申請的日期。

This document is received on 14 AUG 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.

<u>Form No. S16-I</u> 表格第 S16-I 號

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

根據《城市規劃條例》(第131章) 第16條號交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)"; 興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and 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;及
- (iii) Renewal of permission for temporary use or development in rural areas 位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the <u>notice of application</u> 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<u>申請通知</u>,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	Application No. 申請編號	A/4CPH/99	
請勿填寫此欄	Date Received 收到日期	1 4 AUG 23:3	

- 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

Society for Abandoned Animals Limited 保護遺棄動物協會

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)

Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

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)	Government Land near Lot 114 R. P. in D. D. 114, Pat Heung, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 7,900 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 4,460 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)	7,900 sq.m 平方米 🛮 About 約

(d)	Name and number statutory plan(s) 有關法定圖則的名		Approved Pat Heung Outline Zoning Plan No. S Approved Shek Kong Outline Zoning Plan No. S			
(e)	Land use zone(s) in 涉及的土地用途地		"Agriculture" ("AGR")			
(f)	Current use(s) 現時用途		Vacant (If there are any Government, institution or community 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	E-04*2		
4.	"Current Land	Owner" of A	pplication Site 申請地點的「現行土均	也擁有人」		
The	applicant 申請人 -					
	is the sole "current la 是唯一的「現行土	and owner"#& (pl 地擁有人」#& (訂	ease proceed to Part 6 and attach documentary proof 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).		
	」 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 並不是「現行土地	d owner"". 擁有人」"。				
V	The application site 申請地點完全位於i	is entirely on Go 政府土地上(請	vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。	2		
5.	Statement on O 就土地擁有人		nt/Notification 知土地擁有人的陳述			
(a)	application involves	s a total of 译至	f the Land Registry as at			
(b)	The applicant 申請	λ –	1	TO CONTINUE SHARE SHOWING THE SHARE SHOWING		
	has obtained co	onsent(s) of	"current land owner(s)".	Sec. 3		
	已取得	名「	現行土地擁有人」"的同意。			
	Details of con	sent of "current	land owner(s)"# obtained 取得「現行土地擁有人	」"同意的詳情		
	No. of 'Curr Land Owner(s 「現行土地擁 人」數目)' Lot number Registry wh	/address of premises as shown in the record of the Land here consent(s) has/have been obtained 注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 separ	ate sheets if the sp	ace of any box above is insufficient. 如上列任何方格的空	"間不足,請另百說明)		

Li 有 (Ple	o. of 'Current and Owner(s)' 現行土地擁 了人」數目 case use separate sh taken reasonable 采取合理步驟以	Lot number Land Regis 根據土地記	try where n 注冊處記錄	otification	n(s) has/hav	e been gi	ven	Date of no given (DD/MM/Y 通知日期(E	YYY)
□ has · 已排	taken reasonable	neets if the spa	.*		8				
□ has · 已∌	taken reasonable	neets if the spa							
□ has	taken reasonable	neets if the spa							
□ has	taken reasonable	neets if the spa						5.	
□ has	taken reasonable		ce of any bo	x above is	insufficient.	如上列任	何方格的空	 2間不足,請另	頁說明
	1. N. — —			_					
	sonable Steps to					0.00	30	的合理步驟	
	sent request for								** ** ** ** ** #
	於	(日	/月/年)向每	Iand Own 事一名「耳	er(s) on _ 見行土地擁		『遞要求同	(DD/MIW/ x 引意書 ^{&}	(YYY)
Rea	sonable Steps to								
	published notic	ces in local ne	ewspapers of	on		(DI	D/MM/YY		
	posted notice in	n a prominen		n or near					
	於			in .	/申請處所:	或附近的	顯明位置	貼出關於該申	¹ 請的選
	sent notice to re office(s) or rura 於	al committee	on		(DD/	/MM/YY	YY)&	committee(s)/n 員會/互助委	77
¥1	處,或有關的	郷事委員會	,_\\\ }	면사미 그.	「口19的ロリンド」	こ.ル.宋/ム:	到/末二女	見買/生別女	貝冒以
Oth	ers 其他								
	others (please s 其他(請指明						6		
_		•			*				
-						***************************************			
	t e	Sec. 1							
544		3							

6.	Type(s)	of Application 申請類別
	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
V	Type (ii)	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory
	第(ii)類	Plan(s) 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程
	Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
V	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註 1	: 可在多於- 2: For Develop	more than one「✓」. 一個方格內加上「✓」號 ment involving columbarium use, please complete the table in the Appendix. 及靈灰安置所用途,請填妥於附件的表格。

(i) For Type (i) applicat	ion 供第(i)類申請				
(a) Total floor area involved 涉及的總樓面面積				sq.m 平	² 方米 '
(b) Proposed use(s)/development 擬議用途/發展	the use and	gross floor area)	nstitution or community 設施,請在圖則上顯示	200	se illustrate on plan and specify 途及總樓面面積)
(c) Number of storeys involved 涉及層數			Number of units inv 涉及單位數目	olved	
	Domestic p	part 住用部分		sq.m 平方	米 □About 約
(d) Proposed floor area 擬議樓面面積	Non-dome	Non-domestic part 非住用部分		sq.m 平方	米 □About 約
	Total 總計			sq.m 平方	米 □About 約
(e) Proposed uses of different	Floor(s) 樓層	(urrent uce(c) tell+tell735		Proposed use(s) 擬議用途	
floors (if applicable) 不同樓層的擬議用途(如適			Ta.		Δ.
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)					

(ii) For Type (ii) applic	cation 供第(ii)類申請
	□ Diversion of stream 河道改道
2 4	□ Filling of pond 填塘 Area of filling 填塘面積
(a) Operation involved 涉及工程	▼ Filling of land 填土 Area of filling 填土面積 2,606 sq.m 平方米 ☑ About 約 Depth of filling 填土厚度 0.1 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
- X	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the exter of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated Filling of Land
(iii) For Type (iii) applic	cation 供第(iii)類申讀
The state of the s	□ Public utility installation 公用事業設施裝置
	Utility installation for private project 私人發展計劃的公用設施裝置
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建築物/構築物(倘有)的長度、高度和闊度
	Name/type of installation 裝置名稱/種類 Number of provision 數量 Number of building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(a) Nature and scale 性質及規模	
×	
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) <u>I</u>	For Type (iv) application 1	供第(iv)類申請		
]	proposed use/development a	and development particul	d development restriction(s) and <u>a</u> ars in part (v) below – 勺擬議用途/發展及發展細節 –	also fill in the
	Plot ratio restriction 地積比率限制		to 至	5
	Gross floor area restriction 總樓面面積限制	From 由sq. m	平方米 to 至sq. m 平方法	米
	Site coverage restriction 上蓋面積限制	From 由	% to 至%	
	Building height restriction 建築物高度限制		m 米 to 至m 米	
		From 由	mPD 米 (主水平基準上) to 至	
			mPD 米 (主水平基準上)	
		From 由	storeys 層 to 至 store	ys 層
	Non-building area restriction 非建築用地限制	From 由	.m to 至m	
	Others (please specify) 其他(請註明)		. :	
SAVENSARA		or posterior server in a revision of the resulting temperatures to	MAGNUTATIVA PALIFICATOR IN SELECTAR IN THE CASCADANCE AND THE CASCADAN	
(v) <u>F</u>	or Type (v) application 供	第(v)類申請		
	Propos for a p	sed Temporary Animal Boa eriod of 5 years and associ	rding Establishment with Ancillary F ated Filling of Land	acilities
	posed s)/development {用途/發展			
	(Please	illustrate the details of the propo	sal on a layout plan 請用平面圖說明建議語	羊情)
(b) Dev	elopment Schedule 發展細節表			
	posed gross floor area (GFA) 擬	議總樓面面積	sq.m 平方米	図About 約
	oosed plot ratio 擬議地積比率	85	0.56	☑About 約
	posed site coverage 擬議上蓋面	積	%	☑About 約
	posed no. of blocks 擬議座數			
riot	posed no. of storeys of each bloc	K母座建杂初的擬議僧數	1-3 storeys 層	
			□ include 包括 storeys of basem □ exclude 不包括 storeys of base	
D	annad haallding best-to- Co. 1991	1 = 17-17-18-18-18-18-18-18-18-18-18-18-18-18-18-		Coordina Societativas
Prop	oosed building height of each blo	CK 母性建築物的擬議高度	mPD 米(主水平基準上) 5-10 m 米) □About 約 ☑About 約

☐ Domestic pa	rt 住用部分				
GFA 總	!樓面面積		sq. m 平方米	□About 約	
number	of Units 單位數目			Milestone sterili evaperinare	
average	unit size 單位平均	面積	sq. m 平方米	□About 約	
estimate	ed number of residen	ts 估計住客數目		Million and the property of the second secon	
✓ Non-domesti	ic part 非住用部分		GFA 總樓面面積		
eating p	lace 食肆		sq. m 平方米	□About 約	
□ hotel 酒	i店		sq. m 平方米	□About 約	
			(please specify the number of rooms 請註明房間數目)		
□ office 勃			sq. m 平方米	□About 約	
shop an	d services 商店及服	務行業	sq. m 平方米	□About 約	
			VIII (STANDA ADADA ARANGA) - A ARANGANANANANANANANANANANANANANANANANANA	TOP A MARKET OF CONTRACTION AND COM-	
	nent, institution or c 機構或社區設施	ommunity facilities	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)		
e e					
	er. 10.				
✓ other(s)	其他		(please specify the use(s) and area(s)/GFA(s) 請註明用途及有關的 樓面面積)	的地面面積/總	
		0	Refer to Plan 3 and Appendix 1	*********	

C Onen enego /	1_국수 CC 1:14		(1 1 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	r	
Open space f		i mit title	(please specify land area(s) 請註明地	200400000000000000000000000000000000000	
	ppen space 私人休憩		sq. m 平方米 口 Not le		
	pen space 公眾休憩		sq. m 平方米 口 Not le	ss than 不少於	
(c) Use(s) of differ	ent floors (if applica	ble) 各樓層的用途 (如適用])		
[Block number]	[Floor(s)]	g ·	[Proposed use(s)]		
[座數]	[層數]		[擬議用途]		
	***************************************	Refer to Plan 3 and Ap	opendix 1		
	***********	***************************************		• • • • • • • • • • • • • • • • • • • •	
*** ***********	· · · · · · · · · · · · · · · · · · ·			•••••	
	*****************	***************************************			

(d) Proposed use(s)	of uncovered area (if any) 露天地方(倘有)的	り擬議用途	15)	
		or activity area for animals		******	
		•••••			
		•••••			
				*** *******	

7. Anticipated Completi 擬議發展計劃的預		e of the Development Proposal 時間	
Anticipated completion time (in n 擬議發展計劃預期完成的年份) (Separate anticipated completion Government, institution or comm	month and 及月份 (欠 times (in unity facil	year) of the development proposal (by phase (if any)) (e.g. June 2023) 分期 (倘有)) (例: 2023 年 6 月) month and year) should be provided for the proposed public open sp	
Mid to late-2024			
		·	

8. Vehicular Access Arr 擬議發展計劃的行		nt of the Development Proposal 安排	
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	 ✓ There is an existing access. (please indicate the street name appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ko Sheung Road □ There is a proposed access. (please illustrate on plan and specify the 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 	•••
	No否		
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是	□ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 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)	
	No 否		10
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是	✓ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 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
).	No 否		

9. Impacts of D	velopment Proposal 擬議發展計劃的影響
justifications/reasons f	separate sheets to indicate the proposed measures to minimise possible adverse impacts or give not providing such measures. 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。
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
307	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第(ii)類申請,請跳至下一條問題。)	Yes 是 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) (請用地盤平面岡顯示有關土地/池塘界線、以及河道改道、填塘、填土及/或挖土的細節及/或範園) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 Ves 會 No 不會 ② On water supply 對供水 Ves 會 No 不會 ② On drainage 對排水 Ves 會 No 不會 ② On slopes 對斜坡 Ves 會 No 不會 ② On slopes 對斜坡 Ves 會 No 不會 ② On slopes 對斜坡 Ves 會 No 不會 ② On reprint 有成景觀影響 Ves 會 No 不會 ② On reprint 有成景觀影響 Ves 會 No 不會 ② On reprint 有成景觀影響 Ves 會 No 不會 ② On reprint 有成景質影響 Ves 會 No 不會 ② Others (Please Specify) 其他 (請列明) Ves 會 No 不會 ② 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) 请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)

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

11. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such material 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
LAU TAK FRANCIS PLANNING MANAGER
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)
Professional Qualification(s) 專業資格 Which 医性性 医性性 医性性 医性性 医性性 医性性 医性性 医性性 医性性 医性
on behalf of 代表 GOLDRICH PLANNERS & SURVEYORS LTD.
✓ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 24.7.2023 (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。

For Developments involving Columbarium Use, please also complete the 如發展涉及鹽灰安置所用途,請另外填妥以下資料:	following:
Ash interment capacity 骨灰安放容量@	ā
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other than in niches	1
在非龕位的範圍內最多可安放骨灰的數量	
Total number of niches 龕位總數	
Total number of single niches 單人龕位總數	
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) Number of single niches (residual for sale) 單人龕位數目 (待售)	
Total number of double niches 雙人龕位總數	
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) Number of double niches (residual for sale) 雙人龕位數目 (待售)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用) Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用) Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用) Number of niches (residual for sale) 龕位數目 (待售)	
Proposed operating hours 擬議營運時間	
 ② Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言,骨灰安放容量指: the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目; the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium 在該鹽灰安置所並非龕位的範圍內,總共最多可安放多少份骨灰;以及 the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內,總共最多可安放多少份骨灰。 	ımbarium; and

Gist of Application 申請摘要						
(Please provide det	ails in l d to the ning End 文填寫	ooth English and C Town Planning Bo quiry Counters of th 。此部分將會發達	oard's Website f ne Planning Depa 长予相關諮詢人-	or browsing and for the formal artificial for general	ree downloadin information.)	rculated to relevant g by the public and 供公眾免費瀏覽及
Application No. 申請編號	(For O	fficial Use Only) (請	勿填寫此欄)	у 0	×	e
Location/address 位置/地址	Govern新界八	ment Land near L 鄉丈量約份第114約	ot 114 R. P. in E 勺鄰近地段第114). D. 114, Pat Heu 號餘段的政府土地	ng, New Territo	ories
ä	-					
Site area 地盤面積				7,900	sq. m 平方:	米 ☑ About 約
, «	(includ	les Government lan	d of 包括政府	土地 7,900	sq. m 平方:	米 ☑ About 約)
Plan 圖則	Approved Fat Fleurid Outline Zorling Flair No. 3/1 L-PG/11. and					たS/YL-SK/9
Zoning 地帶	"Agricu 「農業	lture" J				
Applied use/ development 申請用途/發展	development for a period of 5 years and associated Filling of Land					es
(i) Gross floor are and/or plot rat			sq.n	n 平方米	Plot R	atio 地積比率
總樓面面積及/或 地積比率		Domestic 住用		□ About 約 □ Not more that 不多於	n	□About 約 □Not more than 不多於
		Non-domestic 非住用	4,460	☑ About 約 □ Not more that 不多於	n 0.56	☑About 約 □Not more than 不多於
(ii) No. of block 幢數		Domestic 住用				
		Non-domestic				

9

非住用

Composite 綜合用途

	Building height/No. of storeys 建築物高度/層數	Domestic 住用			□ (Not mor	m 米 e than 不多於)
ж				ø:	mPD 米(Ξ □ (Not mor	主水平基準上) e than 不多於)
			92		□ (Not mor	Storeys(s) 層 e than 不多於)
					ude 包括/□ E □ Carport 得 □ Basement □ Refuge Flo □ Podium 平	地庫 por 防火層
		Non-domestic 非住用	about 約 5	-10	□ (Not more	m 米 e than 不多於)
" ж						E水平基準上) e than 不多於)
			1-3			Storeys(s) 層 e than 不多於)
	e e e e e e e e e e e e e e e e e e e	*]]]	de 包括/□ E □ Carport 停 □ Basement □ Refuge Fla □ Podium 平	地庫 por 防火層
		Composite 綜合用途		£	□ (Not more	m 米 e than 不多於)
					mPD 米(∃□ (Not more	E水平基準上) e than 不多於)
	e e					Storeys(s) 層 e than 不多於)
(;) <u>(</u>) []	de 包括/□ E. □ Carport 停 □ Basement : □ Refuge Flo □ Podium 平	地庫 or 防火層
	Site coverage 上蓋面積		19	Ç	%	☑ About 約
, ,	No. of units 單位數目	H. M.			X 0	8
	Dpen space 木憩用地	Private 私人		sq.m 平方米 [☐ Not less	than 不少於
		Public 公眾		sq.m 平方米 [☐ Not less	than 不少於

(vii) No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數		0
unloading spaces	Drivets Can Dalling Sugar #1 57 # # Ar		
停車位及上落客貨	Private Car Parking Spaces 私家車車位		
車位數目	Motorcycle Parking Spaces 電單車車位		
The state of the s	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
301	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	060	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
(2		12	
	Total no. of vehicle loading/unloading bays/lay-bys		1
æs	上落客貨車位/停車處總數		Ţ.
	Custoded the Statement A. Colorette (1988) & Manufacture (1988)		
	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 中型貨車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		
	100 III E 8 00 000000 Magazini (700.000)		E.
	9		
Submitted Plans, Drawi	ings and Documents 提交的圖則、繪圖及文件		
		Chinese	English
Net:		中文	英文
Plans and Drawings 圖見	則及繪圖		
Master layout plan(s)/Layou	ut plan(s) 總綱發展藍圖/布局設計圖	П	/
Block plan(s) 樓宇位置圖			
Floor plan(s) 樓宇平面圖		П	
Sectional plan(s) 截視圖			
Elevation(s) 立視圖	2		
	he proposed development 顯示擬議發展的合成照片		
	andscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其代			□
	n showing proposed land excavation/filling area, Swept Path Analysis & Plan s	howing public t	
	真土範圍圖、車輛行駛路徑分析圖及公共交通服務圖	nowing public ti	ransport service
house the same	兵工电阻圈 华初日 农时		à
Reports 報告書	LEISHILAWA AT COUNTY	_	1000
Planning Statement/Justification		Ш	\checkmark
	(noise, air and/or water pollutions)		
環境評估(噪音、空氣	WE 21 6 2 7 12 7 12 12 12 12 12 12 12 12 12 12 12 12 12	_	
	on vehicles) 就車輛的交通影響評估		
	on pedestrians) 就行人的交通影響評估		
Visual impact assessment ?			
Landscape impact assessme	ent 景觀影響評估		
Tree Survey 樹木調查	and the state of t		
Geotechnical impact assessi			
Drainage impact assessmen			
Sewerage impact assessmen			
Risk Assessment 風險評估			
Others (please specify) 其他	也(請註明)		
-			

- Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
- 註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。

此為空白頁。 This is a blank page.

