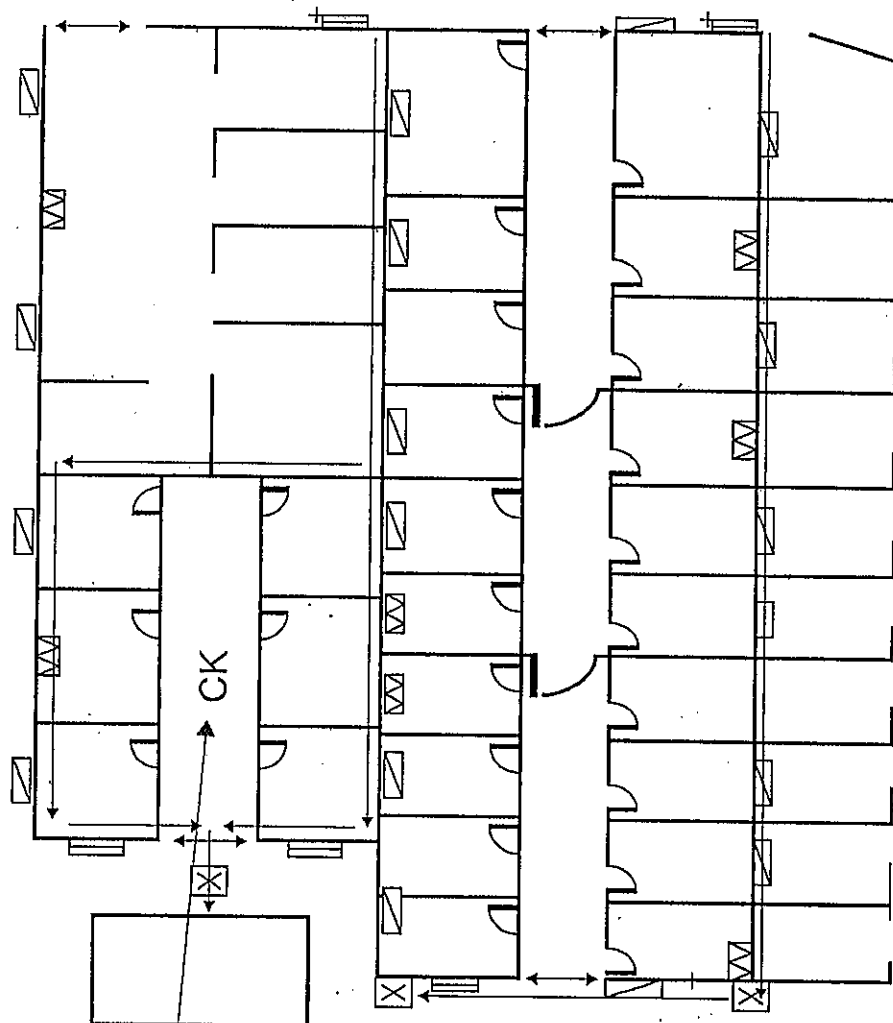
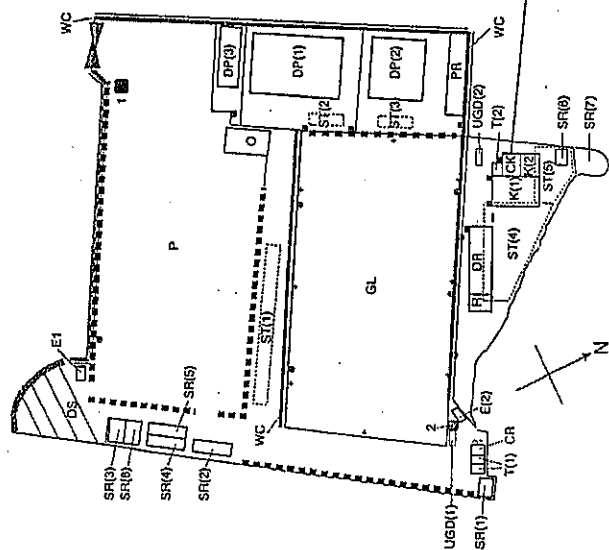
MD為9米闊之大門入口，入口處前有一條完善之
混凝土路接駁往粉錦公路