Gold Rich planners & surveyors Ltd.

師 測 有

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.:

Our Ref.: P23009/TL23353

1 August 2023

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

S.16 Application for

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone, Government Land in D. D. 114, Pat Heung, New Territories

We act on behalf of the Society for Abandoned Animals Limited (保護遺棄動物協會) in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Checklist of Documents for the documents submitted to support the application.

Yours faithfully, For and on behalf of Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

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。

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.

Gold Rich Planners & Surveyors Ltd.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓 E室 Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

- 1. The applicant, a registered local charitable organisation, is an affected operator by land clearance for the Yuen Long South Second Phase Development.
- 2. The application site (the Site) is on Government Land near Lot 114 R. P. in D. D. 114, Pat Heung, New Territories.
- 3. The site area is about 7,900 m², which falls entirely on Government Land.
- 4. The majority of the Site (about 98 %) is within the Vacant Government Site for Community, Institutional or Non-Profit Making Purposes No. PH83. Upon receiving the planning approval, the applicant would submit relevant application to the Lands Department for use of the Government Land on short term basis.
- 5. The Site mainly falls within an area zoned "Agriculture" ("AGR") on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, with minor portions encroaching onto an area zoned "AGR" on the Approved Shek Kong OZP No. S/YL-SK/9.
- 6. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the "AGR" zone on the two OZPs requiring planning permission from the Town Planning Board.
- 7. A total of 9 structures are proposed on site for animal kennels, adoption area, veterinary consultation rooms solely for internal use, reception and administrative section, guardroom, storeroom and other ancillary uses. The gross floor area is about 4,460 m².
- 8. The existing drainage channel within the Site will be untouched. No structures will be erected on any unpaved area within the Site, which will be preserved as landscape area. Potential adverse visual and landscape impacts are not anticipated.
- 9. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal kennels operate 24 hours daily (including Sundays and public holidays).
- 10. The proposed development caters for the demand for the caring of abandoned and physically impaired animals, the provision of pet adoption services, public events for the promotion of animal welfare, and the reduction of stray animals by conducting neutering programmes.

Gold Rich Planners & Surveyors Ltd.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓 E室 Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

行政摘要

- 1. 申請人是政府認可的註冊慈善團體,為受到元朗南發展計劃第二期發展工程的收地工作影響的業務經營者。
- 2. 申請地點位於新界八鄉丈量約份第 114 約鄰近地段第 114 號餘段的政府土地。
- 3. 申請地點的面積為大約7,900平方米,申請範圍完全位於政府土地。
- 4. 申請地點的主要部分(約98%)位於「可作社區、團體或非牟利用途的空置政府用地」編號 PH83。當取得有關規劃許可,申請人會向地政總署遞交以短期形式使用該政府土地的申請。
- 5. 申請地點的主要部分在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「農業」地帶,另外有小部分在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上亦劃為「農業」地帶。
- 6. 申請用途為「擬議臨時動物寄養所連附屬設施(為期5年),並進行相關的填土工程」。 該用途在兩張大綱圖上的「農業」地帶內均屬於第二欄用途,須向城市規劃委員會 申請。
- 7. 申請人擬議提供 9 個構築物作動物收容所、動物領養區、只供內部使用的獸醫診症室、接待處及行政部門、保安更亭、貯物室及其他附屬用途,總樓面面積為大約 4,460 平方米。
- 8. 擬議發展不會干擾位於申請範圍內的現有河道,擬議填土範圍外的土地亦會保留作 園景地帶,並不會設有構築物,預期擬議發展不會帶來潛在的負面視覺及景觀影響。
- 9. 辦公室的營運時間為每天上午9時至下午7時(星期日及公眾假期照常辦公),動物收容所每天24小時運作(星期日及公眾假期照常運作)。
- 10. 申請用途有助滿足本地被遺棄和殘障動物的照顧需求、提供需求殷切的動物領養服務、舉行公眾教育活動以推廣動物權益及福利,以及透過絕育計劃減少流浪動物。

Justifications

Background

- 1. The applicant, Society for Abandoned Animals Limited, is a registered local charitable organisation established in 1998, with the aims to rescue and rehome abandoned animals, promote animal rights and welfare in the community, offer assistance to pet owners for veterinary services, and provide animal neutering programmes to control the number of stray animals.
- 2. The applicant has been operating in the current premise in Pak Sha Tsuen, Yuen Long since its establishment. According to the Lands Department's land clearance programme for the Yuen Long South (YLS) Second Phase Development, the current premise is expected to be resumed by the Government by the first half of 2024. As such, being the affected operator of the YLS development area, the applicant is in search of a new premise to keep the animals residing in the current premise and continue the operation.

Applied Use & Site Condition

- 3. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years and associated Filling of Land.
- 4. The application site (the Site) is on Government Land near Lot 114 R. P. in D. D. 114, Pat Heung, New Territories. It is abutting Ko Sheung Road and accessible by vehicles (**Plans 1 and 2**).
- 5. The site area is about 7,900 m², which falls entirely on Government Land. The majority of the Site (about 98 %) is within the Vacant Government Site for Community, Institutional or Non-Profit Making Purposes No. PH83 (Plan 2).
- 6. Upon receiving planning approval from the Town Planning Board (the Board), the applicant would submit relevant application to the Lands Department for use of the Government Land on short term basis.

Planning Context

- 7. The Site mainly falls within an area zoned "Agriculture" ("AGR") on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, with minor portions encroaching onto an area zoned "AGR" on the Approved Shek Kong OZP No. S/YL-SK/9.
- 8. The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9. The applied use is a Column 2 use within the "AGR" zone on the OZPs which may be permitted with or without conditions by the Board.

10. Provided that the proposed development is temporary in nature, approval of the current application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the "AGR" zone.

Development Parameters

10. The following table explains details of the proposed structures on site (Plan 3):

	Structure / Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No.of Storey
	2/F: Veterinary consultation room /				
1	Training room	1,050	350	10	3
1	1/F: Administrative section	1,050			3
	G/F: Reception / Adoption area				
2	1 & 2/F: Kennel for dogs/cats	1.050	350	10	2
	G/F: Laundry / Storeroom / Refuse room	1,050	330	10	3
3	G to 2/F: Kennel for dogs/cats	1,350	450	10	3
4	2/F: Kennel for small-sized animals G & 1/F: Kennel for dogs/cats	660	220	10	3
5	G & 1/F: Storeroom	50	25	8	2
	3 sets of external ventilated staircases &	270	90	10	
6	walkways from G/F to 2/F	(90/set)) (30/set) 10		3
7	Guardroom / Storeroom	30	30	5	1
	Total	<u>4,460</u>	<u>1,515</u>		

- 11. About one-third of the Site (i.e. about 2,606 m²) is proposed to be paved with concrete of about 0.1 m in depth to provide an access path, outdoor activity area for animals, and solid ground for the erection of structures and better site maintenance (**Plan 4**).
- 12. 2 nos. of septic tanks (1.4 m (L) x 4.2 m (W) x 1.8 m (D) each) are proposed for animal waste collection (Plan 4).
- 13. The proposed development will be limited within the proposed paved area. The remaining unpaved area will be <u>untouched</u> and served as landscaping area and outdoor exercise areas for animals (**Plan 4**). Existing vegetation on unpaved land will not be affected. Meanwhile, <u>no diversion</u> to the existing drainage channel will be carried out in the proposed development.
- 14. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal kennels operate 24 hours daily (including Sundays and public holidays).
- 15. About 400 nos. of animals (including dogs, cats, rabbits, hamsters, turtles and other small-sized animals) will be staying in the proposed development.
- 16. The proposed development will be fully air-conditioned and enclosed with sound-proofing materials. Animal cleaning and training activities will be carried out entirely within enclosed areas. As such, animal odours and noises will be minimal.

17. The veterinary consultation room is solely for internal use and will not provide any service to the general public. Physically impaired animals at the kennels would be staying at the consulation room under medical surveillance.

Planning Gain

- The applicant is a registered local charitable organisation which has long been actively participating in rescuing and rehoming abandoned animals, and conducting neutering programme to help reduce stray animals in the area. In view of the tight land clearance schedule, the applicant has an urgent need to relocate and continue the operation at the application site.
- 19. The proposed development caters for the increasing demand for the caring of abandoned and physically impaired animals, the provision of pet adoption services, public events for the promotion of animal welfare, and the reduction of stray animals by conducting neutering programmes.

No Adverse Impact to the Surroundings

Visual and Landscape

20. The proposed development is compatible with the surrounding land uses of rural characters predominated by some active/fallow agricultural land, plant nursery, unused vegetataed land, and open storage of construction materials and vehicles.

Noise

- 21. No public announcement system and whistle blowing will be allowed at the Site. No animal training sessions will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All animals will be staying in the kennels during sensitive hours to avoid any potential noise nuisance to nearby sensitive receivers.
- 22. All kennels will be enclosed with sound-proofing materials, equipped with mechanical ventilation and air-conditioning, and kept in sanitary conditions. No environmental nuisance is expected to be arisen from the proposed development.

Sewerage and Pollution

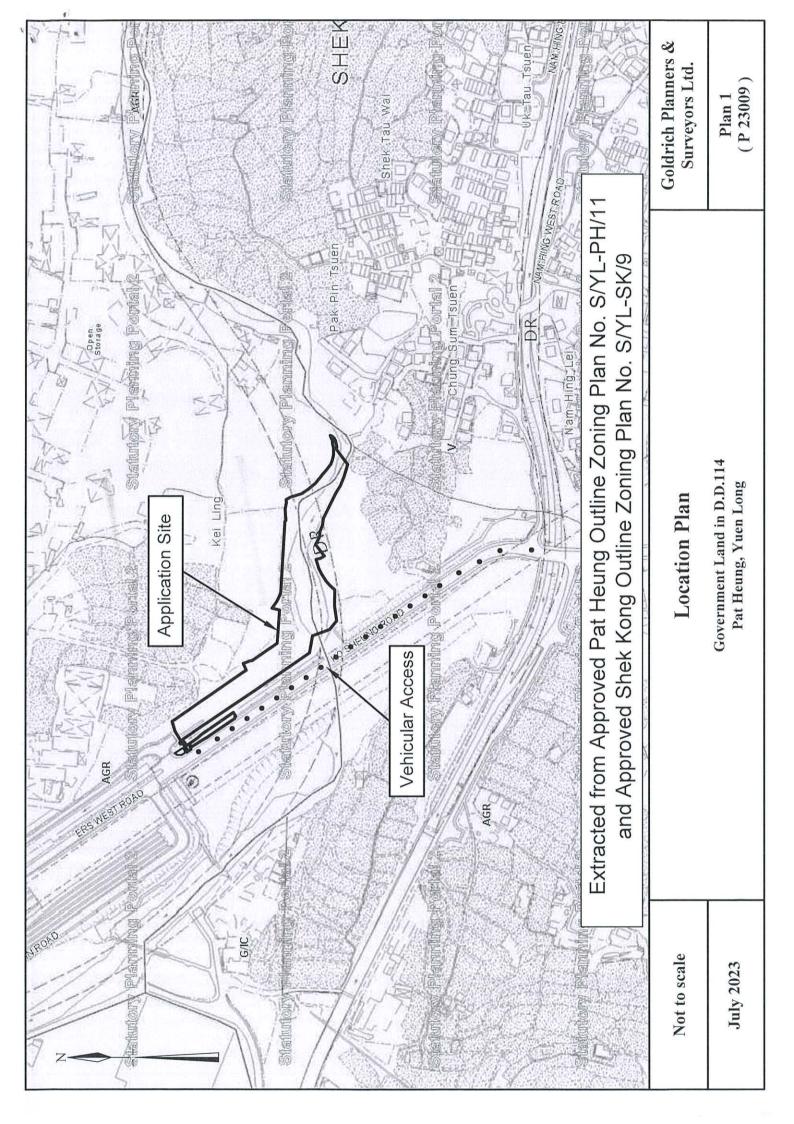
- 23. The applicant will follow the environmental mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
- Provided that no public sewer is available in close proximity to the Site, 2 nos. of septic tanks are proposed within the Site for sewage and animal waste collection (Plan 4). Noting that the Site is abutting an existing drainage channel, the design and construction of the septic tanks will strictly follow the requirements as stipulated in ProPECC PN 5/93.

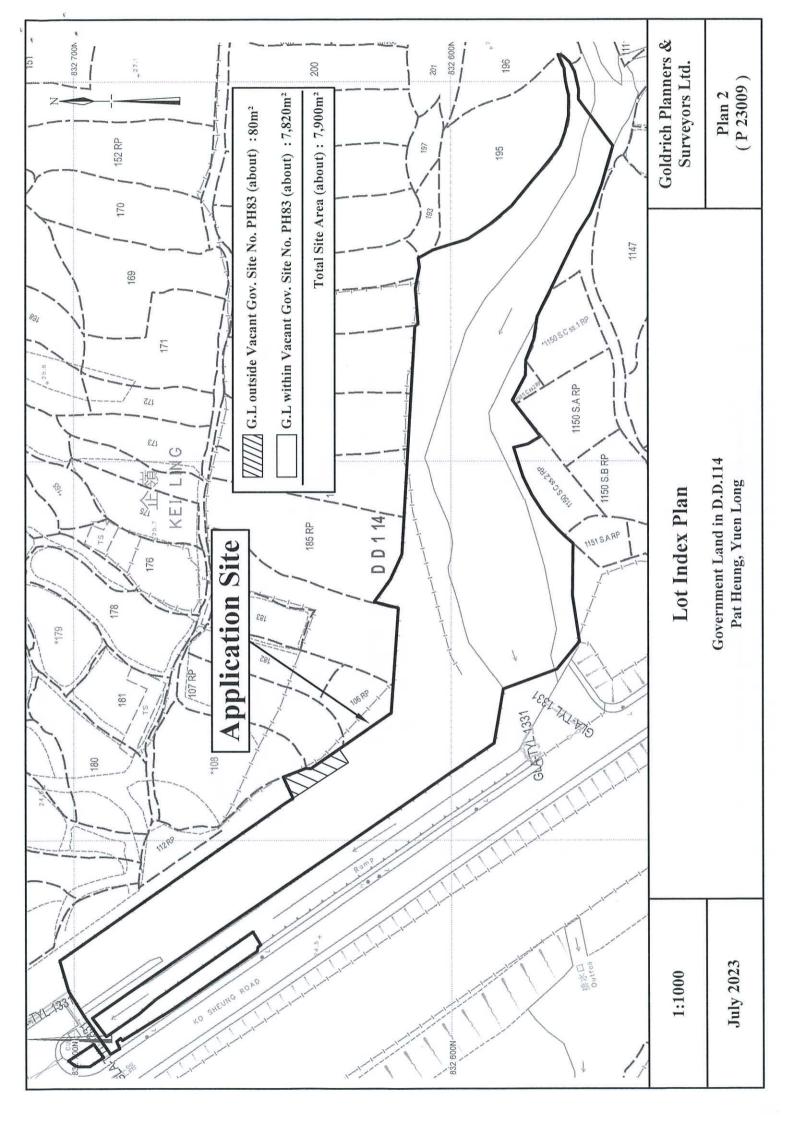
Drainage

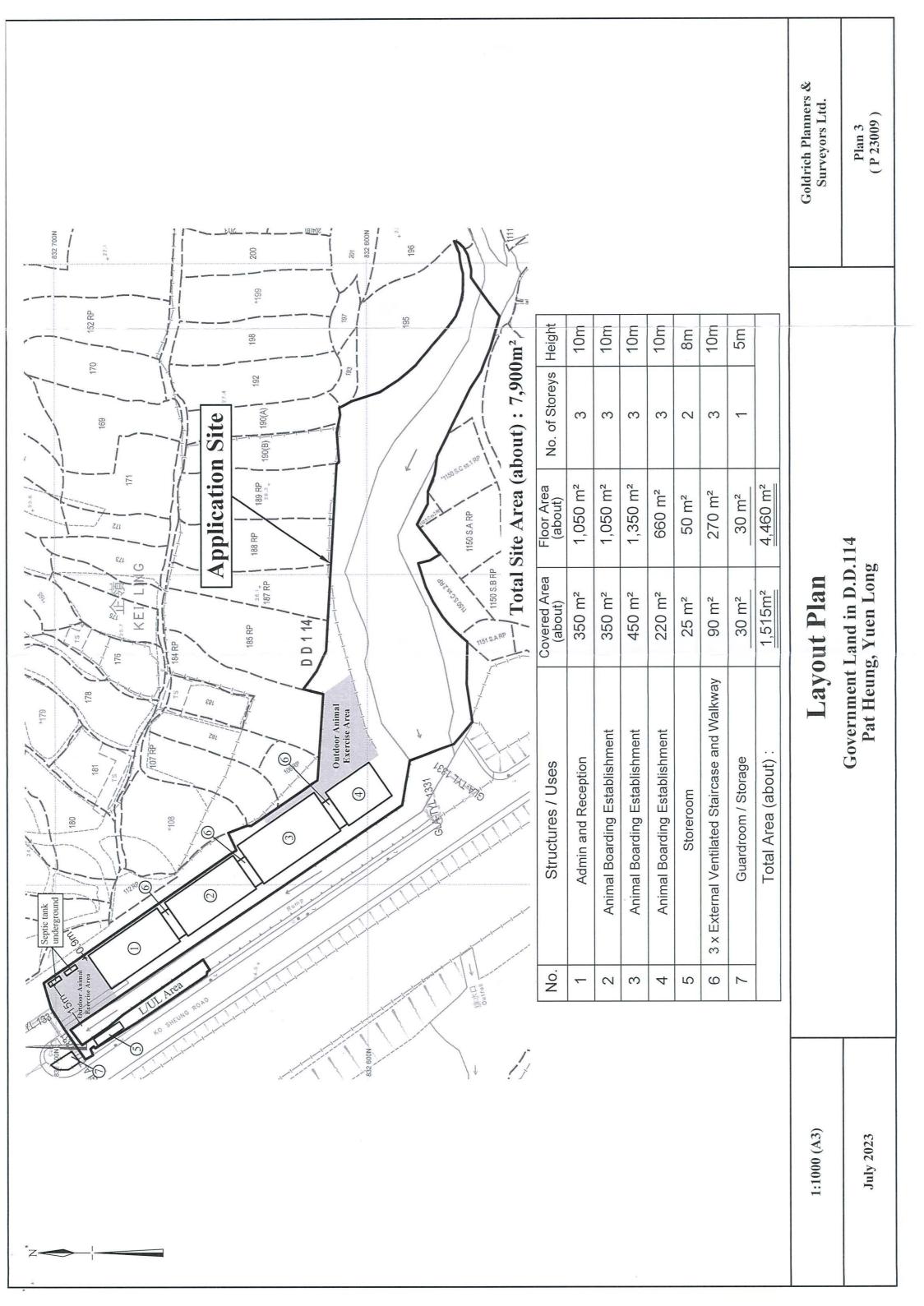
25. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

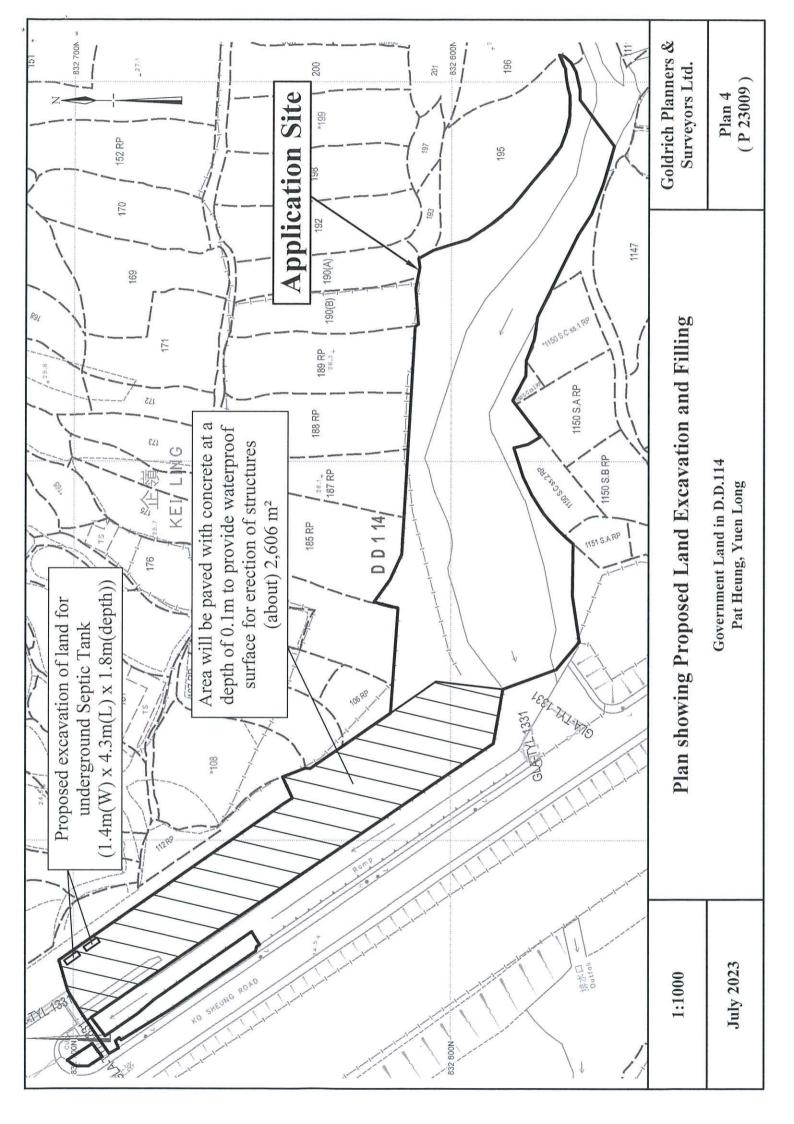
Traffic

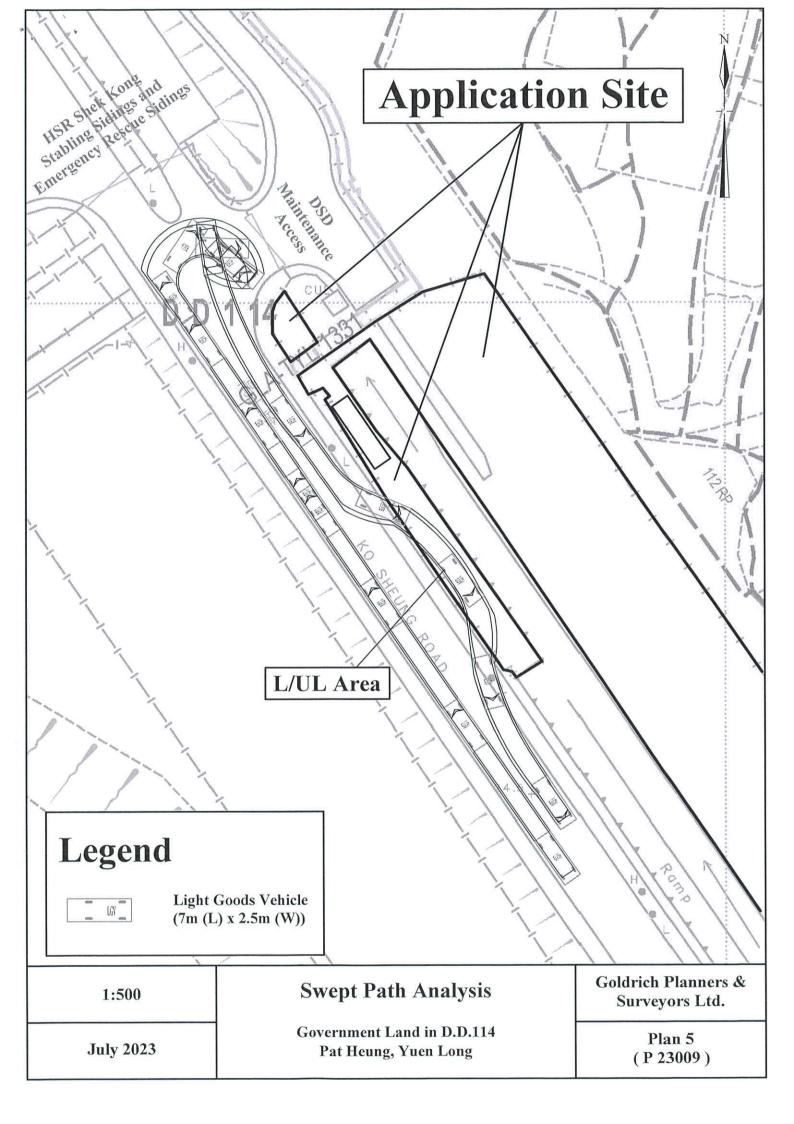
- A loading/unloading (L/UL) space for Light Goods Vehicles (LGV) is proposed on site for the operation of the proposed development (Plan 5). L/UL activities will be carried out once or twice per week.
- No parking spaces will be provided at the Site. Visitors are encouraged to get access to the Site by public transport. Green Minibus and bus stop (Lai Uk Tsuen) is available at a distance of about 600 m to the south of the Site. The estimated walking time is around 10 minutes (**Plan 6**).
- 28. In view of such low trip attraction and generation rates, the proposed development will not cause adverse traffic impacts to the adjacent area and road network.

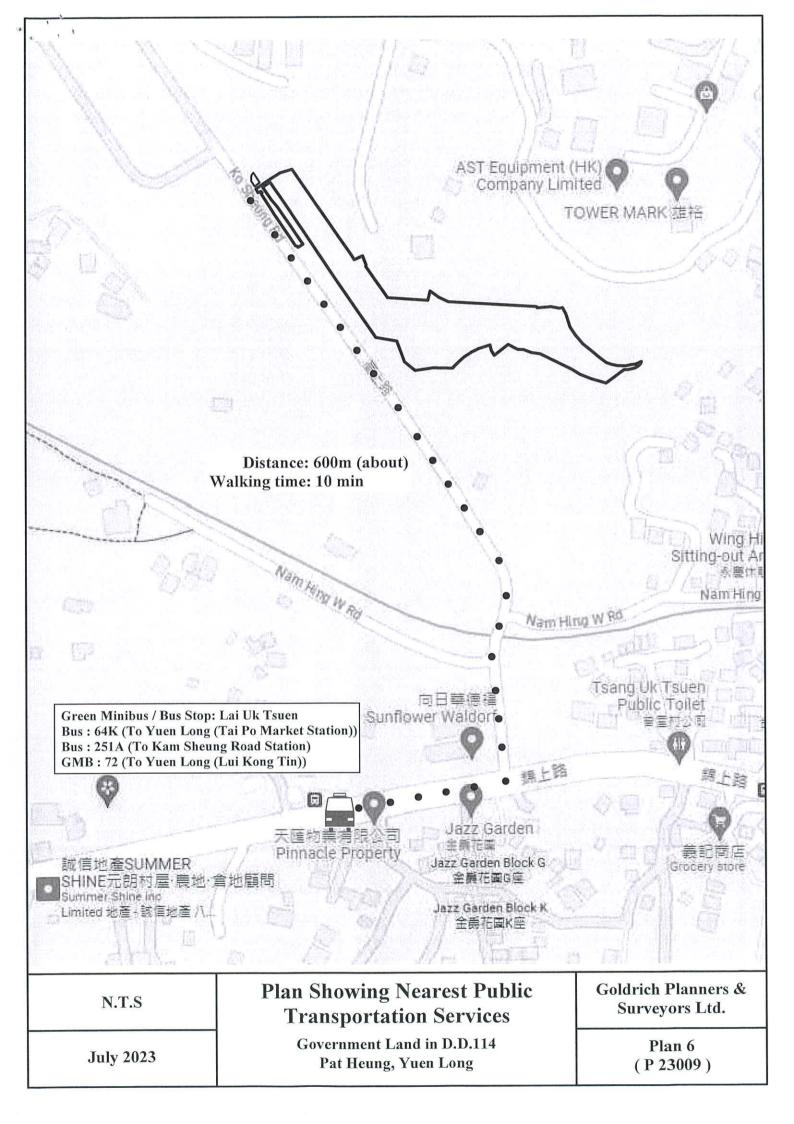












Gold Rich planners & surveyors Ltd.

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Your Ref.: A/YL-PH/969

Our Ref.: P23009/TL23411

14 September 2023

The Secretary
Town Planning Board
15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email: tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,

<u>Government Land in D. D. 114, Pat Heung, New Territories</u>

(Application No. A/YL-PH/969)

We write to submit further information to provide details on the site selection process for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

Your Ref.: A/YL-PH/969 Our Ref.: P23009

Further Information for Planning Application No. A/YL-PH/969

1 Background

- 1.1 The application is submitted by Goldrich Planners and Surveyors Limited on behalf of the Society for Abandoned Animals Limited (SAA), a registered local charitable organisation established in 1998, with the aims to rescue and rehome abandoned animals, promote animal rights and welfare in the community, offer assistance to pet owners for veterinary services, and provide animal neutering programmes to control the number of stray animals.
- 1.2 The application is to facilitate the relocation of SAA's operation from Pak Sha Tsuen in Yuen Long, which is expected to be resumed by the government by the first half of 2024 according to the Lands Department's (LandsD) land clearance programme for the Yuen Long South (YLS) Second Phase Development (**Appendix I**). As such, there is an imminent need for the applicant to secure a relocation site to continue its operation.

2 Current Premise

- 2.1 The current premise of SAA is located on Lot Nos. 1661 R. P. (Part), 1662 R. P. (Part) and 1668 (Part) in D. D. 119, Pak Sha Tsuen, Yuen Long, New Territories (**Plan 1** in **Appendix II**). The site area is about 1,900 m². Photos of the current premise and existing facilities are enclosed in **Appendix II**.
- 2.2 About 200 nos. of rescued animals, including dogs, cats, lambs and other small animals are staying at the current premise. The average space for various types of animal are as follow:

Types	Dimension (L x W)	Area per animal
of animal	(about) (m)	(about) (m ²)
Dog	140 x 107	1.5
Cat	63.5 x 57	0.4
Lamb	5.2 x 3.4	17.7
Turtle	5.5 x 2.1	11.6 (for all turtles)

3 Site Selection Process

3.1 The applicant conducted a throughout site selection process to identify a suitable site for the relocation of the affected operation. The process was difficult as suitable sites are either less accessible or occupied by other operators.