附件20

CK為貓房

面積為22.11平方米、長6.70米、闊3.30米、高2.63米，
內有6間獨立貓房。

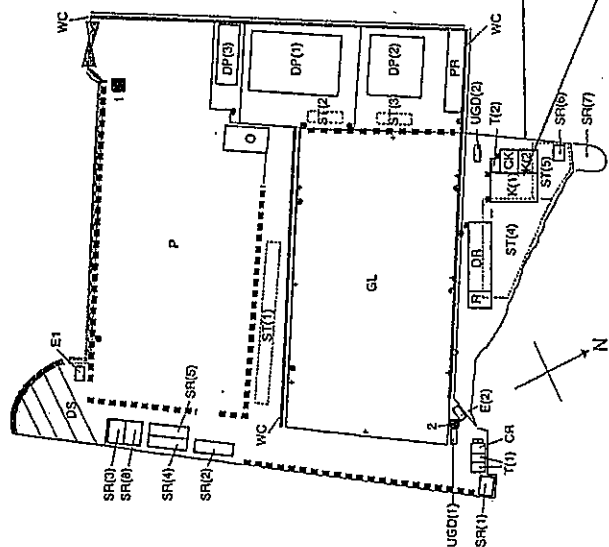


- ↔ 趟門
- ☒ 沙井
- ≡ 抽氣
- ▤ 氣窗
- ▦ 冷氣
- + 水喉

附件21

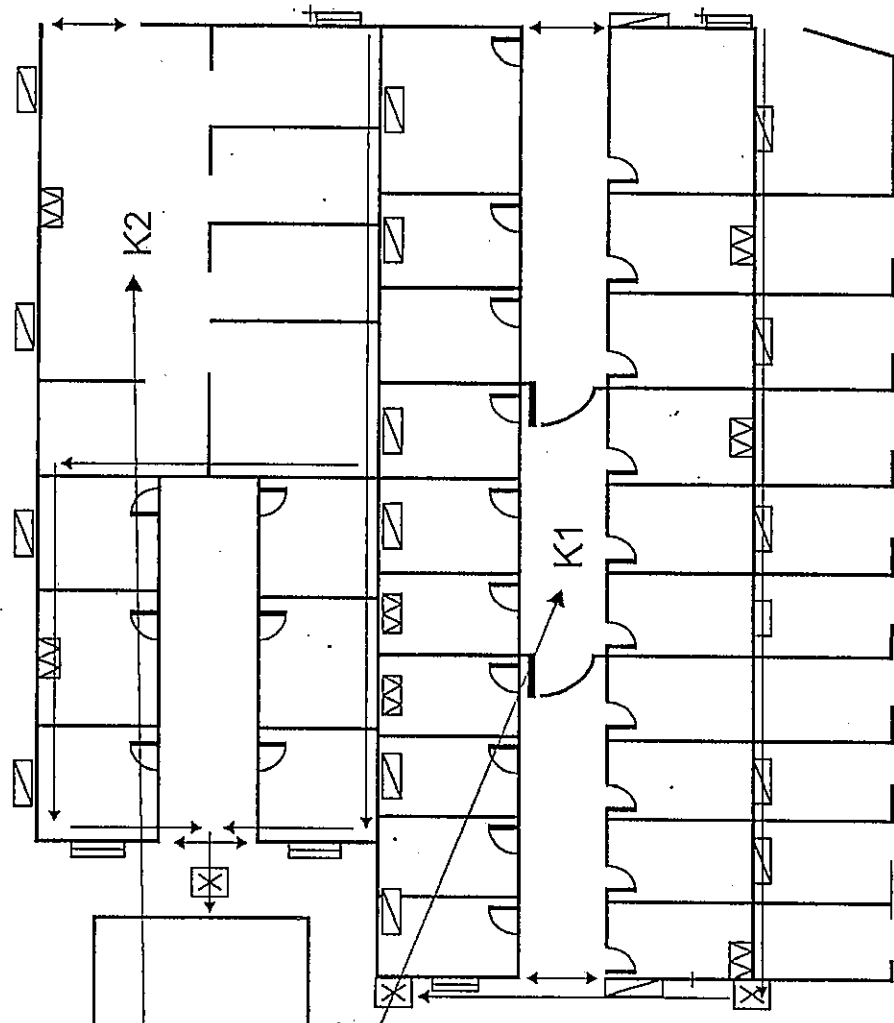
K(2)為小型狗房

面積為22.50平方米、長6.43米、闊3.50米、高3.17米、
內有5間獨立狗房。



K(1)為大中型狗房

面積為132.50平方米、
長16.04米、闊8.26米、高3.90米、
內有30間獨立狗房。

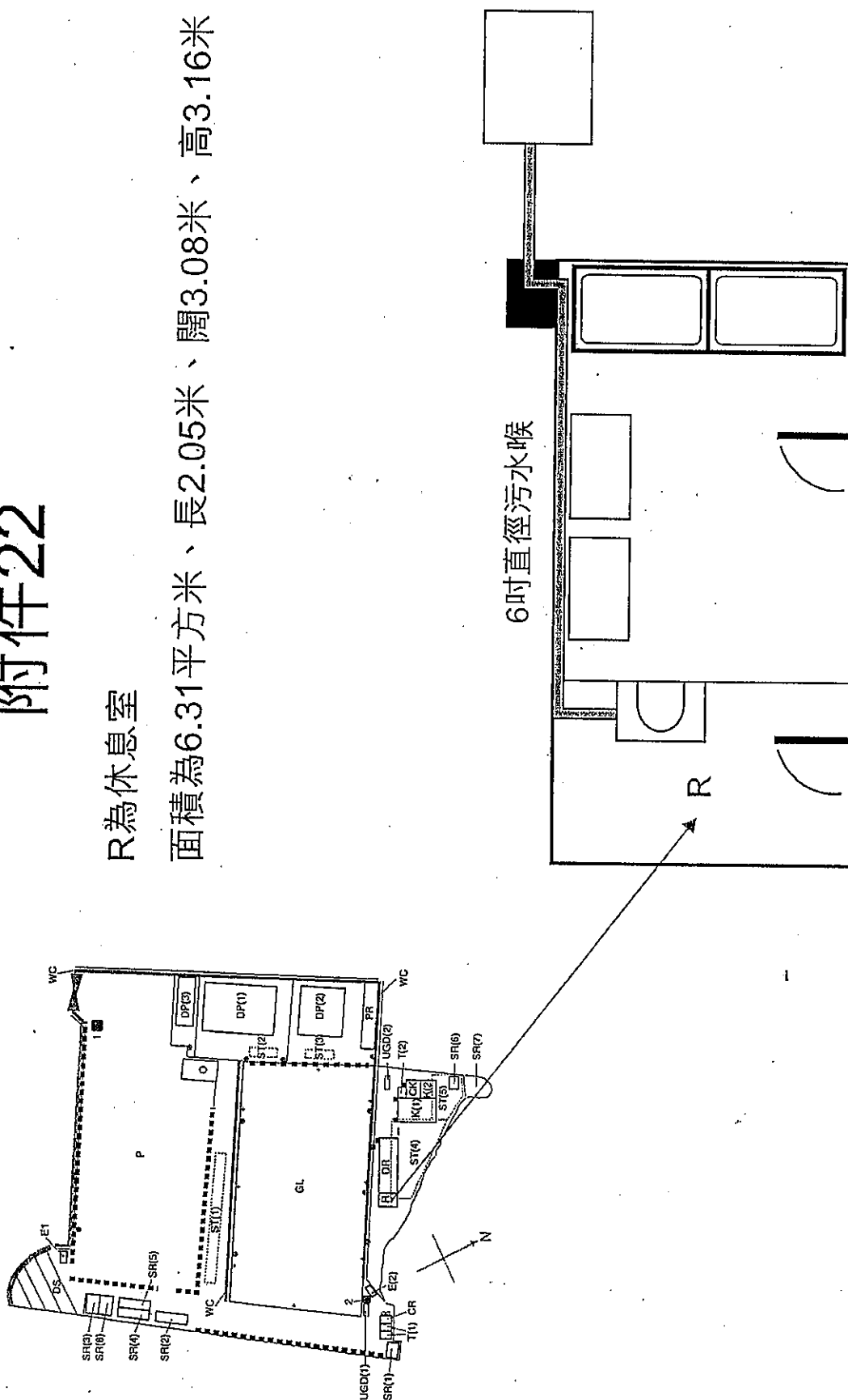


- ↔ 趟門
- ☒ 沙井
- ≡ 抽氣
- ▨ 氣窗
- ▨ 冷氣
- + 水喉

附件22

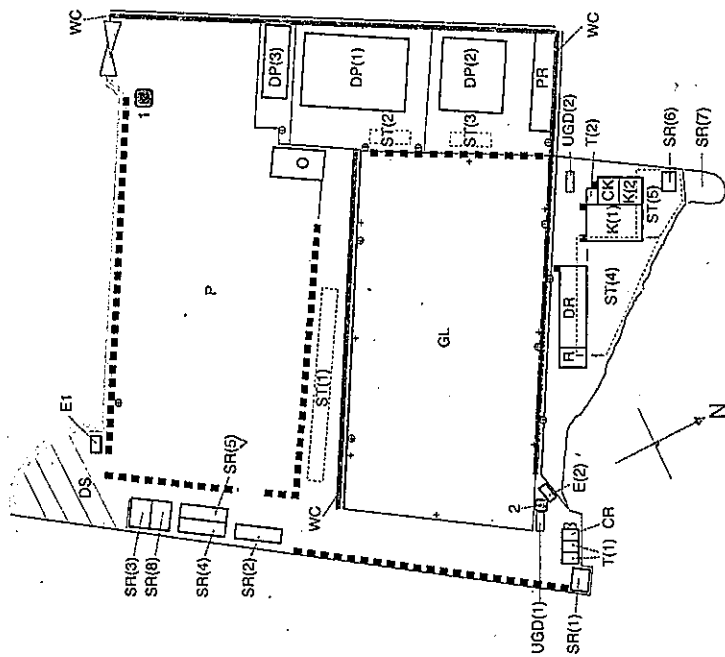
R為休息室

面積為6.31平方米、長2.05米、闊3.08米、高3.16米



附件23

構築物位置及面積圖



26項構築物資料，大部份為一層高構築物，只有SR2、SR4和SR5為兩個重疊40呎貨櫃

代號	構築物名稱	長度	闊度	高度	面積
PR	泳池過濾消毒處理泵房	9.90m	1.40m	2.60m	13.86m ²
O	臨時辦公室	10.65m	3.05m	2.60m	32.48m ²
E1	電力總制房 (1)	1.23m	1.23m	2.57m	1.51m ²
E2	電力總制房 (2)	0.78m	0.78m	2.48m	0.61m ²
DS	犬隻沖身區	7.20m	5.90m	2.80m	42.48m ²
DR	犬隻美容房	4.11m	3.08m	3.16m	12.65m ²
T1	洗手間(1)	1.27m	2.60m	2.68m	3.30m ²
T2	洗手間(2)	1.23m	1.18m	2.39m	1.45m ²
CR	更衣室	1.27m	1.30m	2.68m	1.65m ²
SR1	雜物房 (1)	5.80m	4.45m	2.60m	25.81m ²
SR2	雜物房 (2)	12.30m	2.40m	6.40m	59.04m ²
SR3	雜物房 (3)	5.30m	3.06m	3.14m	16.22m ²
SR4	雜物房 (4)	12.30m	2.40m	6.40m	59.04m ²
SR5	雜物房 (5)	12.30m	2.40m	6.40m	59.04m ²
SR6	雜物房 (6)	2.12m	2.83m	2.52m	5.99m ²
SR7	雜物房 (7)	10.00m	9.80m	3.40m	98.00m ²
SR8	雜物房 (8)	5.30m	5.20m	3.75m	27.56m ²
ST1	帳蓬 (1)	15.00m	2.50m	2.50m	37.50m ²
ST2	帳蓬 (2)	9.00m	2.50m	2.50m	22.50m ²
ST3	帳蓬 (3)	6.00m	2.50m	2.50m	15.00m ²
ST4	帳蓬 (4)	面積計算方法參看附件4A			134.60m ²
ST5	帳蓬 (5)	面積計算方法參看附件4B			64.50m ²
R	休息室	2.05m	3.08m	3.16m	6.31m ²
CK	貓房	6.70m	3.30m	2.63m	22.11m ²
K1	狗房 (1)	16.04m	8.26m	3.90m	132.50m ²
K2	狗房 (2)	6.43m	3.50m	3.17m	22.50m ²
總面積					918.21m ²

圖面排水設施平面圖



標題：雨水去水平面圖

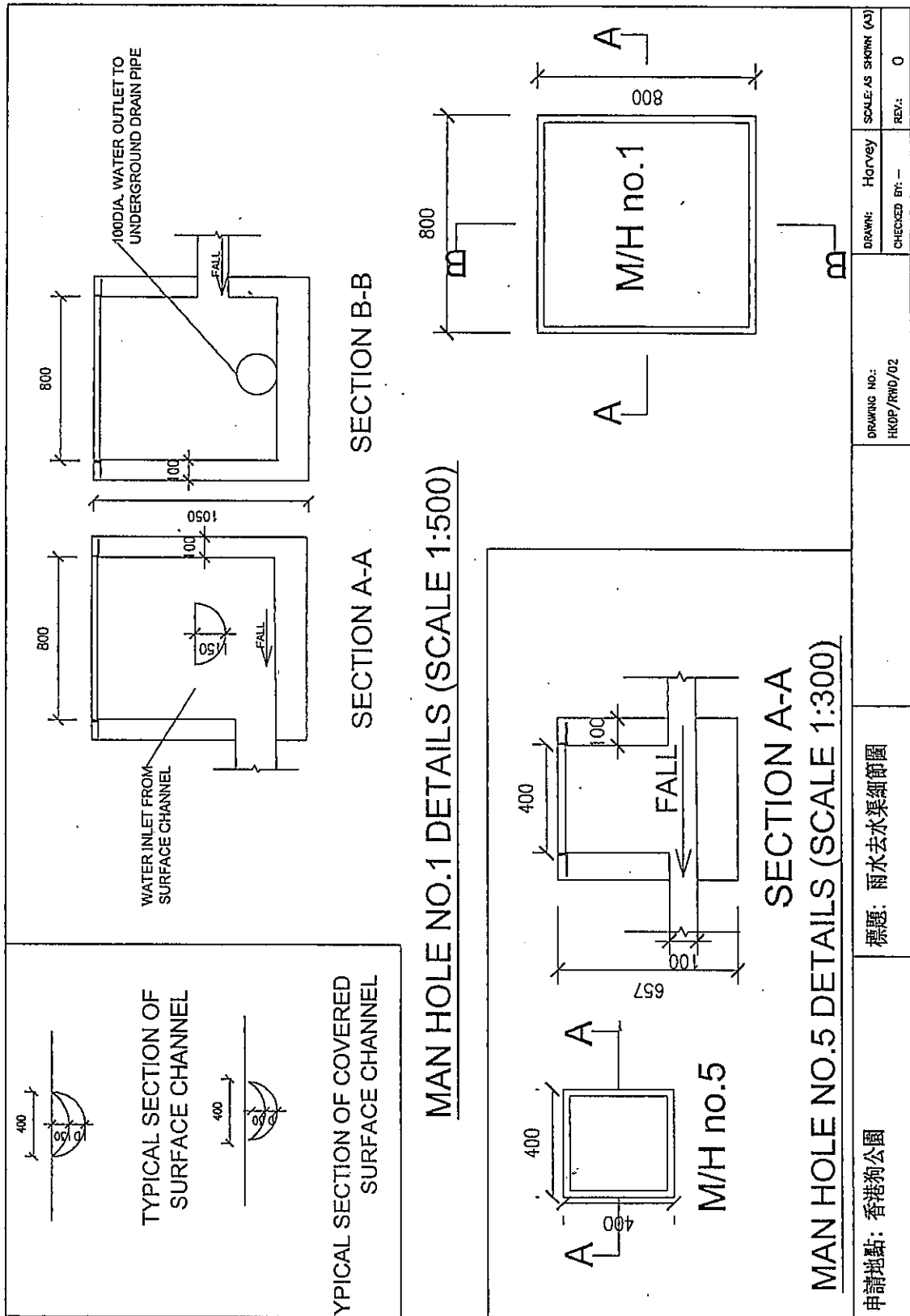
DRAWING NO.: HKOP/RWD/01

DRAWN: Harvey	CHECKED BY: —
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SCALE: 1:3500(AS)
REV.: 0

附件24B

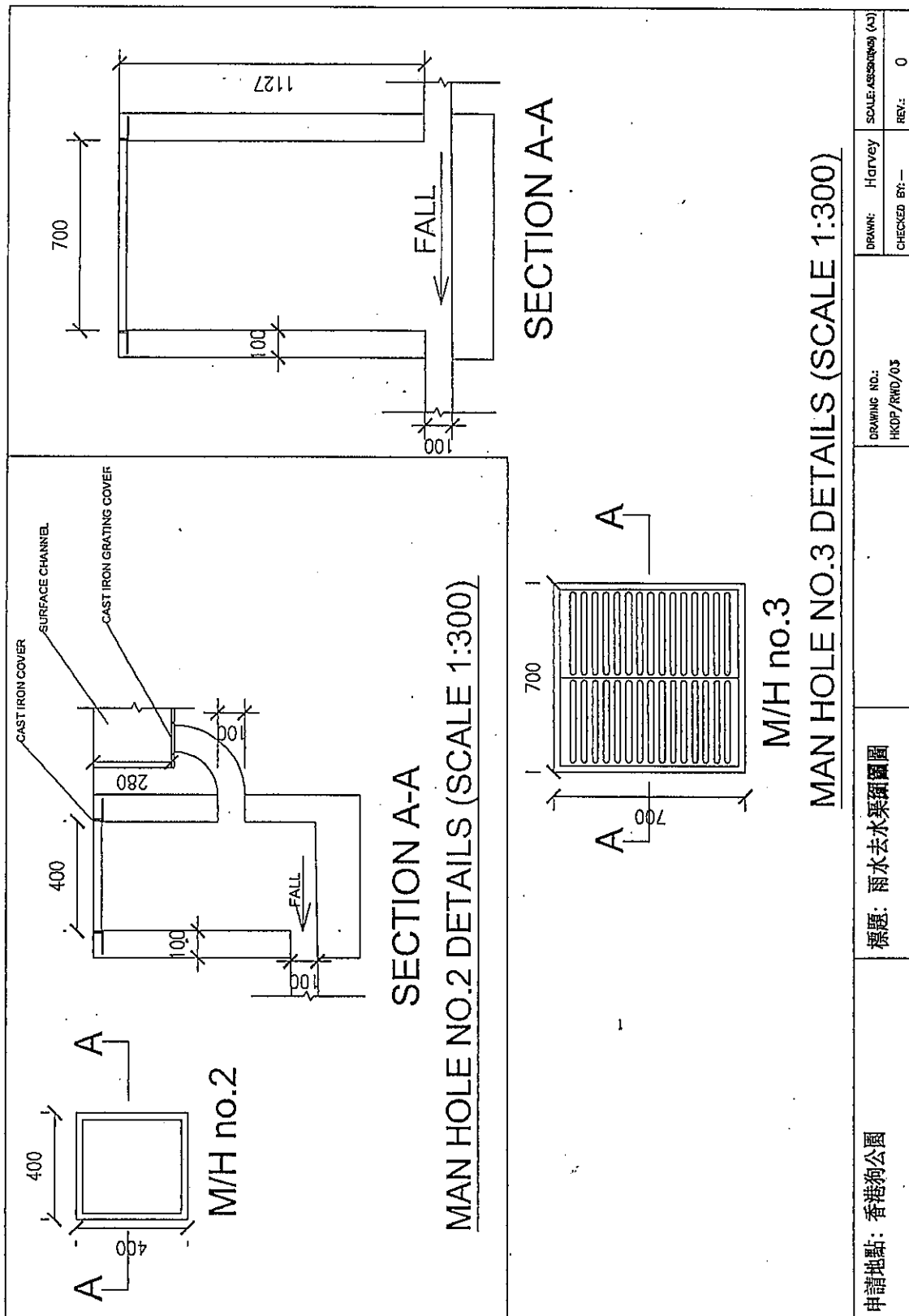
排水設施平面圖



申請地點: 香港狗公圍	標題: 雨水去水渠細節圖	DRAWING NO.: HKOP/RWD/02	DRAWN: Harvey	SCALE AS SHOWN (A3)
			CHECKED BY: —	REV.: 0

附件24C

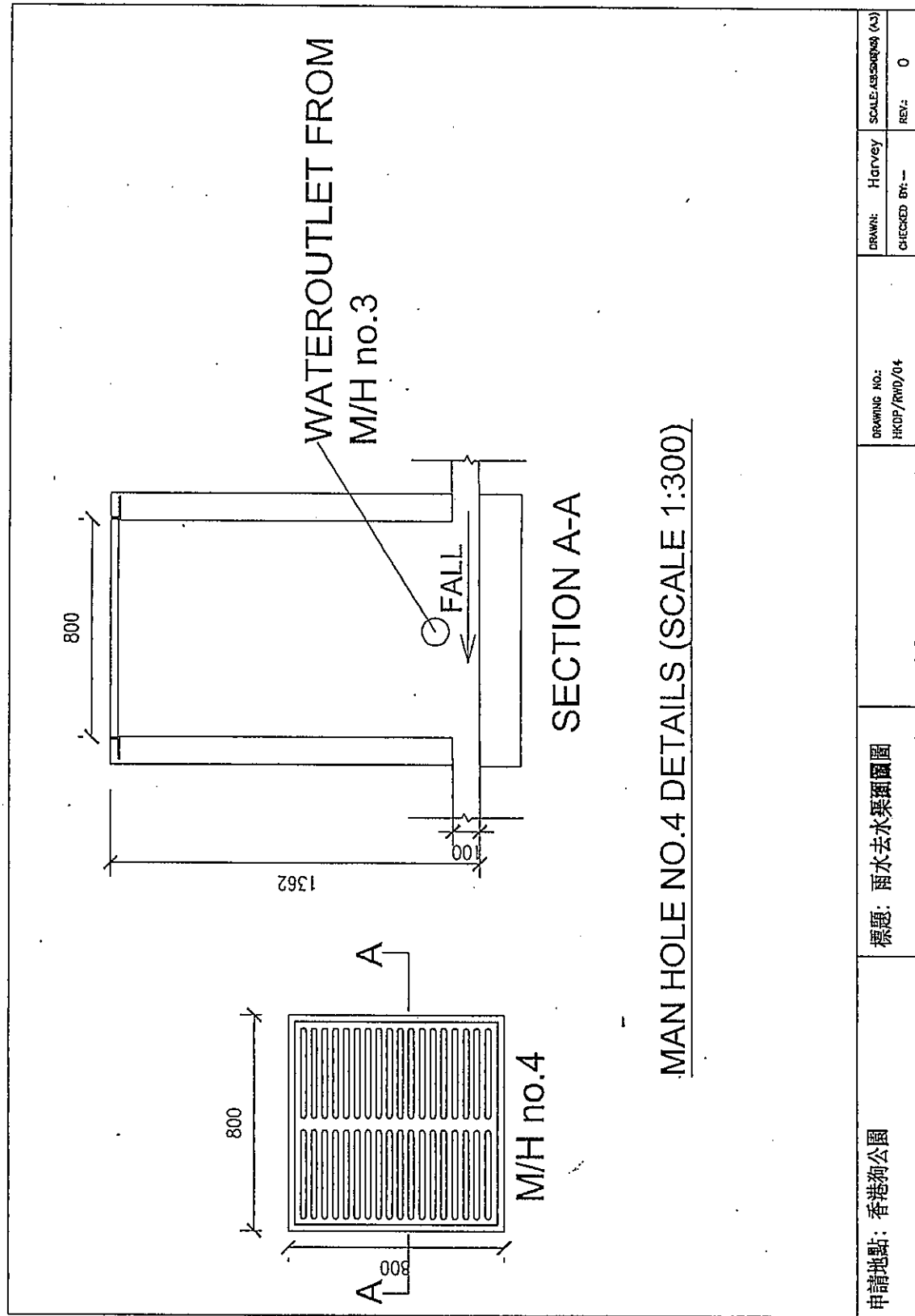
排水設施平面圖



申請地點: 香港狗公園	標題: 雨水去水渠渠圖	DRAWING NO.: HKDP/RWD/03	DRAWN: Harvey CHECKED BY: — SCALE: AS SHOWN (A3) REV: 0
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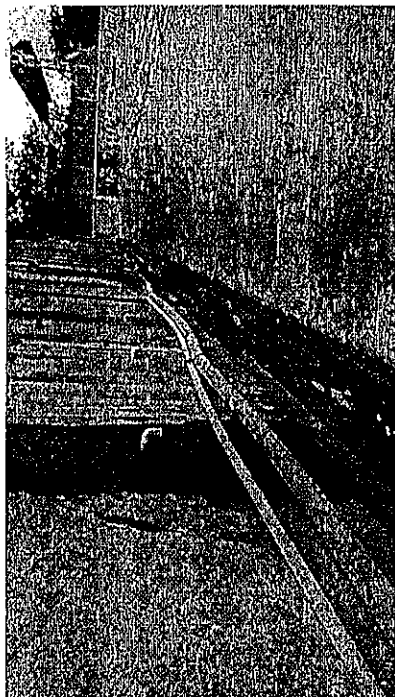
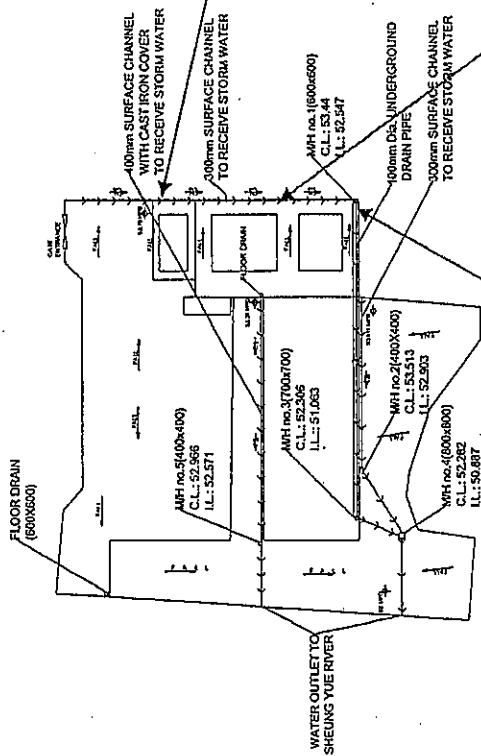
附件24D

排水設施平面圖



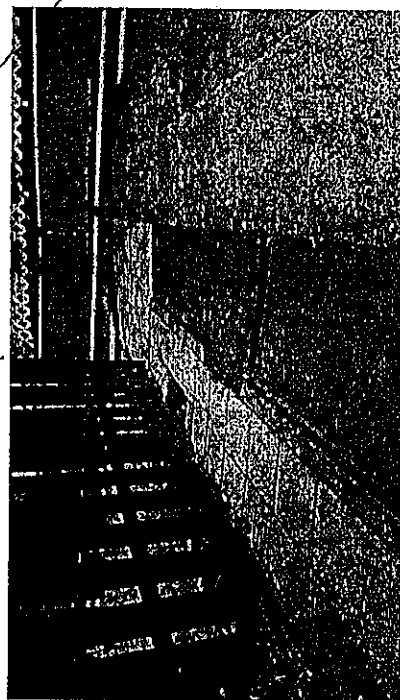
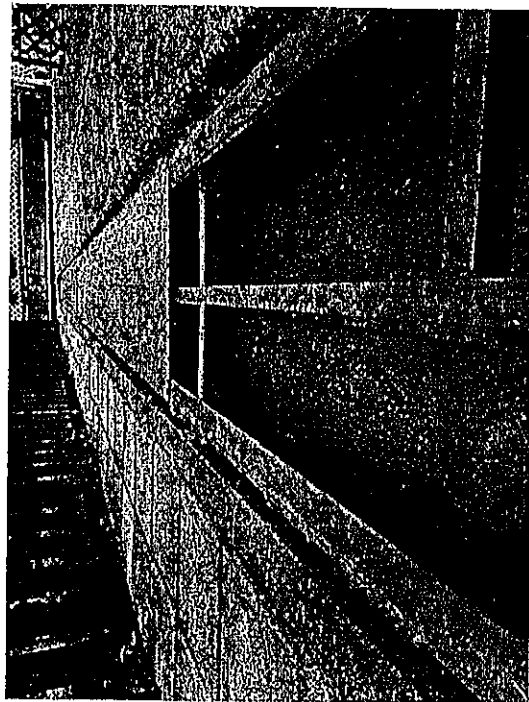
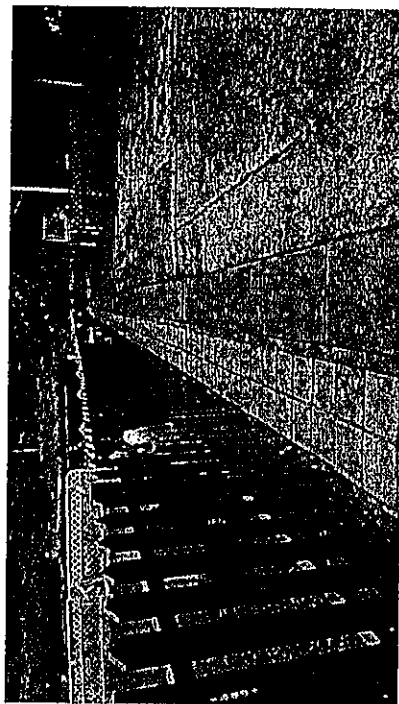
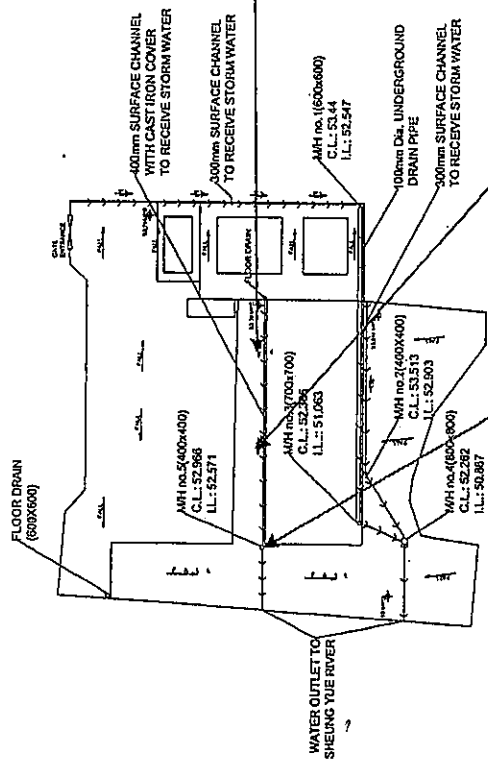
附件24E

U型明渠及沙井



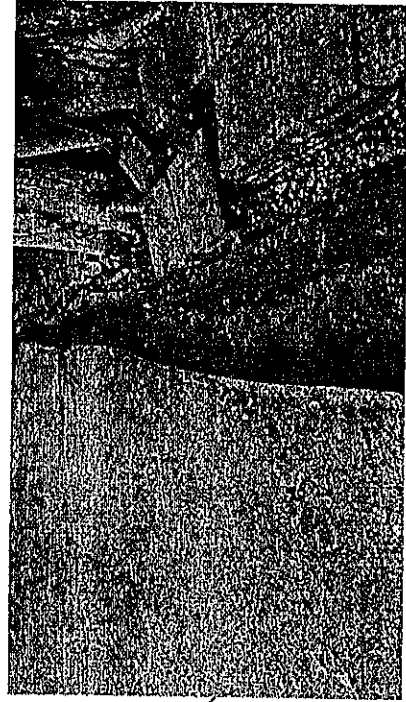
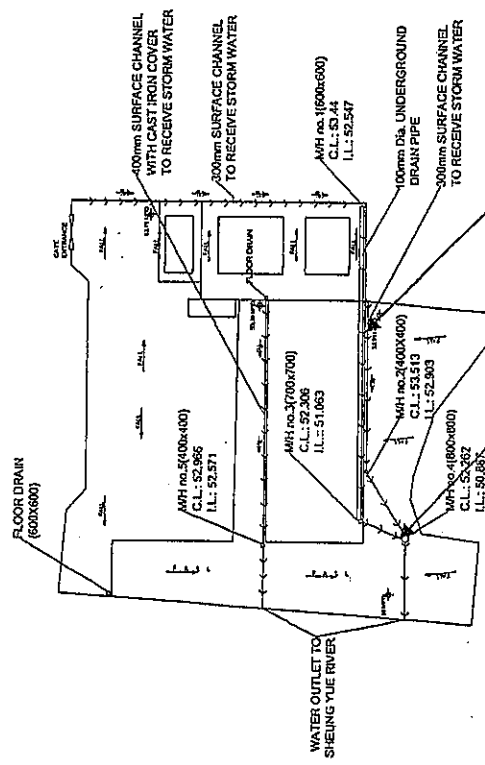
附件24F