Your Ref.: A/YL-PH/969 Our Ref.: P23009

3.2 In December 2022, the Agriculture, Fisheries and Conservation Department (AFCD) advised that the Development Bureau (DEVB) had recommended three potential sites for relocation in Yuen Long District (**Appendix III**), whilst the Planning Department (PlanD) has also provided some initial observations on the three potential sites (**Annex 1** in Appendix III). All recommended sites are Vacant Government Sites for Community, Institutional or Non-profit Making Purposes (**Annex 2** in Appendix III):

Potential Site	LandsD Ref. No.	Location	Zoning	Site Area
Site 1	HT87	Ha Tsuen	"Open Space" ("O") & 'Road'	$2,910 \text{ m}^2$
Site 2	PH83	Pat Heung	"Agriculture" ("AGR")	$7,800 \text{ m}^2$
Site 3	PS129	Ping Shan	"Open Storage" ("OS")	$2,800 \text{ m}^2$

3.2.1 Site 1 – Government Land in D. D. 125 (Site Ref. No. HT87)

It falls within an area zoned "O" and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. The site is split into two halves by a drainage channel intersecting the centre of the site, which the applicant may not be able to fully utilise the site area. The proposed development may not be compatible to the surrounding environment as the proposed use does not belong to either Columns 1 or 2 of the "O" zone on the Notes of the OZP. The existing environment of the surrounding areas mainly comprises open storage yards, warehouses and roads with busy traffic, which is rather not compatible to SAA's operation. It is also deemed less accessible by the applicant given its remote location.

3.2.2 Site 2 – Government Land in D. D. 114 (Site Ref. No. PH83)

It mainly falls within an area zoned "AGR" on the Approved Pat Heung OZP No. S/YL-PH/11, with minor portions falling within the "AGR" zone on the Approved Shek Kong OZP No. S/YL-SK/9. A drainage channel passes through the southern periphery of the site, which provides relatively large portion of flat land on the northern bank of the drainage channel. It is also highly accessible and abutting Ko Sheung Road, where busy traffic is not observed. It is located not too far away from the community where the current premise serves.

Although its overall site area is relatively larger when comparing with Sites 1 & 3, the actual usable area is concentrated to the western portion of the Site, which constitutes about 33% of the entire site (about 2,600 m²) (**Annex 3** in Appendix III). The remaining area comprises the existing drainage channel and vegetated land/slope along the two sides of the channel, which the applicant intends to preserve as a landscape area. Given that the site area of the existing premise is about 1,900 m², Site 2 would be highly compatible

Your Ref.: A/YL-PH/969 Our Ref.: P23009

for the relocation of the applicant's operation. Moreover, adverse noise impacts should not be anticipated as the nearest sensitive receivers are about 200 m away from the proposed structures within the site.

3.2.3 Site 3 – Government Land in D. D. 121 (Site Ref. No. PS129)

It falls within an area zoned "OS" on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14. The site is covered by some vegetation. The proposed development may not be compatible to the surrounding environment as the proposed use does not belong to either Columns 1 or 2 of the "OS" zone on the Notes of the OZP and the site is engulfed by the "Green Belt" zone. Besides, the location is only accessible by a single lane local track and is far away from the applicant's current premise, where the applicant has been maintaining good cooperation with local community since its establishment. Besides, no public transport service is available within a 20-minute walking distance from the site.

3.3 After consideration, Site 2 was chosen by the applicant as the most suitable site for the relocation of its affected operation. In March 2023, the applicant sought PlanD's advice for the relocation to Site 2. Initial views/comments from PlanD showed that the proposed use is generally not incompatible with agricultural use, open storage, railway stabling yard and vacant land from the land use compatibility perspective (**Appendix IV**).

4 Better Land Utilisation

Site 2 (the application site) has been left vacant for a long period of time and there has not been any sign of agricultural rehabilitation. Some brownfield activities can be found to the north of the application site. It is also adjoining the Emergency Rescue Sidings of the High Speed Rail. The proposed development is not incompatible with surrounding land uses and can put scarce land resources into a better use.

- END -

Encls.

Appendix I Letter from LandsD concerning land resumption exercise dated 2.6.2023

Appendix II Photos of the current premise

Plan 1 Location Plan

Appendix III Email from AFCD with the potential sites recommended by DEVB dated 21.12.2022

Annex 1 Initial observations on the potential sites from PlanD

Annex 2 Location of the potential sites

Annex 3 Plan showing proposed filling of land in Site 2

Appendix IV Initial views/comments on Site 2 from PlanD dated 1.3.2023

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語 Tel:

3615 1446

圖文與真 Fax:

3565 4270

電郵地址 Email:

laonda@landsd.gov.hk

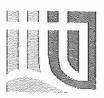
本署檔號 Our Ref:

(25) in LD NDA/YLS/POL/7

來函檔號 Your Ref:

請在问閱函件標明本警備案

PLEASE QUOTE OUR REFERENCE IN REPLY



地 政 總 署 新 發 展 區 組 NEW DEVELOPMENT AREA SECTION LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.

新界上水龍琛路39號上水廣場15樓1501至1510室 Units 1501-10, Level 15, Landmark North, 39 Lung Sum Avenue, Sheung Shui, New Territorics.

網址 Website: www.landsd.gov.hk

注意:請轉交土地業權人

致:受影響土地業權人 (受影響私人土地的地段編號請參閱<u>附件1</u>)

現場派遞

重要文件

元朗南發展計劃第二期發展工程

根據元朗南發展計劃第二期發展工程(下稱「該工程」)擬議收地範圍,<u>附件1</u>列出的私人土地(下稱「該土地」)將受影響而須被政府收回。本函件旨在通知受影響土地業權人項目的擬議收地範圍及時間表,以及提供有關補償事宜的相關資料。

擬議收地範圍及時間表

2. 該工程的擬議收地及清拆範圍可於元朗南發展計劃網頁瀏覽,網址如下:

https://www.yls.hk/tc/library/3B-compensation-and-clearance

或掃瞄以下二維碼 (QR Code):



相關圖則亦可於附件2所述地點查閱。

根據目前工程計劃,政府最早將於2024年上半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告,訂明有關私人土地業權於公告張貼後的三個月復歸政府。

3. 收回土地通告訂明的日期,只是土地業權復歸政府的日期,並不是該土地佔用人的遷出限期。為了讓土地佔用人有更多緩衝時間,工程部門會按工程需要,將工程範圍內不同位置的土地佔用人訂定分階段的遷離限期。目前預計的遷出限期約為2024年第三季至2024年第四季。在確實遷出限期前約三個月,本署會援引《土地(雜項條文)條例》(第28章),在涉及的構築物及/或相關範圍張貼法定告示,限期屆滿後清理相關範圍的土地及構築物。本署已另行向受影響的土地佔用人發信告知相關資料。

補償事宜

4. 本署會根據適用安排向土地業權人作出補償。業權人可以根據相關法例向政府申索法定補償,或選擇領取行政性質的特惠土地補償作為法定補償以外的替代安排。詳情可參考<u>附錄</u>及本署網站(https://www.landsd.gov.hk/tc/land-acq-clearance.html)。

查詢

5. 如有查詢,請與本署新發展區組職員聯絡,熱綫電話:3615 1446 (元朗南發展計劃第二期發展)。

> 地政總署 總產業測量師/新發展區 (吳國基 **國以** 代行)

副本送: 土木工程拓展署

2023年6月2日

附件(供參閱)

附件1 - 受影響地段一覽表

附件2 - 查閱元朗南發展計劃第二期發展工程擬議收地及清拆範

圍圖則的地點

附錄 - 土地業權人補償簡介

元朗南發展計劃第二期發展工程 受影響地段一覽表

丈量約份第116約地段第1138號(部分)、第1139號(部分)、第1165號餘段、第1166號 A 分段餘段、第1166號 B 分段餘段、第1167號(部分)、第1175號(部分)、第1176號、第1184號、第1185號(部分)、第4288號 B 分段、第4289號、第4290號(部分)、第4583號 A 分段餘段(部分)、第4584號餘段(部分)、第4585號餘段、第4594號餘段(部分)、第4746號 B 分段餘段(部分)、第4746號 C 分段餘段、第4746號餘段(部分)、第4748號餘段(部分)、第4750號 A 分段餘段和第4754號 A 分段餘段;

丈量約份第 117 約地段第 692 號 A 分段(部分)、第 692 號 B 分段、第 695 號、第 696 號 A 分 段(部分)、第696 號餘段(部分)、第698 號(部分)、第699 號 E 分段(部分)、第703 號 A 分段(部分)、第703號B分段第2小分段A分段(部分)、第703號B分段第3小分段A分 段(部分)、第710號、第711號、第712號、第713號、第714號、第716號餘段、第717 號餘段、第718號餘段、第720號餘段、第721號餘段、第722號餘段、第723號餘段、 第 724 號 B 分段、第 724 號餘段、第 725 號(部分)、第 726 號、第 727 號、第 728 號、第 729 號、第730 號、第731 號、第732 號、第733 號、第734 號、第735 號、第736 號、第 737 號餘段、第738 號 B 分段、第738 號 C 分段、第738 號餘段、第740 號餘段、第742 號 餘段、第743號餘段、第744號 A分段、第744號 B分段、第745號、第746號、第747 號、第 748 號、第 749 號、第 750 號、第 751 號、第 752 號、第 753 號、第 754 號、第 755 號、第756號、第757號、第758號、第759號、第760號A分段、第760號B分段、第 761 號、第762 號、第763 號、第764 號 A 分段、第764 號 B 分段、第765 號、第766 號、 第 768 號、第 769 號、第 770 號、第 771 號、第 772 號、第 773 號、第 774 號、第 775 號、 第 776 號、第 777 號、第 778 號、第 779 號、第 780 號 A 分段、第 780 號 B 分段、第 781 號、第782號餘段、第783號、第784號、第785號、第786號、第787號、第788號、 第 789 號、第 790 號、第 791 號、第 792 號、第 793 號、第 794 號、第 795 號、第 796 號、 第 797 號、第 798 號、第 799 號餘段、第 800 號餘段、第 801 號餘段、第 802 號餘段、第 803 號餘段、第804 號餘段、第805 號餘段、第806 號餘段、第807 號餘段、第808 號餘 段、第813號餘段、第814號、第815號餘段、第816號餘段、第817號餘段、第818號 (部分)、第820號(部分)、第822號(部分)、第824號(部分)、第825號餘段(部分)、第 826 號(部分)、第 829 號餘段、第 830 號餘段、第 833 號(部分)、第 834 號餘段、第 835 號、第836號(部分)、第837號(部分)、第838號(部分)、第1020號餘段、第1021號、 第 1022 號(部分)、第 1876 號餘段、第 1877 號、第 1878 號、第 1879(A)號、第 1879(B) 號、第 1881 號、第 1882 號、第 1883 號、第 1884 號、第 1885 號、第 1886 號、第 1887 號、第 1888 號、第 1889 號、第 1890 號餘段、第 1891 號、第 1894 號餘段、第 1895 號、 第 1896 號、第 1897 號、第 1898 號、第 1899 號、第 1901 號餘段、第 1902 號 A 分段、第 1902號 B 分段餘段、第 1903號、第 1904號、第 1905號、第 1906號、第 1907號、第 1908 號、第 1909 號、第 1910 號、第 1911 號、第 1912 號、第 1913 號、第 1914 號、第 1915 號、第 1916 號、第 1917 號、第 1918 號、第 1919 號(部分)、第 1920 號、第 1921 號、第 1922 號、第 1923 號、第 1924 號、第 1925 號、第 1926 號、第 1928 號、第 1929 號、

第 1930 號、第 1931 號、第 1932 號、第 1934 號(部分)、第 1935 號(部分)、第 1936 號、第 1937 號、第 1938 號、第 1939 號、第 1940 號、第 1941 號、第 1942 號、第 1943 號、第 1944 號、第 1945 號、第 1946 號、第 1947 號、第 1948 號、第 1950 號、第 1951 號、第 1952 號(部分)、第 1953 號(部分)、第 1954 號、第 1955 號、第 1956 號和第 1957 號;

丈量約份第 119 約地段第 242 號餘段(部分)、第 243 號 A 分段餘段(部分)、第 243 號 B 分段 (部分)、第243 號餘段(部分)、第244 號(部分)、第245 號(部分)、第250 號(部分)、第 251 號(部分)、第 252 號、第 253 號餘段(部分)、第 254 號(部分)、第 255 號、第 256 號 A 分段餘段、第256號餘段、第260號餘段、第261號 A分段(部分)、第261號餘段(部分)、 第 268 號餘段、第 269 號(部分)、第 270 號餘段、第 271 號餘段、第 272 號餘段(部分)、 第 273 號(部分)、第 313 號(部分)、第 314 號餘段(部分)、第 315 號(部分)、第 316 號(部 分)、第317號、第318號、第319號、第320號、第321號、第322號 A分段、第322號 B 分段、第 323 號、第 324 號、第 325 號、第 326 號、第 327 號 A 分段、第 327 號 A 分段第 1小分段、第327號B分段、第327號B分段第1小分段、第327號C分段、第327號D分 段、第327號E分段餘段、第328號、第329號A分段第1小分段、第329號A分段第2 小分段、第329號 A 分段第3小分段、第329號 A 分段第4小分段、第329號 A 分段餘段、 第 329 號餘段(部分)、第 330 號(部分)、第 331 號餘段、第 332 號 E 分段、第 332 號餘段、 第 333 號、第 334 號、第 335 號、第 336 號、第 337 號餘段、第 338 號餘段、第 341 號、 第 342 號餘段、第 343 號、第 344 號、第 345 號、第 346 號 A 分段、第 346 號 B 分段、第 347 號餘段、第 348 號餘段、第 351 號餘段、第 352 號餘段、第 353 號 A 分段餘段、第 353 號 B 分段餘段、第 354 號餘段、第 355 號餘段、第 356 號餘段、第 357 號餘段、第 358 號 餘段、第 359 號餘段、第 360 號 A 分段餘段、第 361 號餘段、第 362 號餘段、第 368 號 A 分段餘段、第 368 號餘段、第 392 號餘段、第 394 號餘段(部分)、第 396 號餘段、第 397 號(部分)、第400號餘段(部分)、第402號餘段、第403號(部分)、第404號餘段、第405 號餘段、第406號(部分)、第410號(部分)、第1040號、第1041號、第1042號、第1043 號、第 1044 號、第 1045 號 A 分段第 1 小分段、第 1045 號 A 分段餘段、第 1045 號 B 分段、 第 1046 號、第 1047 號、第 1049 號、第 1050 號、第 1051 號、第 1052 號、第 1053 號、第 1054 號、第 1055 號、第 1056 號、第 1057 號、第 1058 號、第 1059 號、第 1060 號、第 1061 號、第 1062 號、第 1063 號、第 1064 號、第 1065 號、第 1066 號、第 1067 號、第 1068 號、第 1069 號、第 1070 號、第 1071 號、第 1072 號、第 1073 號、第 1074 號、第 1075 號、第 1076 號、第 1077 號、第 1078 號、第 1079 號、第 1080 號、第 1081 號、第 1082 號、第 1083 號、第 1084 號、第 1085 號、第 1086 號、第 1087 號、第 1088 號、第 1089 號、第 1090 號、第 1091 號、第 1102 號、第 1103 號、第 1104 號、第 1105 號、第 1106 號、第 1109 號、第 1110 號、第 1111 號、第 1112 號、第 1113 號、第 1114 號、第 1115 號、第 1116 號、第 1117 號、第 1118 號 A 分段、第 1118 號 B 分段、第 1118 號 C 分 段、第 1118 號 D 分段、第 1119 號、第 1120 號、第 1121 號、第 1122 號 A 分段、第 1122 號 B 分段、第 1122 號 C 分段、第 1123 號、第 1124 號、第 1125 號、第 1126 號、第 1127 號、第 1128 號、第 1129 號 A 分段、第 1129 號 B 分段、第 1130 號、第 1131 號、第 1132 號、第1133號、第1134號 A 分段、第1134號餘段、第1135號、第1136號、第1137號、 第 1139 號、第 1140 號、第 1141 號、第 1142 號、第 1143 號、第 1144 號、第 1145 號、第 1146 號、第 1147 號、第 1148 號、第 1149 號 A 分段、第 1149 號餘段、第 1150 號 A 分段、