U型明渠加有蓋及沙井



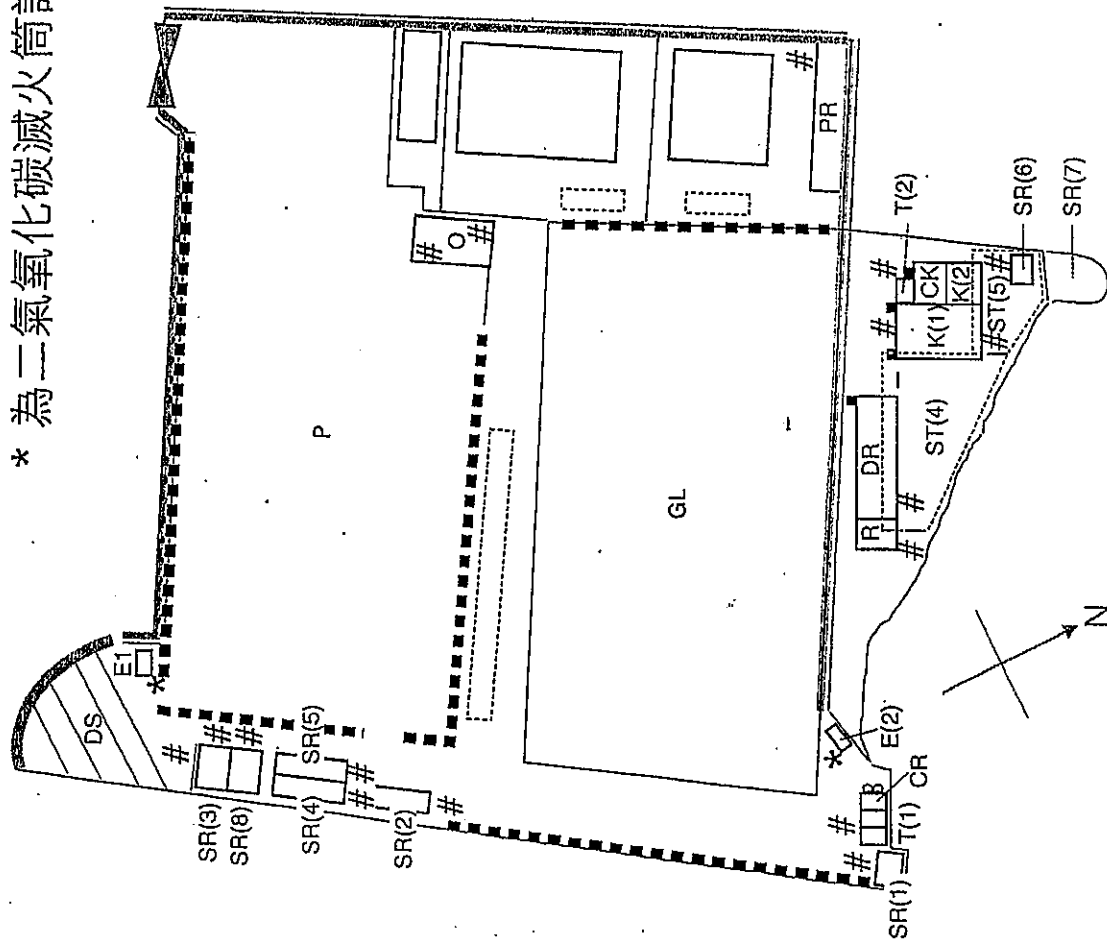
附件24G

U型明渠及沙井



附件25

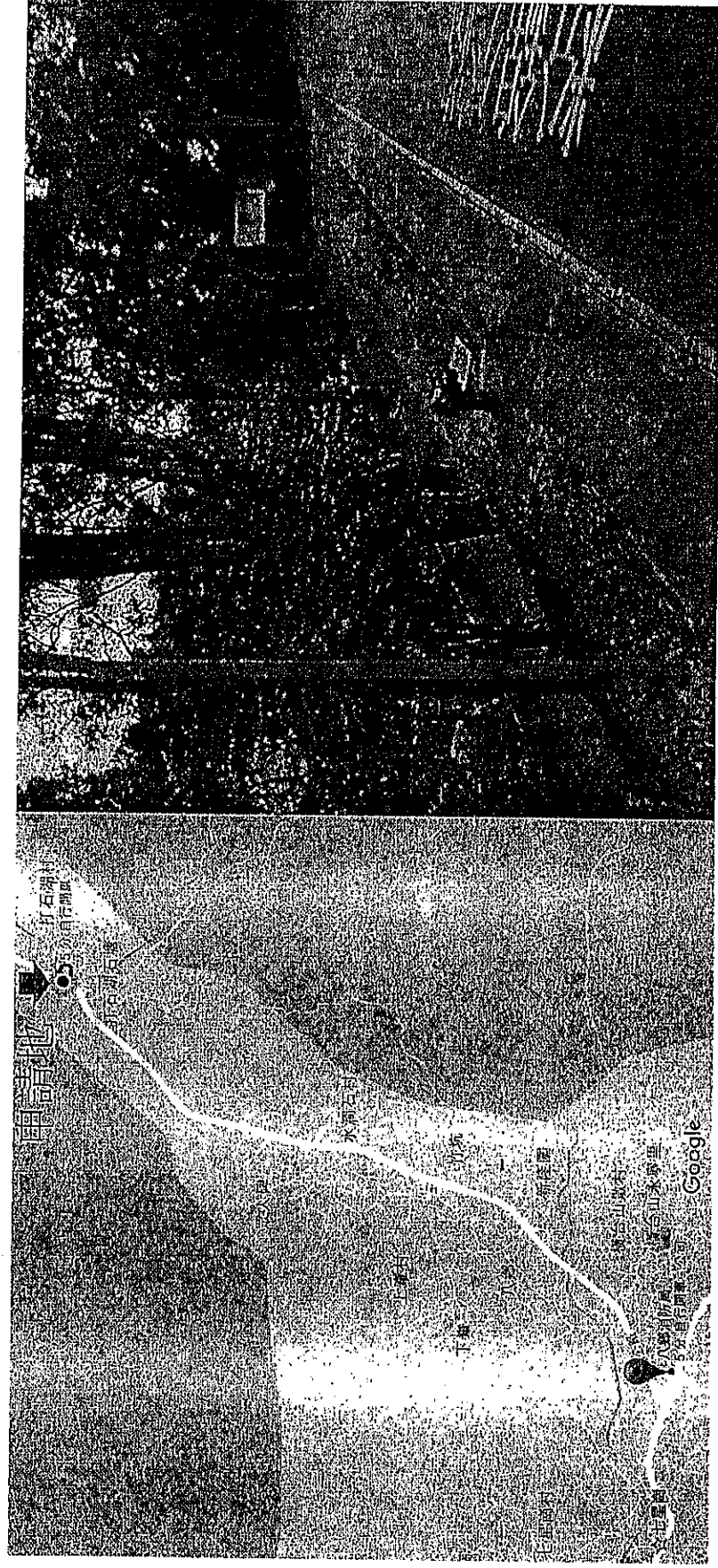
為手提式水劑滅火筒設置於公園17個構建築物內
 * 為二氣氧化碳滅火筒設置於公園電力總制房



設置有手提式滅火筒之17項構建築物			
代號	構建築物名稱	手提式滅火筒種類及代號	
PR	泳池過濾消毒處理泵房	# 水劑滅火筒	
O	臨時辦公室	# 水劑滅火筒2個	
E1	電力總制房	* 二氣氧化碳滅火筒	
E2	電力總制房	* 二氣氧化碳滅火筒	
DS	犬隻沖身區	# 水劑滅火筒	
T	洗手間	# 水劑滅火筒	
SR1	雜物房 (1)	# 水劑滅火筒	
SR2	雜物房 (2)	# 水劑滅火筒	
SR3	雜物房 (3)	# 水劑滅火筒	
SR4	雜物房 (4)	# 水劑滅火筒	
SR5	雜物房 (5)	# 水劑滅火筒	
SR6	雜物房 (6)	# 水劑滅火筒	
SR8	雜物房 (8)	# 水劑滅火筒	
K1	狗房	# 水劑滅火筒2個	
CK	貓房	# 水劑滅火筒	
R	休息室	# 水劑滅火筒	
DR	犬隻美容房	# 水劑滅火筒	

附件25A

消防車可從粉錦公路向上水方向直達本申請地內，由八鄉消防局至本申請地約二公里，場內有足夠地方讓消防車調頭，車道闊4.1米，足夠消防車出入。粉錦公路旁，離本申請地入口約37米，設有一消防街喉(街喉#4900)。



附件25B

本狗公園共有十七個構築物須要設置手提式滅火筒，其中兩個為總電制房，須裝置手提式二氧化碳滅火筒，共兩個。而其他十五個構築物裝置手提式水劑滅火筒，共十七個。詳情資料請參看附件(25)

消防車可從粉錦公路向上水方向直達本申請地內，場內有足夠地方讓消防車調頭，車道闊4.1米，足夠消防車出入。由八鄉消防局至本申請地約二公里。粉錦公路旁，離本申請地入口約37米，設有一消防街喉(街喉#4900)。詳情資料請參看附件(25A)

Appendix Ia

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



[SI] AYL-PH/893

05/10/2021 14:00

From: Otto Ching Ho LUNG/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: Todd Tou Wei WAN/PLAND/HKSARG, Yen PY LEUNG/PLAND/HKSARG

Dear TPB Colleagues,

Please find forwarded to you below the supplementary information (SI) for A/YL-PH/893 received from the applicant dated 5.10.2021 for your further action. Many Thanks.

Best Regards,

Otto Lung

For FS&YLE DPO, PlanD

(Tel: 3168 4046; Fax: 3168 4074)

----- Forwarded by Otto Ching Ho LUNG/PLAND/HKSARG on 05/10/2021 13:58 -----

From: Pet Lane Co
To: "ochlung@pland.gov.hk" <ochlung@pland.gov.hk>
Date: 04/10/2021 21:20
Subject: 轉寄: Supplementary Information Request. S16 Planning Application No. A/YL-PH/893



2021_Section 16_Location



Plan_P2.pdf.pdf2021_補充資料_回應問題1-5.pdf.pdf

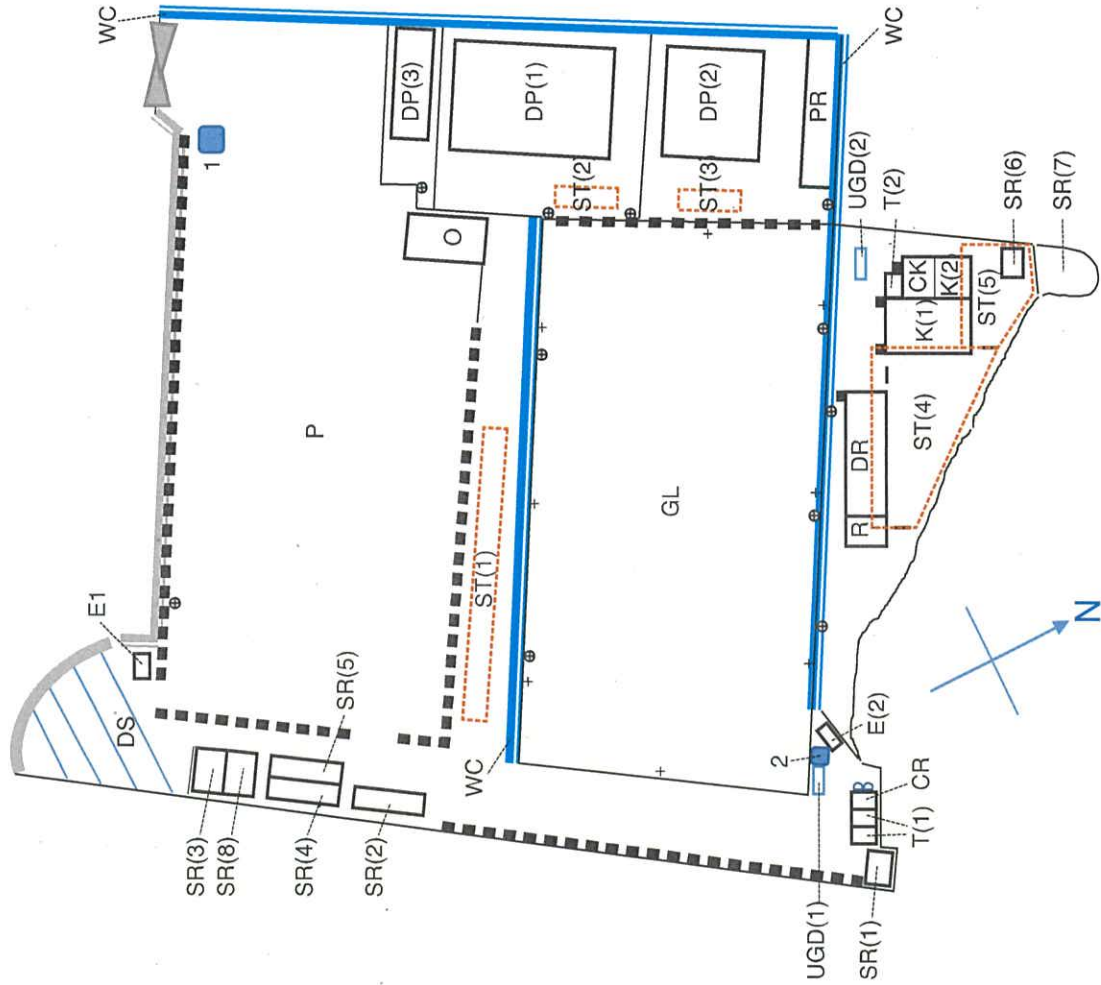


2021_Section 16_Location Plan_附件26.pdf.pdf Section 16_2021_p31.pdf



附件1-26之圖表 及文字敘述

GL	為近一萬式仟平方呎之敏捷犬草地訓練場	參看附件 1
DP(1)	為犬隻泳池 (1)	參看附件 2
DP(2)	為犬隻泳池 (2)	參看附件 3
DP(3)	為犬隻泳池 (3)	參看附件 4
PR	為犬隻泳池過濾消毒處理泵房	參看附件 4A
ST(1)	為帳蓬 (1)	參看附件 4B
ST(2)	為帳蓬 (2)	參看附件 5
ST(3)	為帳蓬 (3)	參看附件 6
ST(4)	為帳蓬 (4)	參看附件 6A
ST(5)	為帳蓬 (5)	
CR	為更衣室	
T(1)	為洗手間 (1)	
T(2)	為洗手間 (2)	
SR(1)	為存放雜物房 (1)	
SR(2)	為存放雜物房 (2)	
SR(3)	為存放雜物房 (3)	
SR(4)	為存放雜物房 (4)	
SR(5)	為存放雜物房 (5)	
SR(6)	為存放雜物房 (6)	
SR(7)	為存放雜物房 (7)	
SR(8)	為存放雜物房 (8)	
DR	為犬隻美容房	
DS	為犬隻沖身區	
E(1)	為電力總制房 (1)	
E(2)	為電力總制房 (2)	
O	為臨時辦公室	
1	為犬隻廁所 (1)	
2	為犬隻廁所 (2)	
+	為草地訓練場花灑位置	
.....	為綠化環境之花槽位置	
⊕	為犬隻提供食水之位置	
D	為洗手盆及污水處理缸之位置	
UGD(1)	為地下污水處理缸之位置	
UGD(2)	為地下污水處理缸之位置	
P	為停車位	
▲ 1-30	為綠化環境之植樹區位置	
MD	為大閘門	
CK	貓房	
K(1)	狗房 (1)	
K(2)	狗房 (2)	
R	休息室	
	構築物位置及面積圖	
WC	排水渠、雨水渠及沙井設計位置	
F	水劑滅火筒及二氣氧化碳滅火筒設置位置圖	
EX	申請地點出入口通道圖	



致城規會：

申請編號 PH893，補充資料附件 23, 附件 26,
附件 1-26 之圖表及文字敘述，連同本頁紙共有 6 張。

申請人
莊明順
01 Oct, 2021

回應問題 1

SR2, SR4 及 SR5 為兩個重疊 40 呎貨櫃，請參看附件 23。

回應問題 2

我們是持有合法犬貓寄養牌照，(由漁農處發出)有部份貓狗會留下寄宿過夜，但其他只是來訓練的犬隻都會在七點前離開申請地點。

回應問題 3

任何犬隻只會在早上十點至下午七時出來草地活動和散步，其餘時間會留在 24 小時之恆溫冷氣房內休息，而貓隻只會留在恆溫冷氣房內活動，不會帶出室外。

回應問題 4

貓狗房設計如下：

- 4A. 用四吋厚石磚做牆，有強力隔音隔熱作用。
- 4B. 構築物頂部用隔音隔熱板建做，覆蓋所有貓狗房間及有強力隔音和隔熱作用。
- 4C. 貓狗房間內設有 24 小時冷氣空調，在貓狗房提供 24 小時機動通風及設置隔熱牆，而貓狗房完全是封閉式設計，所以有強力隔音作用，不會造成噪音和使四周居民受到滋擾。
- 4D. 所有犬貓在晚上七時後至第二天早上九時前都會留在設有隔音隔熱和 24 小時機動通風的貓狗房內。
- 4E. 規劃申請之地點位置是遠離民居，相距最近我們申請地點的居民距離也有八十米以上，而四周在狗房附近亦只得四戶人家居住，我們與他們關係良好，亦從未接獲他們任何關於申請地的任何噪音之投訴。

回應問題 5

5A. 開口有 8.2 米闊。

5B. 行車路有 4.8 米闊。

5C. 由粉錦公路進入申請地點之出入口為 8 米闊和 6 米深。

5D. 由粉錦公路進入申請地點之行車路為 4.8 米闊和 36 米長。

5E. 為 8 米長和 4 米闊之避車處，如遇大型車輛進出時與其他車輛相遇，此避車處可以發揮作用。

(大型車輛如十噸大型貨車)，一般中型車輛為 1.8 米至 2 米闊，而我們從粉錦公路至申請地點，那段 36 米長，4.8 米闊之行車路可以雙程上落出入至粉錦公路和申請地點。

位置圖為車路，由粉錦公路直達至申請地點之出入口道路面積圖。請參看附件 26。

附件26

申請地點出入口通道圖

香港狗公園
Hong Kong K-9 Club

FAN KAM ROAD
粉錦公路

EX - 車輛出入口通道

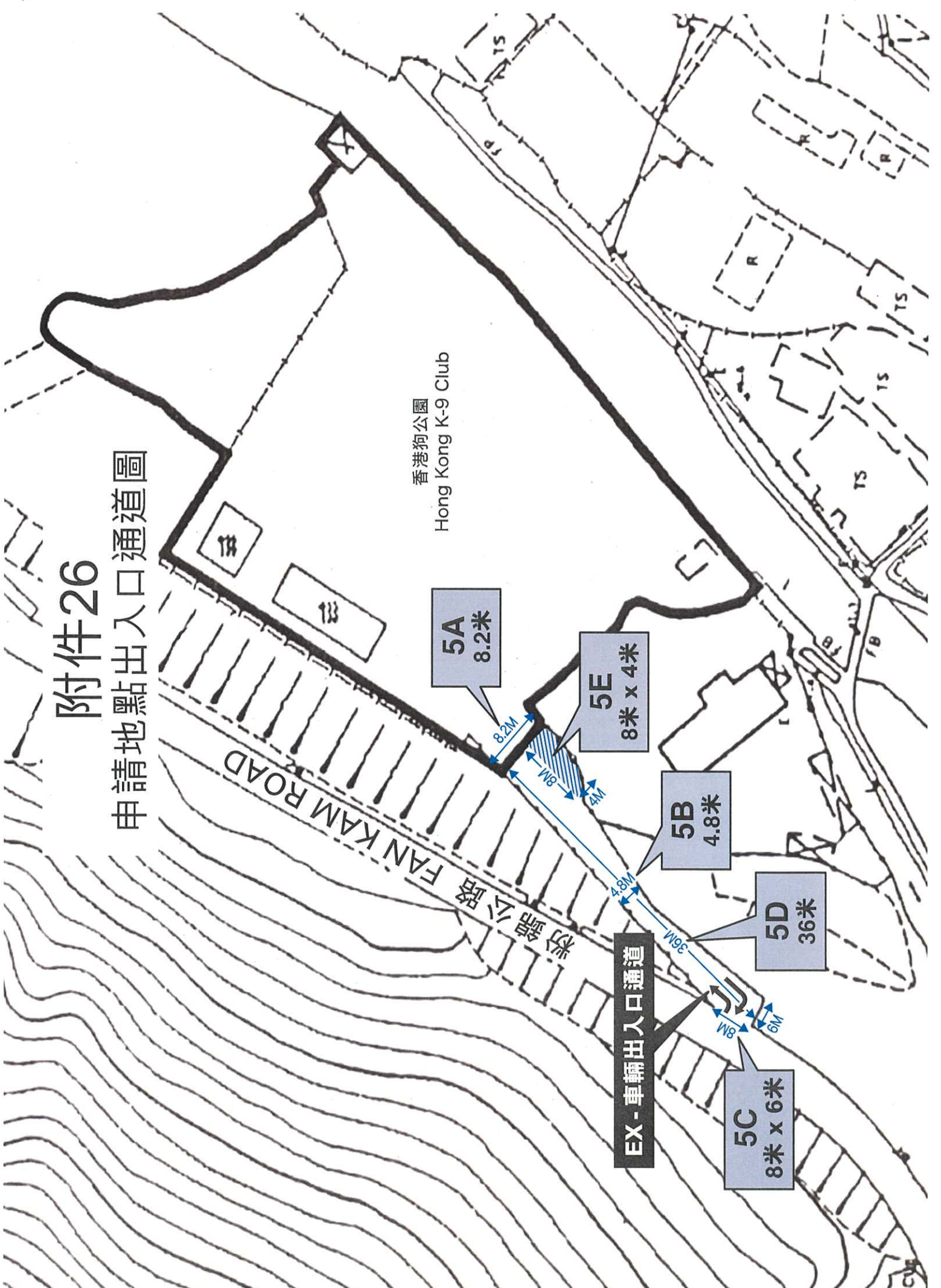
5A
8.2米

5E
8米 x 4米

5B
4.8米

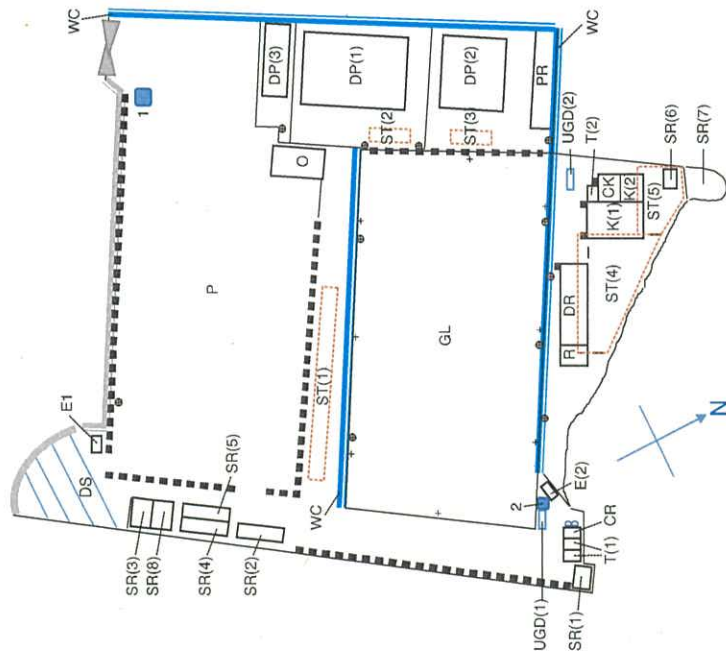
5D
36米

5C
8米 x 6米



附件23

構建物位置及面積圖



26項構建物資料，大部份為一層高構建築物，只有SR2、SR4和SR5為兩個重疊40呎貨櫃

代號	構建物名稱	長度	闊度	高度	面積
PR	泳池過濾消毒處理泵房	9.90m	1.40m	2.60m	13.86m ²
O	臨時辦公室	10.65m	3.05m	2.60m	32.48m ²
E1	電力總制房 (1)	1.23m	1.23m	2.57m	1.51m ²
E2	電力總制房 (2)	0.78m	0.78m	2.48m	0.61m ²
DS	犬隻沖身區	7.20m	5.90m	2.80m	42.48m ²
DR	犬隻美容房	4.11m	3.08m	3.16m	12.65m ²
T1	洗手間(1)	1.27m	2.60m	2.68m	3.30m ²
T2	洗手間(2)	1.23m	1.18m	2.39m	1.45m ²
CR	更衣室	1.27m	1.30m	2.68m	1.65m ²
SR1	雜物房 (1)	5.80m	4.45m	2.60m	25.81m ²
SR2	雜物房 (2)	12.30m	2.40m	6.40m	59.04m ²
SR3	雜物房 (3)	5.30m	3.06m	3.14m	16.22m ²
SR4	雜物房 (4)	12.30m	2.40m	6.40m	59.04m ²
SR5	雜物房 (5)	12.30m	2.40m	6.40m	59.04m ²
SR6	雜物房 (6)	2.12m	2.83m	2.52m	5.99m ²
SR7	雜物房 (7)	10.00m	9.80m	3.40m	98.00m ²
SR8	雜物房 (8)	5.30m	5.20m	3.75m	27.56m ²
ST1	帳蓬 (1)	15.00m	2.50m	2.50m	37.50m ²
ST2	帳蓬 (2)	9.00m	2.50m	2.50m	22.50m ²
ST3	帳蓬 (3)	6.00m	2.50m	2.50m	15.00m ²
ST4	帳蓬 (4)	面積計算方法參看附件4A			134.60m ²
ST5	帳蓬 (5)	面積計算方法參看附件4B			64.50m ²
R	休息室	2.05m	3.08m	3.16m	6.31m ²
CK	貓房	6.70m	3.30m	2.63m	22.11m ²
K1	狗房 (1)	16.04m	8.26m	3.90m	132.50m ²
K2	狗房 (2)	6.43m	3.50m	3.17m	22.50m ²
總面積					918.21m ²

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[SI] A/YL-PH/893

12/10/2021 10:40

From: Otto Ching Ho LUNG/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: Todd Tou Wei WAN/PLAND/HKSARG, Yen PY LEUNG/PLAND/HKSARG

Dear TPB Colleagues,

Please find forwarded to you below the supplementary information (SI) for A/YL-PH/893 received from the applicant dated 11.10.2021 for your further action. Many Thanks.