第 1150 號餘段、第 1151 號餘段(部分)、第 1152 號 A 分段餘段、第 1152 號 B 分段餘段、 第 1152 號 C 分段、第 1152 號 D 分段餘段、第 1153 號餘段、第 1154 號 A 分段餘段、第 1156 號(部分)、第 1159 號餘段(部分)、第 1160 號(部分)、第 1161 號(部分)、第 1162 號 餘段、第 1163 號 A 分段餘段、第 1163 號 B 分段、第 1164 號餘段、第 1167 號 A 分段第 2 小分段、第1167號 A 分段餘段、第1167號 B 分段餘段、第1170號 A 分段(部分)、第1174 號(部分)、第1198號 E 分段(部分)、第1198號 G 分段(部分)、第1200號(部分)、第1201 號(部分)、第 1202 號餘段、第 1203 號餘段、第 1204 號 B 分段餘段、第 1204 號餘段、第 1205 號 C 分段、第 1205 號餘段、第 1206 號 B 分段、第 1206 號 C 分段、第 1206 號 D 分段、 第 1206 號餘段、第 1207 號 A 分段、第 1207 號餘段、第 1208 號(部分)、第 1209 號、第 1210 號 C 分段(部分)、第 1210 號 E 分段第 3 小分段 A 分段、第 1210 號 E 分段第 3 小分段 B分段、第1210號E分段第3小分段C分段、第1210號E分段第3小分段餘段、第1210 號 E 分段餘段、第 1210 號 F 分段餘段、第 1210 號 G 分段、第 1210 號 H 分段、第 1210 號 餘段(部分)、第1212號(部分)、第1213號、第1214號餘段、第1215號(部分)、第1216 號(部分)、第 1217 號(部分)、第 1218 號(部分)、第 1219 號餘段(部分)、第 1220 號餘段 (部分)、第 1221 號餘段、第 1222 號餘段、第 1223 號餘段、第 1224 號 A 分段(部分)、第 1224 號餘段、第 1244 號餘段(部分)、第 1245 號餘段(部分)、第 1358 號(部分)、第 1363 號(部分)、第 1364 號餘段、第 1366 號(部分)、第 1367 號餘段、第 1368 號餘段、第 1369 號 A 分段、第 1369 號 B 分段、第 1369 號 C 分段、第 1369 號 D 分段、第 1369 號 E 分段、 第 1370 號、第 1371 號餘段、第 1372 號餘段、第 1373 號、第 1374 號、第 1375 號、第 1376 號、第 1377 號、第 1378 號、第 1379 號、第 1380 號、第 1381 號、第 1382 號、第 1383 號 A 分段、第 1383 號餘段、第 1384 號 A 分段、第 1384 號 B 分段、第 1385 號、第 1386 號、第 1387 號、第 1388 號、第 1389 號、第 1390 號餘段、第 1393 號餘段、第 1394 號、第 1395 號、第 1396 號、第 1397 號、第 1398 號、第 1399 號、第 1400 號、第 1401 號 A分段、第1401號B分段、第1401號C分段、第1401號D分段、第1402號、第1403號、 第 1404 號、第 1405 號、第 1406 號、第 1407 號、第 1408 號、第 1409 號、第 1410 號餘 段、第 1414 號、第 1415 號餘段、第 1416 號餘段、第 1420 號餘段、第 1421 號、第 1422 號、第 1423 號、第 1424 號、第 1425 號、第 1426 號、第 1427 號、第 1428 號 A 分段、第 1428 號餘段、第 1429 號、第 1430 號 A 分段、第 1430 號餘段、第 1431 號(部分)、第 1433 號 A 分段餘段、第 1433 號餘段、第 1434 號餘段、第 1438 號 A 分段餘段、第 1438 號 B 分 段餘段、第 1438 號 C 分段餘段、第 1438 號 D 分段、第 1438 號 E 分段餘段、第 1439 號餘 段(部分)、第1440號 A 分段(部分)、第1440號 B 分段、第1441號餘段、第1442號餘段、 第 1443 號、第 1444 號、第 1445 號、第 1446 號餘段、第 1447 號 A 分段、第 1447 號 B 分 段、第1448號、第1449號、第1450號、第1451號A分段、第1451號餘段、第1452號、 第 1453 號、第 1454 號、第 1455 號餘段、第 1456 號餘段、第 1457 號、第 1458 號、第 1459 號、第 1460 號、第 1461 號、第 1462 號、第 1463 號 A 分段餘段、第 1463 號 B 分段第 1 小分段餘段、第 1464 號餘段、第 1465 號餘段、第 1471 號(部分)、第 1472 號 A 分段、第 1472 號 B 紛段、第 1474 號餘段、第 1475 號餘段、第 1476 號、第 1477 號餘段、第 1478 號、第 1479號、第 1480號、第 1481號、第 1482號餘段、第 1483號 A 分段餘段、第 1483 號 B 分段餘段、第 1484 號 A 分段餘段、第 1484 號 B 分段、第 1485 號、第 1486 號餘段、 第 1487 號、第 1488 號 A 分段、第 1488 號餘段、第 1489 號、第 1490 號餘段、第 1492 號、 第 1493 號 A 分段、第 1493 號 B 分段、第 1493 號餘段、第 1494 號 A 分段、第 1494 號餘 段、第 1495 號、第 1496 號 A 分段餘段、第 1496 號 B 分段、第 1496 號 C 分段、第 1496 號

D分段餘段、第1498號餘段、第1499號、第1500號餘段、第1502號餘段(部分)、第1503 號餘段、第 1504 號 B 分段、第 1504 號 C 分段餘段、第 1504 號餘段、第 1505 號、第 1506 號、第 1507 號 F 分段、第 1508 號餘段、第 1510 號餘段、第 1511 號、第 1512 號、第 1513 號、第 1514 號、第 1515 號、第 1516 號、第 1517 號、第 1518 號、第 1519 號、第 1520 號 A 分段、第 1520 號 B 分段、第 1521 號、第 1522 號、第 1523 號餘段、第 1524 號餘段、第 1525 號餘段、第 1526 號餘段、第 1527 號餘段、第 1530 號餘段、第 1531 號 A 分段、第 1531 號 B 分段、第 1532 號(部分)、第 1585 號(部分)、第 1586 號 A 分段、第 1586 號 B 分 段、第 1587 號餘段、第 1588 號、第 1591 號、第 1592 號、第 1593 號、第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號、第 1599 號餘段、第 1606 號餘段、第 1607 號餘段(部分)、第 1613 號 C 分段、第 1614 號餘段(部分)、第 1615 號 B 分段餘段、第 1615 號餘段、第 1616 號、第 1617 號(部分)、第 1618 號、第 1619 號、第 1620 號、第 1621 號 餘段、第 1623 號餘段、第 1624 號、第 1625 號 A 分段第 2 小分段、第 1625 號 B 分段第 2 小分段、第 1626 號 A 分段、第 1626 號餘段、第 1627 號、第 1628 號、第 1629 號 B 分段、 第 1630 號 A 分段、第 1630 號餘段、第 1631 號 A 分段餘段、第 1631 號 B 分段第 1 小分段、 第 1631 號 B 分段餘段、第 1631 號 C 分段、第 1631 號 D 分段、第 1634 號(部分)、第 1635 號(部分)、第 1636 號、第 1638 號餘段(部分)、第 1639 號餘段、第 1640 號(部分)、第 1641 號(部分)、第 1642 號、第 1653 號、第 1654 號、第 1655 號 A 分段、第 1655 號 B 分 段、第 1655 號 C 分段、第 1655 號 D 分段、第 1655 號 E 分段、第 1655 號餘段(部分)、第 1656 號餘段、第1658 號餘段、第1659 號餘段(部分)、第1662 號餘段(部分)、第1667 號、 第 1668 號、第 1669 號、第 1670 號 A 分段、第 1670 號 B 分段、第 1670 號 C 分段、第 1670 號 D 分段(部分)、第 1670 號 E 分段、第 1671 號、第 1672 號、第 1673 號、第 1674 號、第 1675 號、第 1676 號、第 1677 號(部分)、第 1695 號(部分)、第 1698 號(部分)、第 1701 號 (部分)、第 1702 號、第 1703 號、第 1704 號、第 1705 號 A 分段(部分)、第 1705 號 B 分段 第1小分段(部分)、第2013號、第2014號餘段、第2193號和第2194號;

丈量約份第120約地段第2423號餘段、第2426號餘段、第2427號、第2428號餘段、第2429號 A 分段、第2429號 B 分段、第2429號 C 分段、第2429號 D 分段、第2429號餘段、第2430號、第2431號、第2432號、第2433號、第2434號、第2437號 B 分段餘段、第2466號餘段(部分)、第2468號餘段(部分)、第2609號餘段、第2610號餘段(部分)、第2611號、第2612號、第2613號、第2614號、第2615號、第2616號、第2617號餘段(部分)、第2620號餘段(部分)、第2621號餘段、第2623號餘段(部分)、第2622號餘段(部分)、第2627號(部分)、第2627號(部分)、第2629號餘段(部分)、第2633號餘段(部分)、第2632號餘段(部分)、第2634號餘段、第2635號、第2636號、第2639號餘段(部分)、第2647號餘段(部分)、第2684號 B 分段、第2684號 C 分段、第2690號、第2691號、第2691號、第2690號、第2690號、第2690號、第2690號、第2690號、第2690號、第2700號、第2701號、第2702號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號、第2700號,第2700

2707 號、第 2708 號、第 2709 號、第 2710 號、第 2711 號、第 2712 號 A 分段、第 2712 號 B 分段、第 2713 號、第 2714 號、第 2716 號餘段、第 2717 號餘段和第 2718 號餘段;以及

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丈量約份第 121 約地段第 264 號餘段(部分)、第 265 號(部分)、第 266 號(部分)、第 267 號 (部分)、第 268 號餘段(部分)、第 298 號餘段、第 299 號餘段、第 300 號餘段、第 301 號 A分段餘段、第301號B分段、第302號餘段、第337號A分段餘段(部分)、第337號B分 段餘段、第 337 號 C 分段餘段、第 389 號餘段(部分)、第 391 號餘段、第 455 號餘段(部 分)、第 470 號餘段(部分)、第 472 號(部分)、第 473 號(部分)、第 474 號、第 475 號、第 476 號餘段、第 477 號、第 478 號 A 分段、第 478 號 B 分段、第 479 號餘段、第 480 號、第 481 號 B 分段、第 481 號餘段、第 490 號餘段、第 491 號餘段、第 492 號餘段、第 493 號餘 段、第 494 號餘段、第 495 號餘段、第 496 號、第 497 號、第 498 號、第 499 號、第 501 號餘段、第507號餘段、第508號、第510號(部分)、第511號、第512號、第513號(部 分)、第514號、第516號、第517號(部分)、第518號(部分)、第519號(部分)、第520 號、第 522 號 A 分段、第 525 號 A 分段、第 526 號 A 分段、第 527 號 A 分段、第 534 號、 第 535 號、第 536 號(部分)、第 537 號(部分)、第 538 號、第 539 號、第 540 號(部分)、 第541 號(部分)、第542 號(部分)、第549 號 B 分段、第551 號(部分)、第556 號(部分)、 第 557 號(部分)、第 559 號(部分)、第 560 號、第 561 號、第 562 號、第 563 號、第 564 號、第 565 號、第 566 號、第 567 號、第 568 號、第 569 號(部分)、第 570 號(部分)、第 575 號(部分)、第 576 號、第 577 號、第 579 號(部分)、第 581 號(部分)、第 582 號、第 584 號(部分)、第 585 號、第 586 號、第 587 號(部分)、第 588 號(部分)、第 598 號、第 599 號(部分)、第 600 號(部分)、第 615 號(部分)、第 616 號(部分)、第 617 號(部分)、 第618號(部分)、第619號(部分)、第620號、第621號(部分)、第622號(部分)、第626 號(部分)、第641號、第642號、第652號餘段(部分)、第653號(部分)、第654號(部 分)、第 655 號餘段(部分)、第 656 號餘段(部分)、第 657 號餘段(部分)、第 660 號餘段 (部分)、第661號(部分)、第662號餘段(部分)、第663號餘段、第664號餘段(部分)、 第 665 號(部分)、第 668 號(部分)、第 689 號餘段(部分)、第 690 號餘段(部分)、第 691 號餘段、第693號餘段、第694號餘段、第695號餘段、第696號、第697號、第698號 餘段、第 699 號 A 分段(部分)、第 699 號 B 分段(部分)、第 700 號、第 701 號(部分)、第 702 號餘段(部分)、第 703 號、第 704 號、第 705 號餘段、第 706 號餘段、第 707 號、第 708 號、第 709 號、第 710 號(部分)、第 712 號(部分)、第 713 號(部分)、第 714 號(部 分)、第732號(部分)、第733號(部分)、第734號 A 分段餘段、第734號 B 分段(部分)、 第 734 號餘段、第 735 號餘段、第 736 號 B 分段(部分)、第 737 號 B 分段、第 742 號餘段 (部分)、第743 號餘段(部分)、第745 號餘段、第746 號、第747 號、第751 號(部分)、 第 753 號(部分)、第 754 號餘段(部分)、第 755 號餘段(部分)、第 756 號餘段(部分)、第 757 號餘段、第761 號餘段(部分)、第858 號餘段(部分)、第860 號(部分)、第866 號餘 段(部分)、第 867 號 A 分段餘段(部分)、第 870 號(部分)、第 871 號餘段(部分)、第 920 號(部分)、第921號餘段(部分)、第922號餘段(部分)、第926號(部分)、第927號餘段、 第 928 號餘段、第 930 號餘段(部分)、第 931 號餘段(部分)、第 933 號餘段(部分)、第 934 號餘段(部分)、第935號餘段、第936號(部分)、第938號餘段(部分)、第939號餘段(部 分)、第 940 號餘段、第 941 號(部分)、第 943 號餘段(部分)、第 944 號餘段(部分)、第 947 號(部分)、第 949 號餘段、第 950 號餘段(部分)、第 951 號 A 分段(部分)、第 954 號

(部分)、第 955 號 B 分段、第 955 號餘段(部分)、第 956 號(部分)、第 969 號(部分)、第 970 號餘段、第 971 號餘段、第 972 號餘段、第 973 號餘段、第 975 號餘段、第 976 號、第 977 號餘段、第 978 號(部分)、第 981 號餘段(部分)、第 982 號餘段(部分)、第 983 號餘 段(部分)、第 984 號餘段(部分)、第 991 號餘段(部分)、第 992 號餘段(部分)、第 993 號 (部分)、第995 號餘段(部分)、第996 號餘段(部分)、第997 號餘段(部分)、第998 號餘 段(部分)、第 999 號餘段(部分)、第 1000 號餘段、第 1001 號(部分)、第 1092 號 B 分段第 9小分段餘段(部分)、第1103號(部分)、第1104號、第1105號餘段、第1106號、第1107 號、第 1108 號、第 1109 號、第 1110 號、第 1111 號(部分)、第 1112 號(部分)、第 1113 號、第 1115 號、第 1116 號、第 1117 號 A 分段、第 1117 號 B 分段、第 1117 號 C 分段、第 1117 號 C 分段第 1 小分段(部分)、第 1117 號 D 分段(部分)、第 1118 號(部分)、第 1120 號 (部分)、第 1145 號 C 分段、第 1145 號 E 分段餘段、第 1145 號 F 分段餘段、第 1145 號 O 分段餘段、第1145號P分段餘段、第1145號Q分段餘段、第1145號V分段第3小分段、 第 1145 號 V 分段餘段(部分)、第 1190 號、第 1192 號、第 1193 號、第 1194 號、第 1195 號、第 1196 號、第 1197 號 A 分段、第 1197 號 B 分段、第 1198 號餘段、第 1199 號、第 1200 號、第 1201 號餘段、第 1202 號餘段、第 1203 號 A 分段餘段、第 1203 號餘段、第 1204 號餘段、第 1207 號 C 分段、第 1207 號餘段、第 1208 號 A 分段餘段、第 1208 號 D 分 段、第1208號 E 分段、第1208號 H 分段、第1208號 J 分段第1小分段餘段、第1209號 餘段、第1211 號餘段、第1263 號餘段、第1265 號餘段、第1266 號餘段、第1444 號餘段 (部分)、第1445號餘段、第1447號餘段、第1462號餘段(部分)、第1491號餘段(部分)、 第1496號餘段、第1497號、第1498號餘段(部分)、第1500號(部分)、第1501號(部分)、 第 1502 號、第 1503 號(部分)、第 1504 號(部分)、第 1511 號(部分)、第 1512 號餘段(部 分)、第1516號餘段(部分)、第1517號餘段(部分)、第1521號餘段(部分)、第1522號餘 段、第 1523 號餘段、第 1524 號、第 1525 號、第 1526 號、第 1527 號餘段、第 1528 號餘 段、第1529號餘段、第1530號、第1531號、第1532號、第1533號、第1535號(部分)、 第 1553 號(部分)、第 1554 號餘段(部分)、第 1556 號餘段、第 1557 號餘段、第 1561 號餘 段、第 1621 號(部分)、第 1622 號、第 1633 號餘段(部分)、第 1636 號(部分)、第 1637 號 A 分段、第 1637 號 B 分段、第 1637 號 C 分段、第 1637 號 D 分段、第 1637 號 E 分段、第 1637 號 F 分段、第 1637 號餘段、第 1638 號、第 1639 號、第 1640 號、第 1641 號 A 分段 (部分)、第 1641 號 H 分段、第 1641 號 I 分段、第 1641 號 J 分段、第 1641 號 K 分段、第 1641 號 L 分段、第 1641 號 M 分段、第 1641 號餘段、第 1647 號(部分)、第 1648 號(部分)、 第 1649 號餘段(部分)、第 1650 號餘段、第 1661 號餘段、第 1663 號餘段、第 1664 號餘 段、第 1665 號、第 1666 號、第 1667 號、第 1668 號、第 1669 號、第 1671 號、第 1672 號、第 1673 號、第 1674 號、第 1675 號、第 1676 號 A 分段、第 1676 號 B 分段、第 1682 號餘段、第 1793 號餘段、第 1816 號、第 1820 號、第 1829 號 A 分段第 2 小分段(部分)、 第 1829 號 A 分段第 3 小分段(部分)、第 1829 號 A 分段第 4 小分段(部分)、第 1829 號 A 分 段第5小分段(部分)、第1829號 A 分段第7小分段(部分)、第1829號 A 分段第8小分段、 第 1829 號 A 分段第 9 小分段、第 1829 號 A 分段第 10 小分段(部分)、第 1829 號 A 分段第 11 小分段(部分)、第 1829 號餘段(部分)、第 1831 號餘段(部分)、第 1842 號 A 分段、第 1842 號 B 分段、第 1842 號 C 分段、第 1842 號 D 分段、第 1842 號 E 分段餘段、第 1842 號 F 分段第 1 小分段、第 1842 號 F 分段第 2 小分段、第 1842 號 F 分段第 3 小分段、第 1842 號 F 分段第 4 小分段餘段、第 1842 號 F 分段餘段、第 1842 號餘段、第 1874 號、第 1875 號 A 分段、第 1875 號 B 分段第 1 小分段、第 1875 號 B 分段餘段、第 1875 號 C 分段第 1 小