Best Regards,

Otto Lung

For FS&YLE DPO, PlanD

(Tel: 3168 4046; Fax: 3168 4074)

----- Forwarded by Otto Ching Ho LUNG/PLAND/HKSARG on 12/10/2021 10:39 -----

From: Pet Lane Co
To: "ochlung@pland.gov.hk" <ochlung@pland.gov.hk>
Date: 11/10/2021 02:28
Subject: 轉寄： 城規Supplementary Information Request. S16 Planning Application No. A/YL-PH/893



2021_Section 16_Location Plan_New_附件7.pdf



2021_Section 16_Location Plan_New_附件23.pdf



2021_Section 16_Location Plan_New_申請位置圖.pdf



2021_Section 16_Location Plan_New_附件1-26.pdf



2021_Section 16_Location Plan_New_附件26.pdf



2021_Form_No_S16-III_2.pdf



2021_Form_No_S16-III_5.pdf



2021_Form_No_S16-III_7.pdf

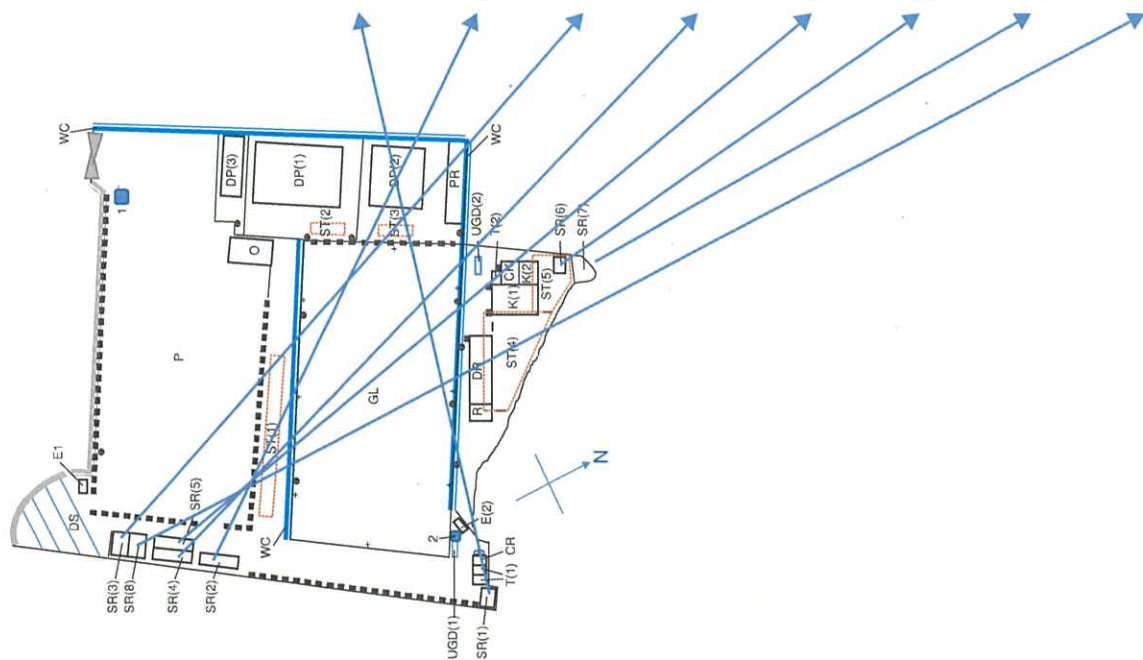


2021_Form_No_S16-III_10.pdf



2021_Form_No_S16-III_11.pdf

附件7



SR1, SR2, SR3, SR4, SR5, SR6, SR7 & SR8 為什物房

面積為25.81平方米、長5.80米、闊4.45米、高2.60米，此什物房並非密封式。

面積為59.04平方米、長12.30米、闊2.40米、高6.40米，此什物房為兩個重疊之40呎貨櫃、離地面約一呎。

面積為16.22平方米、長5.30米、闊3.06米、高3.14米，此什物房為密封式以磚砌成。

面積為59.04平方米、長12.30米、闊2.40米、高6.40米，此什物房為兩個重疊之40呎貨櫃、離地面約一呎。

面積為59.04平方米、長12.30米、闊2.40米、高6.40米，此什物房為兩個重疊之40呎貨櫃、離地面約一呎。

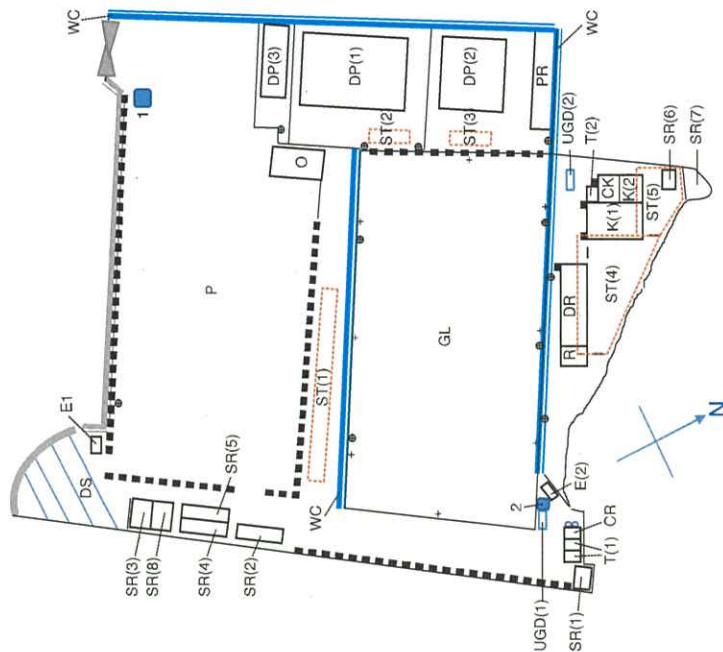
面積為5.99平方米、長2.12、闊2.83米、高2.52米，此什物房為密封式。

面積為72.0平方米、長8.0米、闊9.0米、高3.40米，此什物房為並非密封式。

面積為27.56平方米、5.30米、闊5.20米、高3.75米，此什物房為密封式以磚砌成。

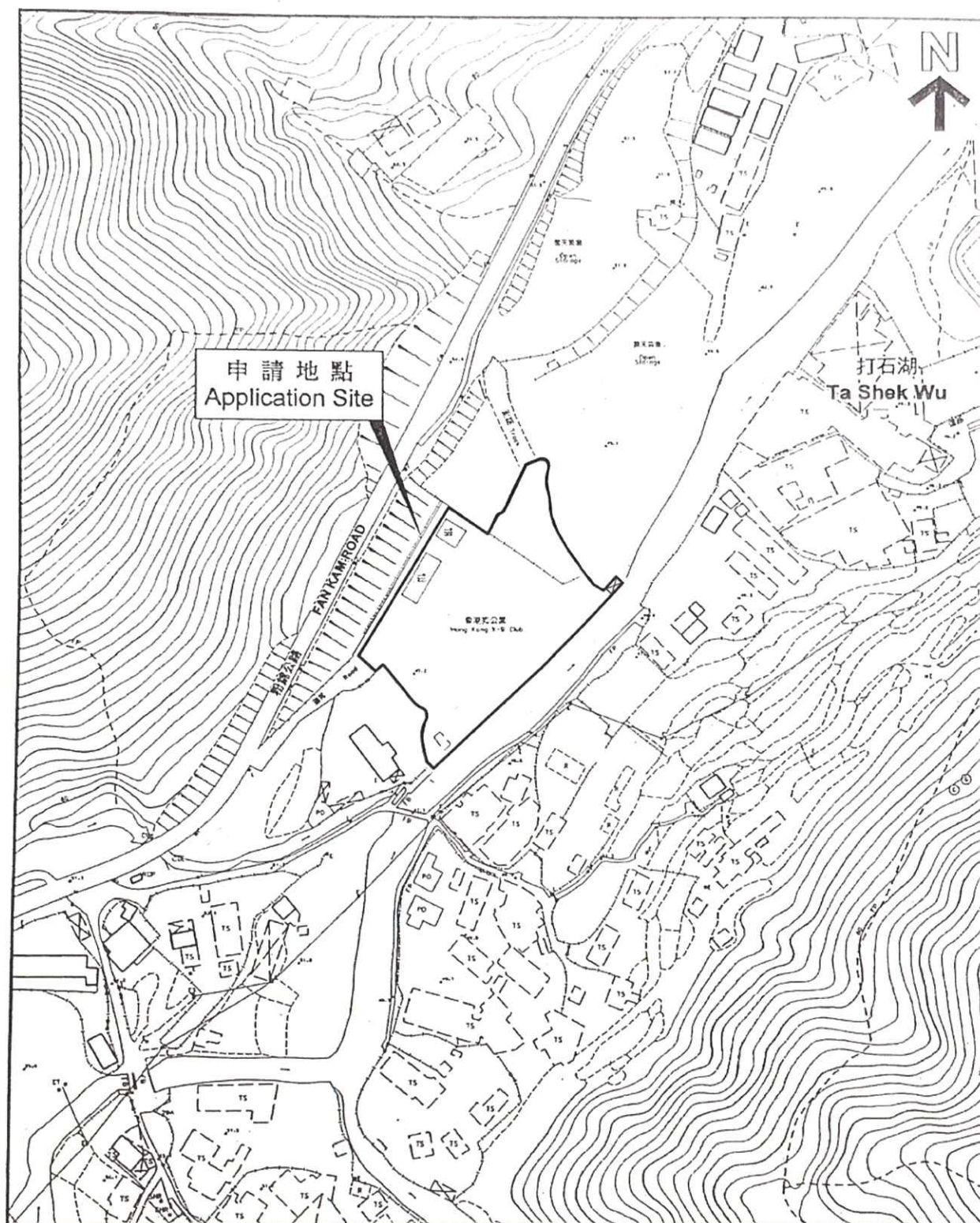
附件23

構築物位置及面積圖



26項構築物資料，大部份為一層高構築物，只有SR2，SR4和SR5為兩個重疊40呎貨櫃					
代號	構築物名稱	長度	闊度	高度	面積
PR	泳池過濾消毒處理泵房	9.90m	1.40m	2.60m	13.86m ²
O	臨時辦公室	10.65m	3.05m	2.60m	32.48m ²
E1	電力總制房 (1)	1.23m	1.23m	2.57m	1.51m ²
E2	電力總制房 (2)	0.78m	0.78m	2.48m	0.61m ²
DS	犬隻沖身區	7.20m	5.90m	2.80m	42.48m ²
DR	犬隻美容房	4.11m	3.08m	3.16m	12.65m ²
T1	洗手間(1)	1.27m	2.60m	2.68m	3.30m ²
T2	洗手間(2)	1.23m	1.18m	2.39m	1.45m ²
CR	更衣室	1.27m	1.30m	2.68m	1.65m ²
SR1	雜物房 (1)	5.80m	4.45m	2.60m	25.81m ²
SR2	雜物房 (2)	12.30m	2.40m	6.40m	59.04m ²
SR3	雜物房 (3)	5.30m	3.06m	3.14m	16.22m ²
SR4	雜物房 (4)	12.30m	2.40m	6.40m	59.04m ²
SR5	雜物房 (5)	12.30m	2.40m	6.40m	59.04m ²
SR6	雜物房 (6)	2.12m	2.83m	2.52m	5.99m ²
SR7	雜物房 (7)	8.00m	9.00m	3.40m	72.00m ²
SR8	雜物房 (8)	5.30m	5.20m	3.75m	27.56m ²
ST1	帳蓬 (1)	15.00m	2.50m	2.50m	37.50m ²
ST2	帳蓬 (2)	9.00m	2.50m	2.50m	22.50m ²
ST3	帳蓬 (3)	6.00m	2.50m	2.50m	15.00m ²
ST4	帳蓬 (4)	面積計算方法參看附件4A			134.60m ²
ST5	帳蓬 (5)	面積計算方法參看附件4B			64.50m ²
R	休息室	2.05m	3.08m	3.16m	6.31m ²
CK	貓房	6.70m	3.30m	2.63m	22.11m ²
K1	狗房 (1)	16.04m	8.26m	3.90m	132.50m ²
K2	狗房 (2)	6.43m	3.50m	3.17m	22.50m ²
總面積					892.21m ²