分段餘段、第 1875 號 C 分段餘段、第 1875 號 D 分段餘段、第 1875 號 E 分段餘段、第 1875 號條段、第 2008 號 A 分段第 1 小分段餘段、第 2008 號 B 分段第 1 小分段餘段、第 2008 號 B 分段餘段、第 2008 號 C 分段餘段、第 2008 號 C 分段餘段、第 2008 號 C 分段餘段、第 2008 號 C 分段餘段、第 2008 號 F 分段餘段、第 2008 號 F 分段第 2008 號 F 分段餘段、第 2008 號 D 分段餘段

查閱元朗南發展計劃第二期發展工程擬議收地及清拆範圍可於元朗 南發展計劃網頁瀏覽,網址如下:

https://www.yls.hk/tc/library/3B-compensation-and-clearance

或掃描以下二維碼(QR Code):



相關圖則亦可於下列地點查閱:

地政總署新發展區組

新界上水龍琛路39號上水廣場15樓1501-1510室

辦公時間: 星期一至星期五上午9時至下午5時30分

(下午12時30分至1時30分除外)

公眾假期除外

元朗南發展計劃社區聯絡隊

香港新界元朗屏山灰沙圍144A地下

辦公時間: 星期一、二、四上午9時30分至下午5時30分

(下午12時30分至2時除外);

星期三、五下午2時至9時30分

(下午5時30分至7時除外);

星期六上午9時30分至下午1時30分

公眾假期除外

土地業權人補償簡介

- 1. 政府會根據適用程序向需收回土地的業權人作出補償。土地業權人可選擇領取行政性質的新界土地特惠補償,亦可向政府申索法定補償作為替代。本署張貼收回土地公告後會發信聯絡土地業權人跟進,包括發出標準補償建議書,當中會載列適用特惠補償金額供業權人考慮。
- 2. 屬行政性質的新界土地特惠補償已於2022年5月優化。該特惠補償設有兩個補償分區級別(即第一級別和第二級別)。第一級別適用於因發展用途而收回的土地,第二級別適用於因非發展用途而收回的土地。由於元朗南發展計劃第二期發展工程屬發展用途,所收回的土地將獲發較高的第一級別補償,一般以土地業權歸還政府當時生效的補償率計算。作為參考,現時(自2023年4月1日生效),每平方呎農地的特惠補償為港幣1,267元。特惠補償率於每年4月1日及10月1日檢視及調整。

電 話 Tel:

3615 1446

圖文傳真 Fax:

3565 4270

電郵地址 Email:

laonda@landsd.gov.hk

本署檔號 Our Ref:

(27) in LD NDA/YLS/POL/7

來函檔號 Your Ref:

地 政 總 署 新 發 展 區 組 NEW DEVELOPMENT AREA SECTION LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.

新界上水龍踩路39號上水廣場15樓1501至1510室 Units 1501-10, Level 15, Landmark North, 39 Lung Sum Avenue, Sheung Shui, New Territorics,

網址 Website: www.landsd.gov.hk

致: 構築物佔用人或使用人(包括業務經營者)

現場派遞

重要文件

元朗南發展計劃第二期發展工程

閣下的住所/業務所在的地方將受元朗南發展計劃第二期發展工程 (下稱「該工程」)影響而須清拆。本函件旨在通知閣下的預計遷出日期, 以及提供有關安置安排(只適用於住戶)及補償等事宜的相關資料。

擬議清拆範圍及遷出日期

- 2. 根據目前工程計劃,政府最早將於2024年上半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告,訂明有關私人土地業權於公告張貼後的三個月復歸政府。收回土地通告訂明的日期,只是土地業權復歸政府的日期,並不是該土地佔用人的遷出限期。
- 3. 為了讓土地佔用人有更多緩衝時間,工程部門將會為工程範圍內不同位置的土地佔用人訂定分階段的遷離限期。就閣下所處的地點而言,預計遷出限期為2024年第四季。在確實遷出限期前約三個月,本署會援引《土地(雜項條文)條例》(第28章),在涉及的構築物及/或相關範圍張貼告示,通知閣下確實的遷出限期。在限期屆滿後,本署會根據《土地(雜項條文)條例》(第28章),清理涉及的構築物及相關範圍的土地。
- 4. 該工程的擬議收地及清拆範圍可於元朗南發展計劃網頁瀏覽,網址如下:

https://www.yls.hk/tc/library/3B-compensation-and-clearance

或掃瞄以下二維碼 (QR Code):



相關圖則亦可於附件1所述地點查閱。

5. 本署及相關部門會根據適用安排向合資格人士及業務經營者發放特惠津貼或安置安排(安置安排只適用於住戶),及對有意覓地重置業務的經營者提供適切的協助。詳情可參考附錄及本署網站(https://www.landsd.gov.hk/tc/land-acq-clearance.html)。本署職員將於稍後適當時間聯絡閣下以進行安置安排及補償的資格審核工作。若閣下希望能盡早得知是否符合資格申領安置補償,可向本署提供附件2載列的文件的副本,以便評核閣下是否符合資格申領安置補償。

查詢

6. 如有查詢,請與本署新發展區組職員聯絡,熱緩電話:3615 1446 (元朗南發展計劃第二期發展工程)。

> 地政總署 總產業測量師/新發展區 (吳國基 **國以** 代行)

副本送: 土木工程拓展署

2023年6月2日

附件(供參閱)

附件1 - 查閱元朗南發展計劃第二期發展工程擬議收地及清拆範

圍圖則的地點

附件2 - 評核安置補償資格的所需文件

附錄 - 安置安排及特惠津貼簡介

查閱元朗南發展計劃第二期發展工程擬議收地及清拆範圍可於元朗 南發展計劃網頁瀏覽,網址如下:

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元朗南發展計劃社區聯絡隊

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星期一、二、四上午9時30分至下午5時30分

(下午12時30分至2時除外);

星期三、五下午2時至9時30分

(下午5時30分至7時除外);

星期六上午9時30分至下午1時30分

公眾假期除外

評核安置補償資格的所需文件

(註: 若閣下希望能盡早得知是否符合資格申領安置補償,可向地政 總署提供以下文件的副本,以便評核。)

業務經營者

- (a) 經營者之香港身份證;
- (b) 香港公司註冊證書;及
- (c)有關業務在清拆前登記日前2年的營運單據,例如供水電及電話單據、火險保單/器材保養/僱員保險等單據及其他有效證明文件

寮屋住戶

合資格寮屋住戶可選擇申領安置或特惠津貼。如住戶申領安置,有關資格審核除了由地政總署處理外,亦涉及房屋署及/或香港房屋協會(房協)的審核。地政總署會先進行初步資格審核,主要審核住戶是否符合安置資格所需最少於已登記/持牌構築物連續居住的年期(見下文(e))。住戶通過初步資格審核後,地政總署會適時把「須經濟狀況審查」的安置申請轉介至房屋署,或把「免經濟狀況審查」的安置申請轉介至房屋署,或把「免經濟狀況審查」的安置申請者亦會獲通知轉介情況。房屋署及房協在收到地政總署轉介的安置申請後,會審核有關住戶是否符合其份相關安置申請的規定(請參考附錄)。如通過有關審核,房屋署及房協會發信邀請申請者進行親身會面、提交證明文件、簽署相關聲明書/表格。

因應每個受清拆影響住戶的不同情況,若閣下希望能盡早得知是否符合初步資格申領安置補償,可向地政總署提供以下文件的副本,以便評核,或致電3529 2415與地政總署新發展區組清拆小組職員聯絡:

- (a) 香港身份證/出世紙或其他出生證明
- (b) 結婚證書(如適用者)
- (c) 各子女就讀學校之學生手冊(有地址紀錄之內頁)(如適用者)
- (d) 離婚證明(如適用者)
- (e) 有關住戶在清拆前登記日前2年(適用於「須通過經濟狀況審查」的安置申請或特惠津貼)或7年(適用於「免經濟狀況審查」的安置申請)的住址證明,例如供水電及電話/手提電話單據、繳稅/報稅單據、銀行月結單據、租約證明文件、租單、工作證、勞資受僱合約、僱主證明書、政府部門及公營機構所發出之文件或帳單及其他有效證明文件

安置安排及特惠津貼等事宜

住戶的安置安排及特惠津貼

合資格住戶可選擇「須通過經濟狀況審查」安置選項入住香港房屋委員會(房委會)轄下的公屋單位,或選擇「免經濟狀況審查」安置選項入住由香港房屋協會(房協)發展和管理的專用安置屋邨。在專用安置屋邨入伙前,房協及房委會運用轄下租住屋邨的空置單位,為合資格住戶提供過渡房屋安排。當專用安置屋邨臨近入伙時,住戶可選擇而非強制調遷至專用安置屋邨。房協和房委會均會按照一貫的單位編配政策,致力物色適合編配予合資格住戶的安置單位。

- 2. 選擇「須通過經濟狀況審查」安置的住戶須在緊接清 拆前登記日期前在已登記/持牌住用構築物連續居住滿最 少兩年,並符合房委會的全面經濟狀況審查。選擇「免經濟 狀況審查」安置的住戶須在緊接清拆前登記日期前在已登記 /持牌住用/非住用構築物居住滿最少七年,無須經濟審查。 住戶亦須符合不擁有住宅物業和沒有享受資助房屋福利等 相關房屋政策的規定。
- 3. 不選擇安置的住戶如符合相關資格,可申領特惠津貼。如合資格住戶選擇在房協的專用安置屋邨購買資助出售單位,則既可購買安置單位,亦可獲得經折算的特惠津貼(款額是不選擇安置的情況下原本可獲發的特惠津貼額的六分之五),以協助有關住戶置業。另外,所有在清拆前登記記錄在案的住戶,均可獲發住戶搬遷津貼。本段所述的津貼將以張貼收地通告當時生效的津貼率計算。

業務經營者的特惠津貼及業務重置支援

4. 合資格的業務經營者可獲發特惠津貼,包括「商鋪、工場、倉庫、船排、學校、教堂及觀賞魚養殖經營者的特惠

津貼」(適用於持牌/已登記構築物的業務經營)、「露天/戶外業務經營者的特惠津貼」(適用於持合法土地文書」如私人地契上的業務經營),或向政府申索法定補償作為替代(只適用於私人土地上的業務經營)。政府已於2022年5月優化「露天/戶外業務經營者的特惠津貼」,只要受影響的業務在緊接清拆前登記日期前已在有關土地上營運最少兩年,並且沒有違反契約/短期土地文書(例如短期豁免書、修訂租賃許可證和批准書)條件/短期租約條件/政府土地牌照條件,便可獲發該特惠津貼。

5. 政府明白部分業務經營者期望重置業務並繼續經營。因此除了提供特惠津貼外,如受影響的經營者希望搬遷至新界其他地點繼續營運(例如是劃作「工業」或「露天貯物」的用地),政府會在規劃及土地行政事宜上向有意覓地重覽的經營者,提供諮詢服務及便利措施。有需要人士可瀏覽會市規劃委員會網頁(www.info.gov.hk/tpb),載有較大機會開刊。如經營者覓得私人土地並希望尋求意見,可聯絡發展局的跨專業專隊(陳靜嫻女士,電話:38417286)。另外,政府將繼續致力物色合適作露天貯物/工場等作業的臨時務經營者。以局限性招標方式以短期租約出租予受影響的業務經營者。就政府為受影響棕地作業者所提供支援的詳情,可參考發展局網頁如下:

https://www.devb.gov.hk/tc/issues_in_focus/assistance_to_brownfield_op erators/index.html

¹ 由政府按簡易招標程序出租的土地除外。





會議室

辦公室







接待處及大隻跑步機

職員工作用品存放





糧倉及物資存貨

訪客探訪大隻區

乾衣機(動物及職員使用)及存放物資















大隻洗澡位置



狗隻糧櫃

Page 2 of 11



床及墊清洗位置

洗手間

晒晾位置



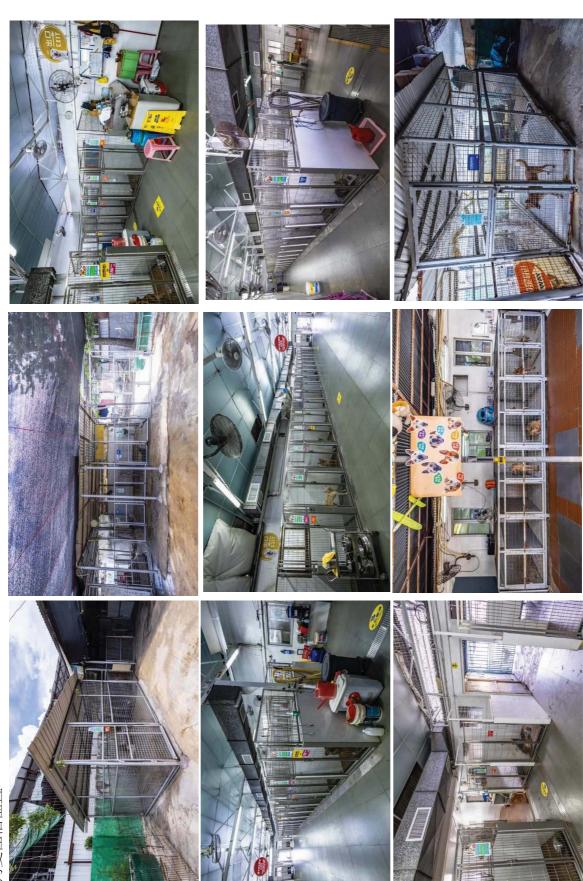




Page 3 of 11

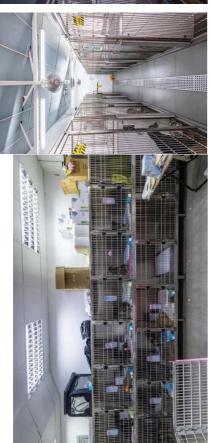


義工儲物櫃

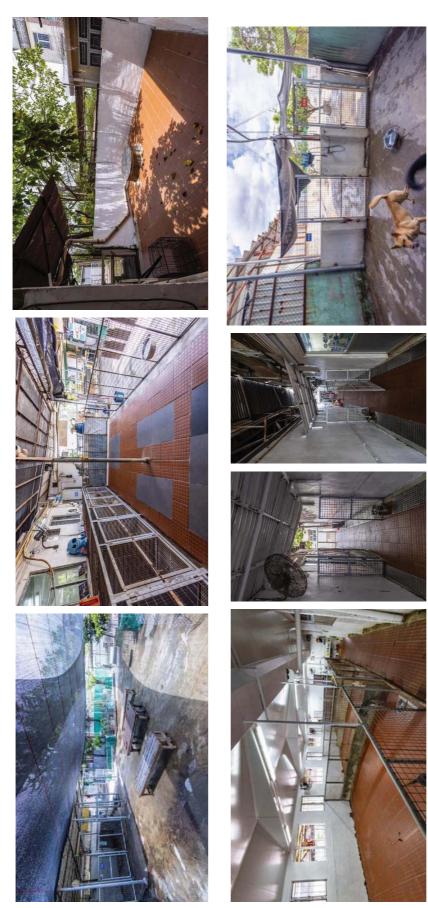


狗隻住宿位置:





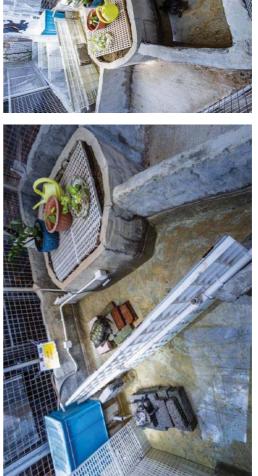
狗隻活動位置:







龜住宿位置:

















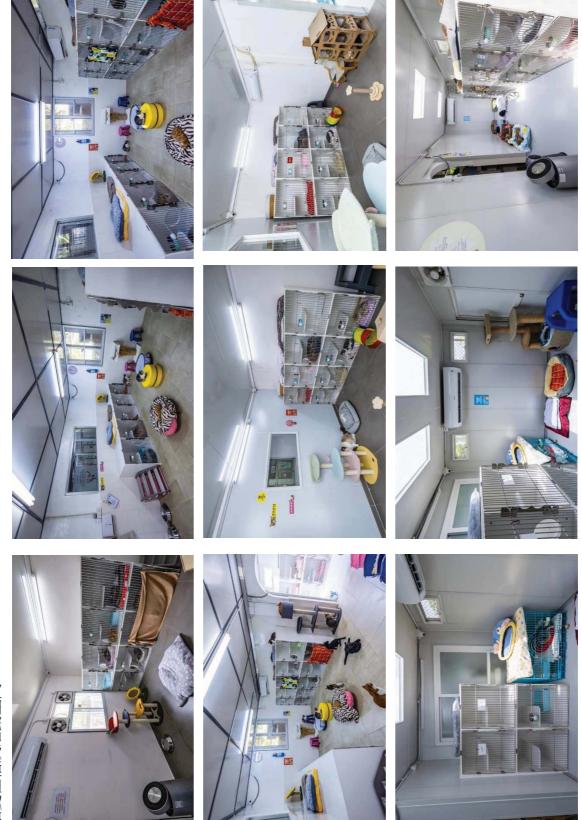




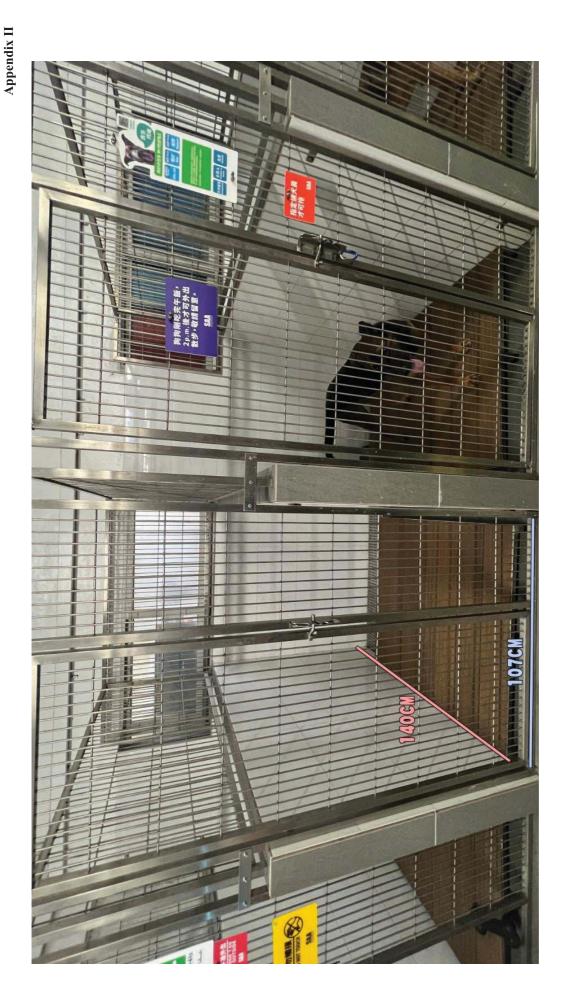
貓房工作空間

貓房清洗用具位置

隔離貓房住宿及活動空間:

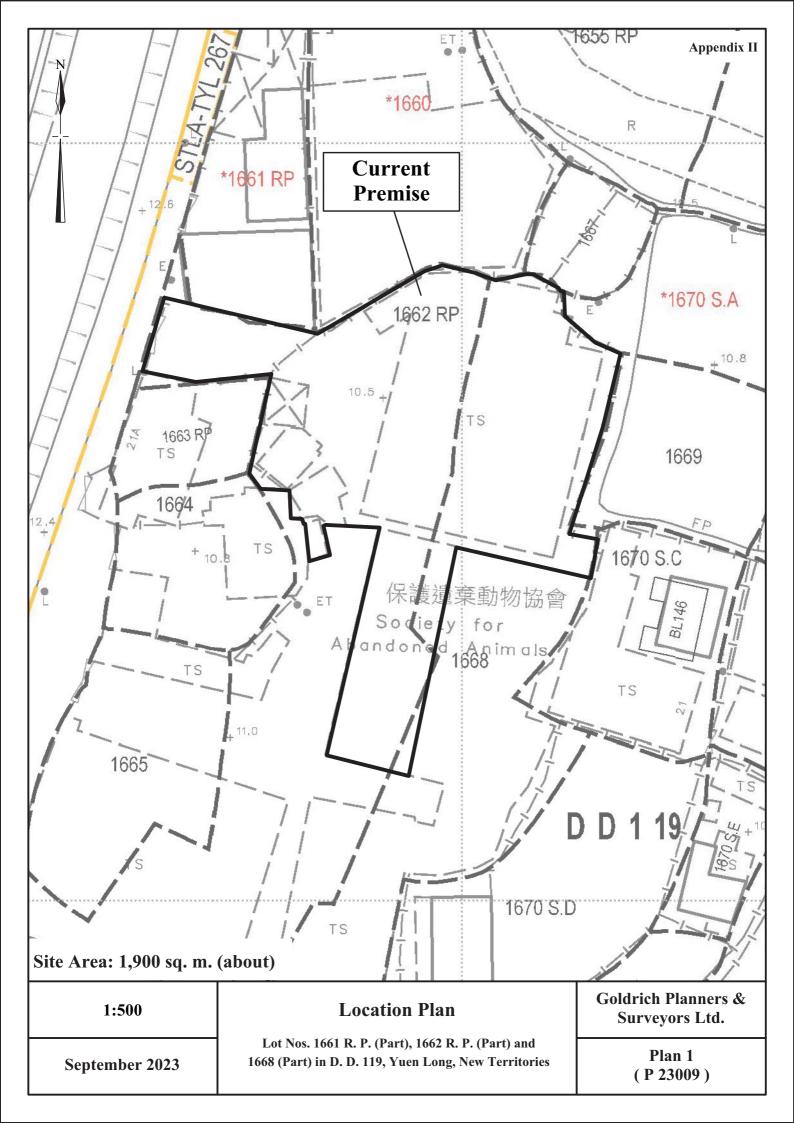


貓隻住宿及活動空間:



Living space for dogs (Area: about 1.5m² each; Dimension: 140 cm (L) X 107 cm (W))

Living space for cats (Area: about $0.36 \, \text{m}^2$ each; Dimension: $63.5 \, \text{cm} \, (L) \, \text{X} \, 57 \, \text{cm} \, (W))$





SAA - Carmen Ng <carmen@saa.org.hk>

寄給 Fiona Chin

8月29日 週二 下午12:55 (1

你正在查看附加郵件。 Gmail 無法驗證附加郵件的真實性。

From: esther mw_to@afcd.gov.hk <esther mw_to@afcd.gov.hk>

Sent: Wednesday, December 21, 2022 4:26 PM

To: Jobi <jobi@saa.org.hk>

 $\textbf{Cc:} \ \underline{el@saa.org.hk}; \ \textbf{'SAA - Carmen Ng'} < \underline{carmen@saa.org.hk} >; \underline{cm_vjp@afcd.gov.hk}; \underline{michael_bm_hwang@afcd.gov.hk}$

Subject: Potential site for animal welfare organisations

Dear Jobi,

Further to SAA's identification of a number of potential sites for setting up temporary rehoming centres under DEVB's NDA clearance exercise, DEVB has confirmed that the following sites maybe suitable but further liaison with relevant Departments is necessary.

- 1) HT87 Government Land near Lot Nos.1488RP and 1185RP in D.D.125, Yuen Long (OZP No. S/HSK/2)
- 2) PH83 G.L. near Lot No. 114 RP in D.D.114, Ko Sheung Road, Pat Heung, Yuen Long (OZP No. S/YL-SK/9)
- 3) PS129 Government Land near Lot No. 1829 S.A ss.3 in D.D. 121, Ping Shan (OZP No. S/YL-TYST/14)

PlanD advised that no insurmountable issue from landuse planning perspective is noticed for using these sites for the subject uses (i.e. animal boarding

DEVB advised your side to liaise directly with

- (1) PlanD on the procedure for applying temporary planning permission and
- (2) LandsD on the procedure of STT application.

Please see attached the PlanD's initial observations and the contacts of PlanD and LandsD.

We would also like to take this opportunity to remind your side that the above government sites are only for temporary use under a STT.

As advised by DEVB, a small portion of SAA's site may be affected by YLS Second Phase Development (to be cleared tentatively by Q4/2024).

Thanks.

Regards,

Esther

SVO/AMD

AFCD

2150 6908

1個附件 · Gmail 已掃描檢查



Potential site for SAA

Site Details	Contact	PlanD's initial observations (from landuse planning perspective)
1) HT87 - Government Land PlanD's Contact:	PlanD's Contact:	The subject site (HT87 in D.D.125) falls within an area zoned
near Lot Nos.1488RP and	near Lot Nos.1488RP and Ms Sherry KONG @2158 6295	"Open Space" ("O") and area shown as 'Road' on the approved
1185RP in D.D.125, Yuen (smwkong@pland.gov.hk)	(smwkong@pland.gov.hk)	Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan
Long (OZP No. S/HSK/2)		(OZP) No. S/HSK/2. According to the Notes of the OZP, 'animal
	LandsD's Contact:	boarding establishment' is neither a Column 1 nor Column 2 use
	Ms Sharon WONG @2944 3575	under the "O" zone. However, according to the covering Notes of
	(esylw3@landsd.gov.hk)	the OZP, the Town Planning Board may grant permission for a
		maximum period of 3 years to a temporary use, notwithstanding
		that the use is not provided for in terms of the OZP.
		Furthermore, the subject site falls within the HSK and HT New
		Development Area. You may also wish to consult WDO, CEDD
		on the development program of this part of the NDA.
2) PH83 - G.L. near Lot No. PlanD's Contact:	PlanD's Contact:	Site PH 83 (the subject site) falls within an area that straddles the
114 RP in D.D.114, Ko Mr Todd WAN @3168	Mr Todd WAN @3168 4051	"Agriculture" ("AGR") zones of two Outline Zoning Plans
Sheung Road, Pat Heung, (ttwwan@pland.gov.hk)	(ttwwan@pland.gov.hk)	(OZPs), namely the approved Shek Kong OZP No. S/YL-SK/9
Yuen Long (OZP No. S/YL-		and approved Pat Heung OZP No. S/YL-PH/11. According to the
SK/9)	LandsD's Contact:	Notes of the "AGR" zones of the two OZPs, 'Animal Boarding
	Ms Sofia CHENG @2443 1072	Establishment' is a column 2 use which requires planning
	(sleyIt1@landsd.gov.hk)	permission from the Town Planning Board.

Boarding Establishment' in the "AGR" zone of the Pat Heung OZP (applications no. A/YL-PH/554 and 567), which were due to non-compliance with approval conditions. The subject site is partly vacant, partly covered by a local stream/nullah, and is We have circulated the proposed development at the subject site meters from the subject Site, the applicant is advised to take note of the following usual practice to avoid the potential odor and (i) keep all animals in enclosed animal boarding (ii) fully enclose the animal boarding establishment approved with conditions in 2008 but were subsequently revoked setting. To its further east is a sizeable "Village Type 1. EPD: according to quick desktop review, they have no disagreement. Since the nearest residential dwelling is about 50 structures with soundproofing materials with the provision of 24-(iii) avoid the use of public announcement system, The subject site is not covered by any previous application. There are 2 similar applications approved for temporary 'Animal adjoined by the MTR's Shek Kong Stable Sidings within a rural for departmental comments. The preliminary comments from hour of mechanical ventilation and air-conditioning; and Development" ("V") zone in the Shek Kong OZP. EPD, DSD, WSD, TD and AFCD are as follows: noise nuisance to the nearby residential uses: establishment structures during night time;

	Annex
	whistle blowing, portable loudspeaker or any form of audio
	amplification system
	2. AFCD:
	(i) The subject Site is abandoned. The agricultural
	activities are active in the vicinity and agricultural infrastructures
	such as road access and water source are also available. The
	subject Site can be rehabilitated for
	agricultural activities such as open-field cultivation,
	greenhouses, plant nurseries, etc., though whether there will be
	agricultural activities on a specific site will hinge on a lot of
	factors.
	(ii) As the subject site would encroach into existing
	stream along its southern boundary, the proposed development
	will pose direct impact on the stream while stream and
	watercourse should be preserved as far as possible
	from nature conservation perspective. As such, impact assessment
	on the stream shall be included in the development proposal.
	(iii) No comment on the on the site selection from
	animal management perspective and the applicant is reminded to
	comply with all relevant legislation with regards to keeping of
	animals.
	3. DSD: no objection in principle from public drainage point of
	view. A drainage proposal should be submitted for comment.
	4. Comments from WSD and TD are pending at this time.

Subject to satisfactorily addressing departmental concerns as stated above by the operator, the 'Animal Boarding Establishment' proposed at the subject Site may not be incompatible with the surrounding areas. However, the future operator may wish to readjust the boundary of the subject Site so as to avoid encroaching onto the nullah to the south before a formal submission to the Town Planning Board is made.	The subject site (PS 129) falls within an area zoned "Open Storage" ("OS") on the approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 (Plan 1). According to the Covering Notes of the OZP, 'animal boarding establishment' is neither a Column 1 nor 2 use within the "OS" zone. However, according to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board notwithstanding that the use or development is not provided for in terms of the OZP. In addition, majority of the subject site also falls within the Yuen Long South (YLS) Development (Plan 2). For details of the implementation programme of the YLS Development, you may wish to consult PM(W), CEDD separately.
	PS129 - Government Land PlanD's Contact: near Lot No. 1829 S.A ss.3 in Mr Edwin YEUNG@2158 6296 D.D. 121, Ping Shan (OZP (ewsyeung@pland.gov.hk) No. S/YL-TYST/14) LandsD's Contact: Ms S.L. CHENG @ 2443 1072 (sleylt1@landsd.gov.hk)
	3) PS129 - Government Land near Lot No. 1829 S.A ss.3 in D.D. 121, Ping Shan (OZP No. S/YL-TYST/14)



Figure 1

Potential Site 1 – Vacant Government Site Ref. No. HT87



Figure 2

Potential Site 2 - Vacant Government Site Ref. No. PH83

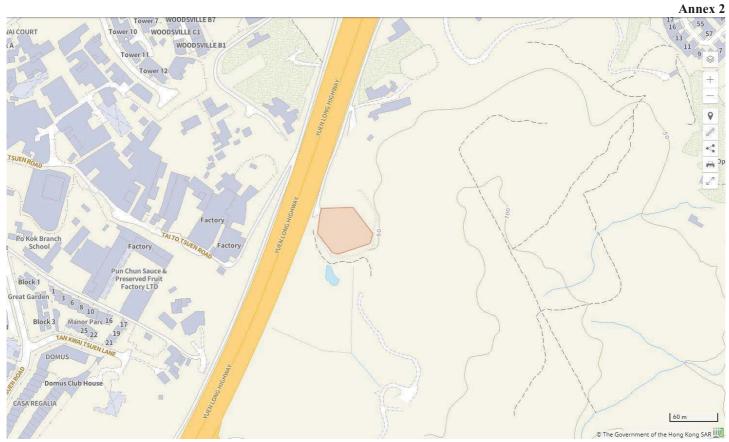


Figure 3

Potential Site 3 - Vacant Government Site Ref. No. PS129



FW: PH83 - G.L. near Lot No. 114 RP in D.D.114, Ko Sheung Road, Pat Heung, Yuen Long (OZP No. S/YL-SK/9) [PH83 - 新界丈量約份第114約114餘段的政府土地]

SAA - Carmen Ng <carmen@saa.org.hk> 收件者: goldrichplanners@gmail.com 2023年3月1日 上午11:49

Dear Ms. Ng,

Thank you for your email dated 1.2.2023 and follow-up email on the same date providing a location plan on the potential site identified. Please find below our initial views / comments on the subject site as follows:

The subject site (Government Land near Lot No. 114 RP in D.D.114) (the Site) falls within an area zoned "Agriculture" ("AGR") straddling the approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 and the approved Shek Kong OZP No. S/YL-SK/9. According to the Notes of the OZPs, 'Animal Boarding Establishment' is a Column 2 use which requires planning permission from the Town Planning Board. Besides, any filling of pond / land, if any, including that to effect a change of use to any of those specified in Columns 1 and 2 above requires planning permission from the Board.