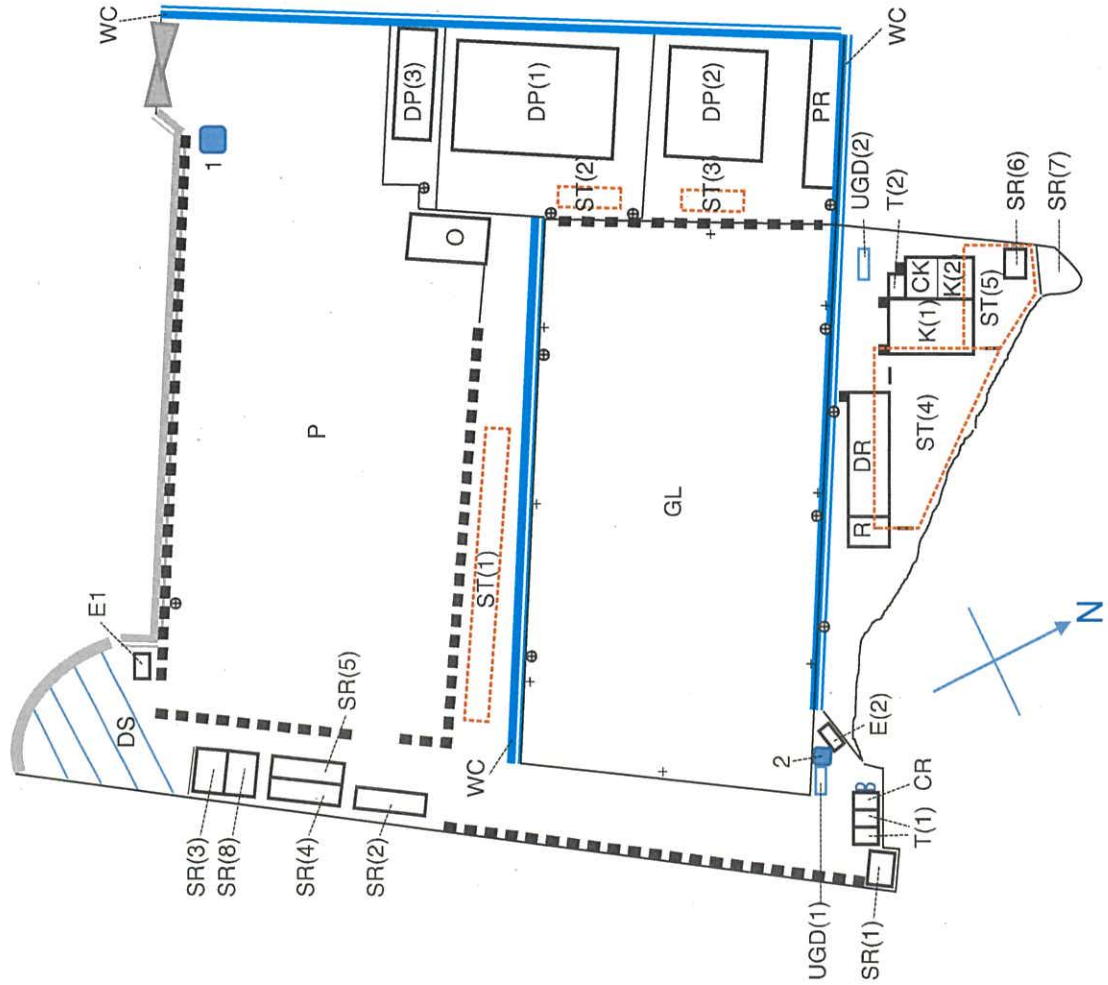
申請位置圖



——➔ 車路 由粉錦公路直達至本公園停車場

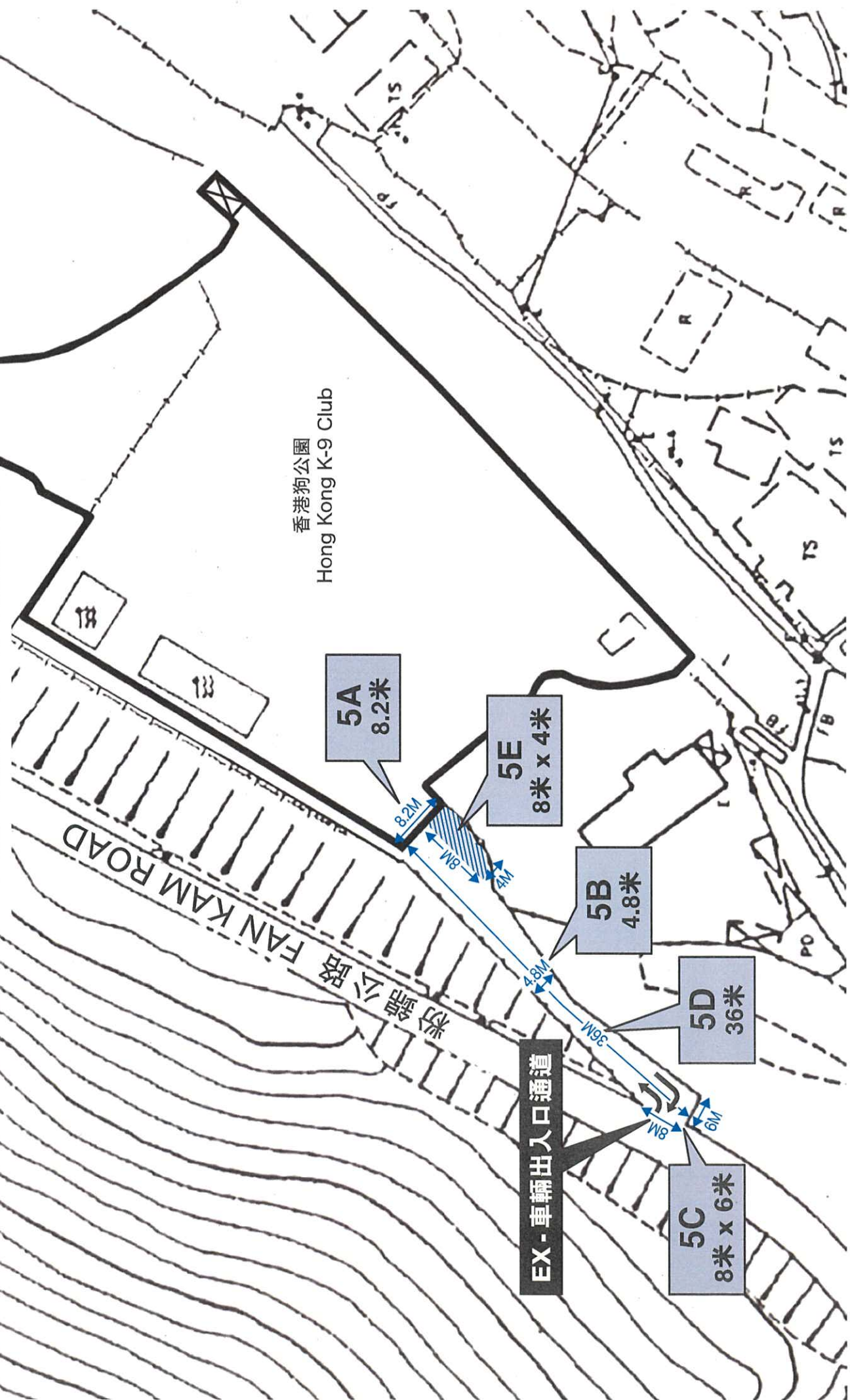
附件1-26之圖表 及文字敘述

GL	為近一萬式仟平方呎之敏捷犬草地訓練場	參看附件 1
DP(1)	為犬隻泳池 (1)	參看附件 2
DP(2)	為犬隻泳池 (2)	參看附件 3
DP(3)	為犬隻泳池 (3)	參看附件 4
PR	為犬隻泳池過濾消毒處理泵房	參看附件 4A
ST(1)	為帳蓬 (1)	參看附件 4B
ST(2)	為帳蓬 (2)	參看附件 5
ST(3)	為帳蓬 (3)	參看附件 6
ST(4)	為帳蓬 (4)	參看附件 6A
ST(5)	為帳蓬 (5)	
CR	為更衣室	
T(1)	為洗手間 (1)	
T(2)	為洗手間 (2)	
SR(1)	為存放雜物房 (1)	
SR(2)	為存放雜物房 (2)	
SR(3)	為存放雜物房 (3)	
SR(4)	為存放雜物房 (4)	
SR(5)	為存放雜物房 (5)	
SR(6)	為存放雜物房 (6)	
SR(7)	為存放雜物房 (7)	
SR(8)	為存放雜物房 (8)	
DR	為犬隻美容房	
DS	為犬隻沖身區	
E(1)	為電力總制房 (1)	
E(2)	為電力總制房 (2)	
O	為臨時辦公室	
1	為犬隻廁所 (1)	
2	為犬隻廁所 (2)	
+	為草地訓練場花灑位置	
.....	為綠化環境之花槽位置	
⊕	為犬隻提供食水之位置	
D	為洗手盆及污水處理缸之位置	
UGD(1)	為地下污水處理缸之位置	
UGD(2)	為地下污水處理缸之位置	
P	為停車位	
1-30	為綠化環境之植樹區位置	
MD	為大閘門	
CK	貓房	
K(1)	狗房 (1)	
K(2)	狗房 (2)	
R	休息室	
WC	構架物位置及面積圖	
F	排水渠、雨水渠及沙井設計位置	
EX	水劑滅火筒及二氣氧化碳滅火筒設置位置圖	
	申請地點出入口通道圖	



附件26

申請地點出入口通道圖



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

莊明順 JOHN MING SHUN

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)

N/A

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)	元朗八鄉打石湖 第108約的地段第121號(部份), 122號, 123號(部份), 124號(部份), 125號(部份), 127號(部份)及128號(部份)和毗鄰的政府土地。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4185 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 892.21 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	516.4 sq.m 平方米 ☒ About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時犬隻訓練場, 犬貓寄養中心及 犬隻游泳康樂中心。 (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 三年 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	3355.35 sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	829.65 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	26 個
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	892.21 sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	892.21 sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明) 所有構築物位置和面積請參看附件(23), 構築物共26個。大部份為一層高構築物, 只有SR2, SR4, SR5為兩個重疊的40呎貨櫃, 請參看附件(23)。	
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	私家車車位20個(有固定位置)
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
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	輕型客貨車上落客貨車位1個(有固定位置)
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)	

	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) 本中心種植大量樹木和常綠植物，對本區有綠化作用。 並設有污水處理缸，處理中心之用水及完善雨水渠，確保不會污染環境。並有足夠車位，不會影響交通問題。請參看附件(1-26)。
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ month(s) 個月

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉打石湖 第108約的地段第121號(部份), 122號, 123號(部份), 124號(部份), 125號(部份), 127號(部份)及128號(部份)和 毗鄰的政府土地。
Site area 地盤面積	4185 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 516.4 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	R(D)
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時犬隻訓練場, 犬貓寄養中心及 犬隻游泳康樂中心。

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	4185 ☒ About 約 ☐ Not more than 不多於	0.2132 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	6.40M m 米 ☒ (Not more than 不多於)	
		所有構築物不多於兩層 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ 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) _____ _____		私家車車位 20個 (有固定位置)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		輕型客貨車 上落客貨車位 1個 (有固定位置)

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



To:
Cc:
Bcc:
Subject: Fw: Planning Application No A/YL-PH/893
From: Loree Long Yee DUEN/PLAND/HKSARG - Wednesday 04/05/2022 11:17

From: Ming shun vincent John
To: Tpbpd@pland.gov.hk
Cc: vckpang@pland.gov.hk
Date: 25/01/2022 14:16
Subject: Fwd: Planning Application No A/YL-PH/893

以下為轉寄郵件：

寄件人: Pet Lane Co
日期: 2022年1月24日 GMT+8 下午12:43:12
收件人: "ttwwan@pland.gov.hk" <ttwwan@pland.gov.hk>
副本: "vckpang@pland.gov.hk" <vckpang@pland.gov.hk>
標題: **Planning Application No A/YL-PH/893**

回答運輸處問題：

本申請地為會員制度，所有會員到本申請地前要先電話預約，而我們亦會限制會員車輛進入，加上會員享用申請地設施有時限，每節犬隻游水時限為45分鐘，所以所有會員進場後兩小時後必須要離開。我們亦會限制會員車輛進入本申請地之數目不能超過17輛車。

所有未有預約的會員都不能進入申請地，亦不許在申請地門外停車等候，申請地一向有員工付責「車輛進出管制」，故此過往16年來從未發生車輛在申請地門前排隊而引至車輛倒流至粉錦公路並引至粉錦公路來回交通阻塞的情況和投訴。

回答email date:17/11/2021

回答規劃署問題：

1.

我們寄養的犬隻出入和到戶外活動時間由早上10點至下午5點，而下午5點至早上10點所有貓狗也是留在設有二十四小時恆溫及設有防噪音設備的犬貓房內。我們每次只限5隻狗到草地訓練場訓練和活動，而貓隻是永遠留在室內房間活動。

2. 申請地段沒有任何廣播或影音設備，在訓犬時亦不會用上哨子和發出任何噪音，此申請地段四周100公尺內亦沒有任何密集式房屋，過往申請地段從未被打石湖村居民作出投訴。

3.

a. 申請地寄養犬貓隻數目是狗25隻，貓6隻，犬貓寄養總共31隻。而會員帶狗進場游泳是有時限和要預約，每節狗狗游泳時間為45分鐘，而每節只限會員兩隻狗進入申請地，所以會員入場游泳犬隻和寄養犬隻數目是狗27隻，犬貓同一時間在申請地上存在總數是33隻。

b.會員是要預約時間帶犬隻入場由早上十點至下午五點，所有會員的犬隻會在下午5點離場，寄養的犬隻亦是分批出去草地做運動和訓練，所以同一時間連同會員犬隻最多合共只有5隻犬隻在草地和泳池活動，其他露天地區沒有犬貓會停留。

4.申請地進出全是私家車和輕型客貨車，偶爾也有送貨的5.5噸貨車送貨到申請地，但每月最多也不超過三次。

附加問題5 回答電郵 18/11/2021 . 19:22pm

上一次本人的規劃許可申請 A/YL-PH/786 的地申請地包括有DD108 LOT 117 及 LOT 119.以上這兩個LOT號碼地段，以上兩個Lot號碼地段我跟原本業主租用了一段長時間，但2020年中原業主收回以上兩個Lot號碼地段，所以交由現申請地段業主和以上兩個Lot地段業主重生測量劃界，以免雙方日後有爭議，而此兩個Lot地段一向有一副約60米長，12尺高的隔音屏障，又有三個廁所，兩個更衣室和一個什物房，需要拆除和重建於現申請地點，所以我們需要落實現申請地的地界和拆除和重建以上設置後才能再遞交申請，故此申請日子延遲了。

回答運輸處a—e的問題：

a.附件17和附件17 A是停車場圖表，

申請地劃有20個5m×2.5 M私家車停車位.而其中三個是員工車位S=員工車位.其餘17個是訪客車位。V=訪客車位及一個7.5 M ×3.5 M輕型客貨車上落客貨位，L=上落客貨車位。

b.申請地在粉錦公路打石湖地段四周大多是露天車場，居民亦較少並沒有任何大型公共活動場所，所以申請路段從未有過交通擠塞情況。

c.所有車輛都可以直接由申請路段直接駛出或駛入粉錦公路請參看附件17B

d. 最接近申請地的巴士站由粉錦公路往錦田方向大約40米.是77K巴士由上水至元朗，申請地由粉錦公路往上水方向有另一個77K巴士站由元朗至上水，申請地段粉錦公路來回亦有18號小巴由上水至元朗，兩個巴士站距離申請地段約40米。路程大約1分鐘。

e.我們亦知道由申請地段至粉錦公路這段路不屬於運輸署管轄。

Email 日期：18/11/2021 .19:22pm

回答環境保護處問題：

a.我們申請地每次連同會員犬隻合共只會有5隻狗出去訓練草地活動和游泳，而申請地沒有任何廣播設施，在訓練犬隻時亦不會用上哨子或任何發聲工具，而本申請地在東北方向，跟毗鄰DD108 LOT 119 及LOT 117 建設了一副12尺高，長約60米的隔音屏障。而狗隻泳池區和犬隻運動場本身地型位置較毗鄰DD108 Lot 119 及 Lot 117 低過六尺，而在東北至西北方設有一幅約十尺高，長約一百二十米的護土牆，而護土牆上是天然山坡，剛好型成一副超過二十尺高的天然隔音牆（護土牆再加山坡高度超過二十尺高）而東南方至西方是一道闊十多米河流，而河流再往南方向全是山頭，山頭上只有兩間荒廢石屋，所以申請地不會因狗隻聲音而影響四週村民。

所以我們會把犬隻發出的聲音減至最低，我們在此申請地已經營運超過16年，從未被打石湖村居民投訴。

b.我們每次連同會員犬隻只限最多5隻狗到草地訓練場活動和游泳。

附件17B

所有車輛都可以直接由申請路段直接駛出或駛入粉錦公路，請參看附件17B。

我們亦知道由申請地段至粉錦公路這段路不屬於運輸署管轄。



本公司客貨車正在申請地點之接駁道路上。



本公司客貨車正由申請地點之接駁道路上直接駛入粉錦公路。



本公司客貨車完全直接駛入粉錦公路。

附件17C

最接近申請地的巴士站由粉錦公路往錦田方向大約40米距離。是77K巴士由上水至元朗方向(巴士站A，請參看附件17C)，而對面線亦有另一個77K巴士站，是由元朗至上水方向(巴士站B，請參看附件17C)，兩個巴士站距離申請地段大約40米至50米距離。路程大約1分鐘。申請地段粉錦公路來回亦有18號小巴，由上水至元朗及元朗至上水。

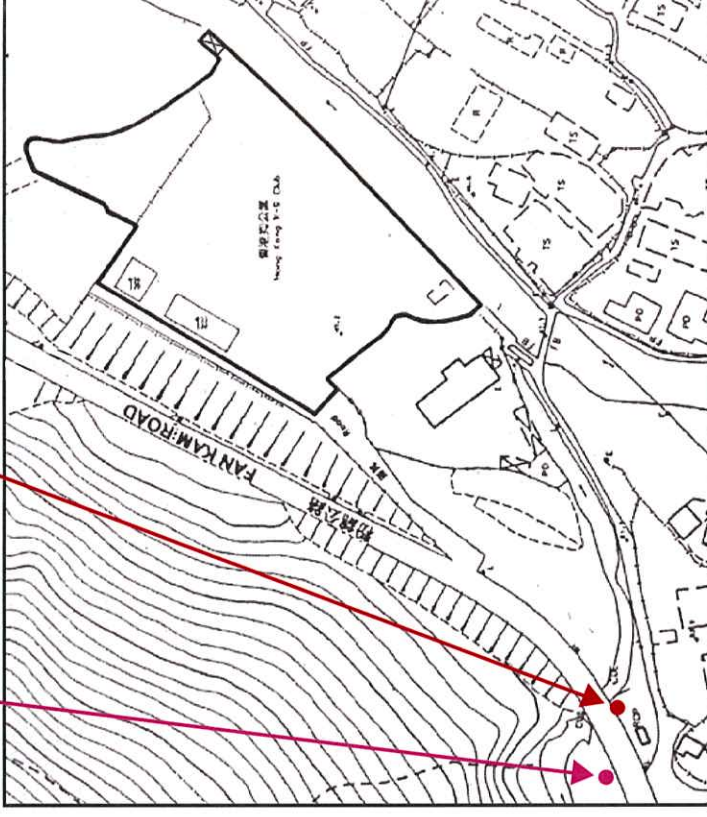
巴士站A

巴士站B



巴士站A

巴士站B



Previous S.16 Applications Covering the Site

Approved Applications

	<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>
1.	A/YL-PH/282	Temporary Open Storage of Machinery for a Period of 12 Months	16.7.1999
2.	A/YL-PH/543	Temporary Dog Training Ground and Dog Swimming and Recreational Centre for a Period of 3 Years	24.8.2007 [revoked on 24.12.2009]
3.	A/YL-PH/614	Temporary Dog Training Ground and Dog Swimming and Recreational Centre for a Period of 3 Years	29.10.2010
4.	A/YL-PH/675	Temporary Dog Training Ground and Dog Swimming and Recreational Centre for a Period of 3 Years	22.11.2013
5.	A/YL-PH/735	Temporary Dog Training Ground and Dog Swimming and Recreational Centre for a Period of 3 Years	14.10.2016
6.	A/YL-PH/786	Temporary Dog Training Ground, Dogs and Cats Boarding Establishment and Dog Swimming and Recreational Centre for a Period of 3 Years	3.8.2018

Rejected Applications

	<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1.	A/DPA/YL-PH/16	Temporary Workshop for Welding of Mild Steel Pipe	18.6.1993	(1), (2), (3), (4), (5)
2.	A/YL-PH/6	Temporary Steel Fabrication Yard and Open Storage of Steel Materials for 12 Months	16.12.1994	(1), (3), (5), (6), (7), (8), (9)
3.	A/YL-PH/390	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	1.3.2002	(1), (2), (10)

	<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
4.	A/YL-PH/399	Temporary Storage of Vehicles and Vehicle Parts for a Period of 3 Years	20.9.2002 [on review]	(1), (2)
5.	A/YL-PH/431	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 12 Months	27.6.2003	(1), (2)
6.	A/YL-PH/469	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.9.2004 [on review]	(2), (10)
7.	A/YL-PH/484	Temporary Open Storage of Construction Material for a Period of 3 Years	20.5.2005 [on review]	(2), (10)

Main Rejection Reasons:

- (1) The development was not in line with the planning intention.
- (2) There was no submission to demonstrate that the development would not have adverse environmental / drainage / traffic impacts.
- (3) The development was not compatible with the surrounding residential uses.
- (4) No proposals to address the visual impact of the development had been included.
- (5) The scale of the development was excessive.
- (6) The width, gradient and access point of the proposed vehicular access were substandard.
- (7) The proposed development would cause air pollution problem and no mitigation measures had been proposed.
- (8) No detailed landscaping proposals had been included.
- (9) Approval of the application would set an undesirable precedent that would lead to general degradation of the area.
- (10) The development did not comply with the Town Planning Board Guidelines for "Application for Open Storage and port Back-up Uses".

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government;
- within the Site, the GL and private lots are partly covered by the following Short Term Tenancy (STT) and Short Term Waivers (STWs):

STT/STW No.	Location	Permitted Use
STT 2173	GL in D.D. 108	Temporary Dog Training Ground and Dog Swimming and Recreational Centre
STW 3840	123 and 124 in D.D. 108	
STW 3841	125 in D.D. 108	

- should planning approval be given to the application, the STT/ STW holder(s) will need to apply to his office for modification of the STT/ STW conditions, where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on 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. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application 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.

2. Traffic

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; and

3. Environment

Comments of the Director of Environmental Protection (DEP):

- two non-substantiated environmental complaints related to noise aspect were received against the Site in the past three years;

- provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
 - (i) the animals shall be kept inside the enclosed animal boarding establishment structures between 5:00p.m. and 10:00a.m. on the Site, as proposed by the applicant, during the planning approval period;
 - (ii) all animals should be kept inside the enclosed animal boarding establishment structures between 10:00a.m. and 5:00p.m. on the Site, except up to 5 dogs are allowed for outdoor activities at the same time during the planning approval period; and
 - (iii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any times, as proposed by the applicant, during the planning approval period; and
- the applicant is also advised (i) that the structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system; (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) 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, construction and operation should follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environment Protection Department”, including percolation test; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

4. Landscape

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

- no objection to the application from the landscape planning perspective.
- with reference to the aerial photo of 2021, it is observed that there is no significant change in the landscape character for the adjacent area since the last application (No. A/YL-PH/786). With reference to site photos in 2021, existing common tree species in fair condition are observed within the Site. According to the layout plan, significant adverse impact on landscape resources within the Site is not anticipated.

5. Drainage

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

- no objection in-principle to the proposed development from the public drainage point of view.
- should the application be approved, the applicant is required to maintain the drainage facilities implemented under Application No. A/YL-PH/786 and submit condition records of the existing drainage facilities on-site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. Nature Conservation

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

- no strong view on the application from nature conservation point of view provided that the applicant would adopt appropriate measures to avoid polluting or disturbing the watercourse during operation.
- according to his database, there is a boarding licence associated with the address No. 60 Ta Shek Wu, Pat Heung, Yuen Long, N.T. (Lots 121-125, D.D. 108, Ta Shek Wu, Pat Heung, Yuen Long, N.T.). Also, the licensee is the same as the applicant and the licence is valid until 3.8.2022.

7. Building Matters

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

- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- his detailed comments on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix IV**; and
- detailed checking under BO will be carried out at building plan submission stage.

8. District Office's Comments

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

9. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Director of Fire Services;
- Chief Highway Engineer/New Territories West, Highways Department;
- Director of Food and Environmental Hygiene;
- Project Manager (West), Civil Engineering and Development Department
- Commissioner of Police; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without prior approval of the Government; and
 - should the application be approved, the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on 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. Applications 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road. Presumably, the relevant department will provide their comments to you, if any; and
 - 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 structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system;

- dog masks should be used for dogs during outdoor activities as needed to avoid potential noise nuisance to nearby residents;
 - follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;
 - provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of perlocation test and certification by Authorized Person; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, 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;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the 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 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;
 - 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. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - 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;
 - if the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public the operation of any business should not cause any obstruction; and
 - 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. 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.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月12日星期五 2:09
收件者: tpbpd
主旨: A/YL-PH/893 DD 108 Ta Shek Wu

Dear TPB Members,

So in Hong Kong dogs get to enjoy swimming pools and lawns while people live in sub-divided slums.

So much for Common Prosperity.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 5, 2018 2:49:16 AM
Subject: A/YL-PH/786DD 108 Ta Shek Wu

A/YL-PH/786

Lots 117 (Part), 119 (Part), 121 (Part), 122, 123 (Part), 124 (Part), 125 (Part), 127 (Part) and 128 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung

Site area : 4,238.9m² Includes Government Land of about 516.4m²

Zoning : "Res (Group D)"

Applied Use : Dog Training Ground / 21 Parking

Dear TPB Members,

We are assailed every day with pleas to support reclamation, destruction of country parks, rezoning of green belt and recreational facilities BECAUSE THERE IS NO LAND FOR HOUSING, or so they say.

So here is a large site zoned Res D being USED TO TRAIN DOGS

AM I MISSING SOMETHING???????????

And how can we be expected to take charades like the ongoing Land Task Force fake consultation seriously.

And then TPB members play their role in the circus by approving frivolous applications like this.

Mary Mulvihill