The subject site is partly formed and partly vegetated and is traversed by a section of nullah / water course in the eastern part of it. From the district planning perspective, the proposed animal boarding establishment is not in line with the planning intention of the "AGR" zone. There is no similar applications for temporary animal boarding establishments in the vicinity of the subject site according to the record of this office. As regards the land use compatibility, the subject site is generally not incompatible with the surrounding land uses which are predominantly rural in nature intermixed with agricultural use, open storage, a railway stabling yard and vacant land.

Should you wish to pursue the Site further, you may engage professionals for conducting technical assessments pertaining to the proposed operation, not least on the drainage, traffic, environmental and fire safety aspects, etc. with a view to minimizing the impacts of the proposed use on the nearby sensitive receivers. Besides, consideration should be given to setback / exclude the portion of the site traversed by the section of nullah / water course both in the east and west from the application site boundary. Appropriate mitigation measures should be devised to avoid causing pollution and adverse environmental and drainage impacts on the water course. On this aspect, the views of Agriculture, Fisheries and Conservation Department, Drainage Services Department and Environmental Protection Department would be particularly relevant. As the usable site area may be reduced, as a result, significantly, you may wish to consider whether the residual area can meet your operation need.

According to the information you provided, since the proposed duration of the short term tenancy application is 5 years, Form No. S16-I is applicable to your application. Relevant documents including application form and guidance notes are available at Town Planning Board's website at https://www.info.gov.hk/tpb/en/forms/forms_related.html.

Should you wish to solicit views from concerned government departments prior to formal submission of a planning application, we are delighted to render assistance at a later stage.

Regards, YIP Long-ting PA/FSYLE, FSYLE DPO Planning Department 3168 4046



PH83.jpg 268K

Gold Rich planners & surveyors Ltd.

測 師

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PH/969

Our Ref.: P23009/TL23430

6 October 2023

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

By Post and Email: tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (3)

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone, Government Land in D. D. 114, Pat Heung, New Territories (Application No. A/YL-PH/969)

We write to submit further information in response to comments from the Transport Department conveyed by the Planning Department (Contact person: Mr. Long-ting YIP, Tel.: 3168 4046) via e-mail dated 4.10.2023 for the captioned application.

Yours faithfully, For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

Further Information (3) for Planning Application No. A/YL-PH/969 Response-to-Comment

Comments from the Transport Department dated 4.10.2023

Contact person: Mr. Phil CAI (Tel.:2399 2421)

I.	Comment	Response		
1.	The loading / unloading area appears to	An 8 m-wide ru	ın-in/out is pro	posed at the Site.
	have intruded the existing footpath. The applicant shall submit a run-in/out proposal to TD and HyD for comment. The proposal shall include the reprovision of existing beam barriers.	Please refer to the	enclosed run-in	out proposal.
2.	The applicant should provide the trip	Time	Generation	Attraction
	generation and attraction due to the	09:00-10:00	0	0
	development and access the traffic impact	10:00-11:00	0	1
	to Ko Sheung Road.	11:00-12:00	1	0
		12:00-13:00	0	0
		13:00-14:00	0	0
		14:00-15:00	0	1
		15:00-16:00	1	0
		16:00-17:00	0	0
		17:00-18:00	0	0
		18:00-19:00	0	0
		Total	2	2
		operation of the expected that the animal necessities week. The deliverence week. The deliverence week hours to min the expeak hours to min the extra trip gent visitors or staff, go any parking space by public transports of the sout visitors are also expected by public transports.	e proposed development of reserving the carried wery will be arranimise any potential potential and the state of the Site at the couraged to get t	scued animals and out 1-2 times per ranged during non-ntial traffic impact. In is expected from the does not provide a distance of about Kam Sheung Road. It access to the Site of a low trip generation impact arising from

3. The applicant shall justify the proposed no. of parking considering the commute of staff / visitors and logistics. The applicant shall also demonstrate the traffic management for those traffic arisen from the development so that illegal parking on public road could be avoided.

Please note that there will be no provision of parking space within the Site. Staff will commute by public transport available at a distance of about 600 m to the south of the Site on Kam Sheung Road. The estimated walking time is about 10 minutes.

Given the nature of the proposed development is to shelter abandoned animals and no commercial activities will be conducted, the Site is not expected to accept visitors frequently. People interested in animal adoption are required to make prior reservation before visiting the Site. They will also be reminded that no parking space are provided at the Site and they are encouraged to get access to the Site by public transport. No walk-in visitors will be accepted.

Regarding traffic management measures, a 'No Parking' signage will be erected at the entrance of the Site.

4. The applicant should note the local access between Ko Sheung Road and the Site is not managed by this Department.

The applicant has noted that the local access is not managed by TD.

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone Government Land in D. D. 114, Pat Heung, Yuen Long, New Territories (S.16 Planning Application No. A/YL-PH/969)

Run-In/Out Proposal

1 Background

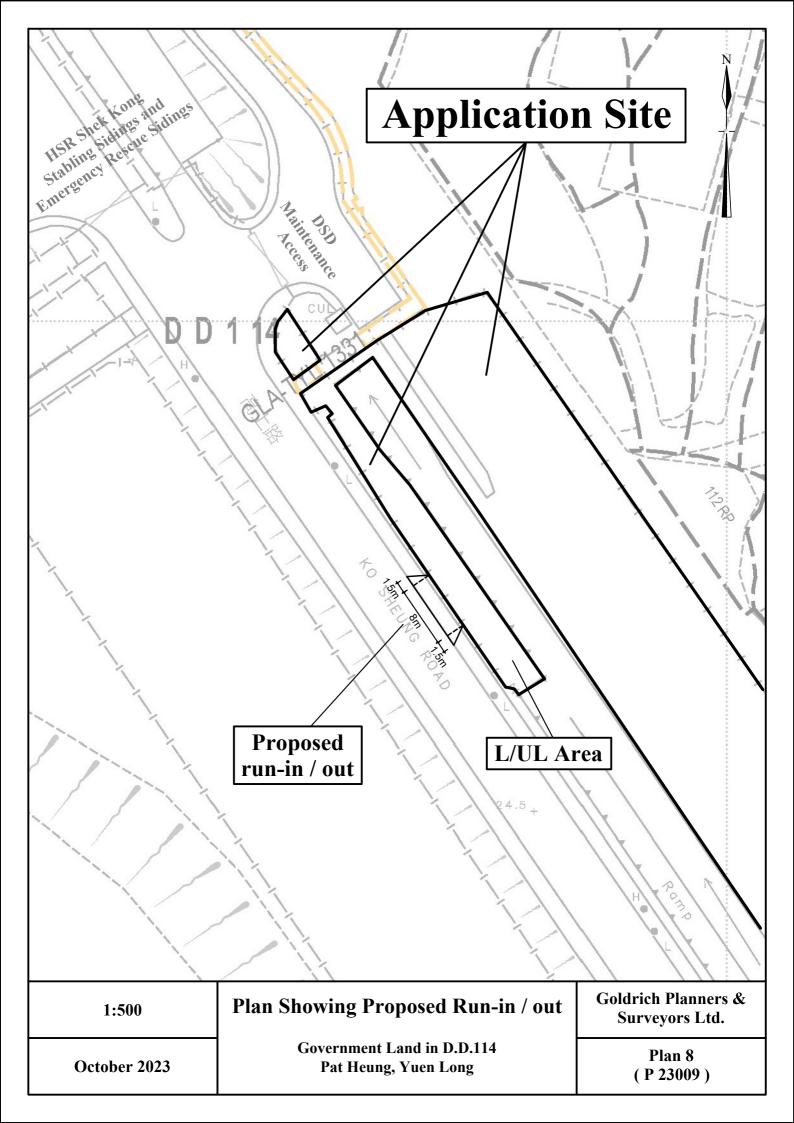
Goldrich Planners and Surveyors Limited is commissioned by the Society for Abandoned Animals (the applicant) to prepare and submit a run-in/out proposal in response to the comments from the Transport Department conveyed by the Planning Department via e-mail dated 4.10.2023.

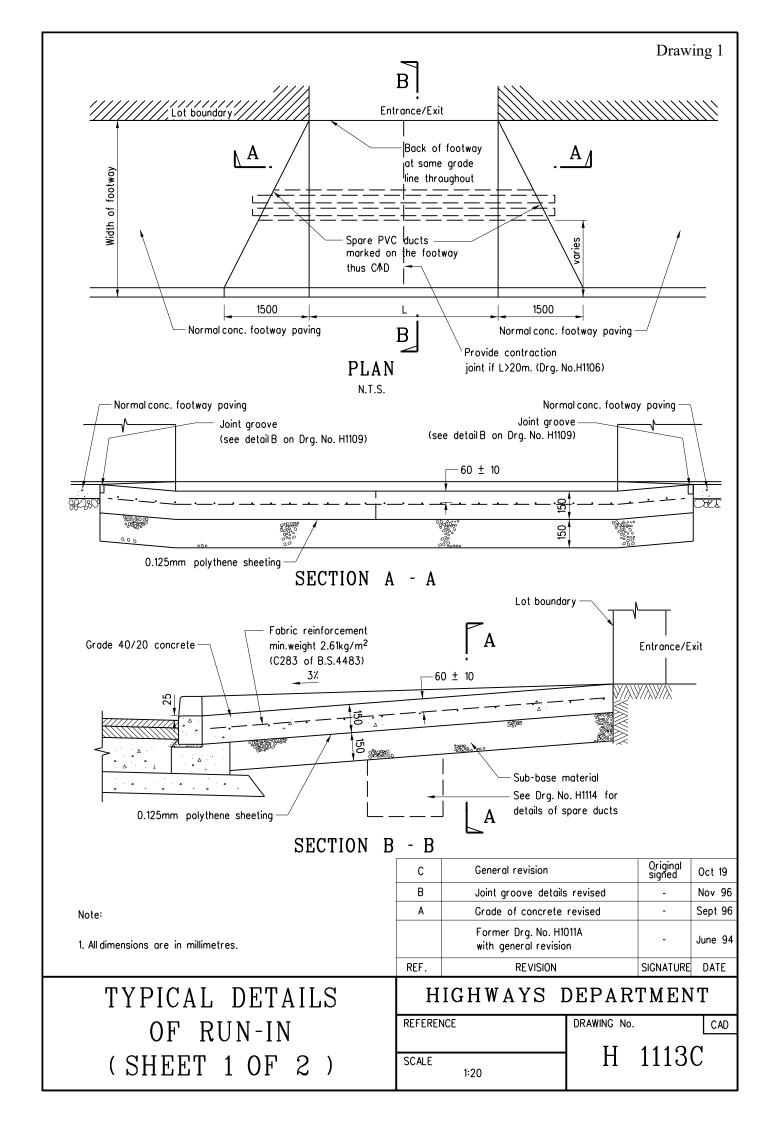
2 Site Condition

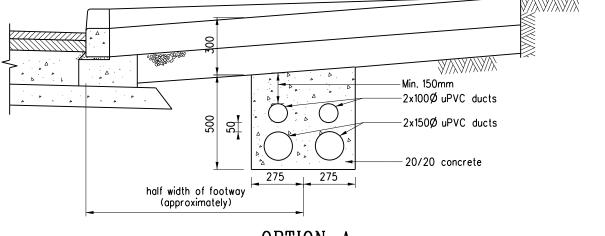
1 no. of loading/unloading space (L/UL) for Light Goods Vehicle is provided at the north-western portion of the Site. No existing run-in/out is provided at the Site. The strip of land connecting the proposed L/UL space at the Site and Ko Sheung Road is currently a footpath constructed with paver blocks.

3 Run-In/Out Proposal

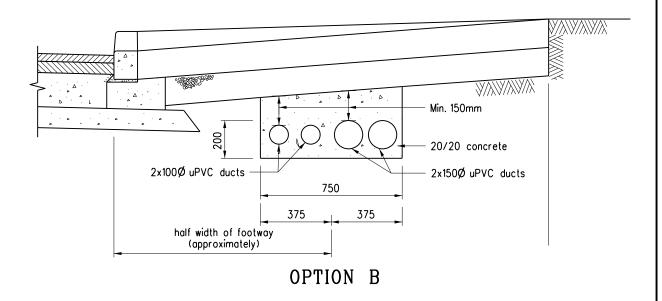
- 3.1 The proposed run-in/out will be about 8 m in width, with drop kerbs of about 1.5 m in width on both sides of the proposed run-in/out. (**Plan 8**). The design will be in accordance with the Highways Department (HyD) Standard Drawing Nos. H1113C and H1114B (**Drawings I** and **II**) and the 'Practice Note for Authorised Persons and Registered Structural Engineers on the Design and Construction of Run-in and Run-out on Public Road' (PNAP APP-144) issued by the Buildings Department.
- 3.2 Any possible damage to the adjoining pavement by the construction activities outside the area of the proposed run-in/out will be re-instated and made good.
- 3.3 Existing beam barriers are erected at the location of the proposed run-in/out. As such, the beam barriers are proposed to be split in order to provide an opening for the proposed run-in/out. Beam ends ramped down to anchor blocks will be reprovisioned in accordance with the latest version of HyD Standard Drawing Nos. H2117D and H2120A (**Drawings III** and **IV**). The applicant will employ relevant structural engineering contractors for the reprovisioning works.







OPTION A



Notes:

- 1. 100 diameter ducts are provided for cables of ATC or CCTV. 150 diameter ducts are provided for power cables.
- 2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
- 3. Position of both ends of the duct bank to be marked on footway thus CAD.

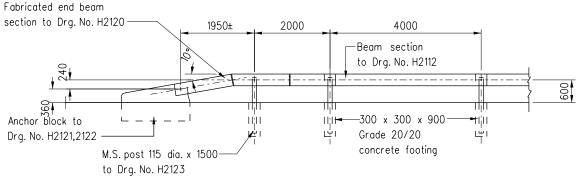
В	General revision	Original signed	Oct 19
Α	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS OF RUN-IN (SHEET 2 OF 2)

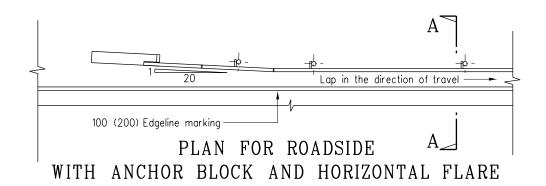
HIGHWAYS DEPARTMENT

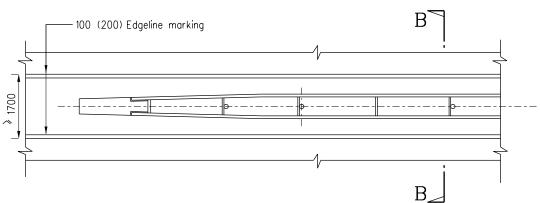
REFERENCE	DRAWING No.	CAD
SCALE 1:20	H 1114B	

Drawing 3



ELEVATION WITH BEAM END RAMPED DOWN TO ANCHOR BLOCK





PLAN FOR WIDE CENTRAL RESERVATION WITH ANCHOR BLOCK AND HORIZONTAL FLARE

Notes:

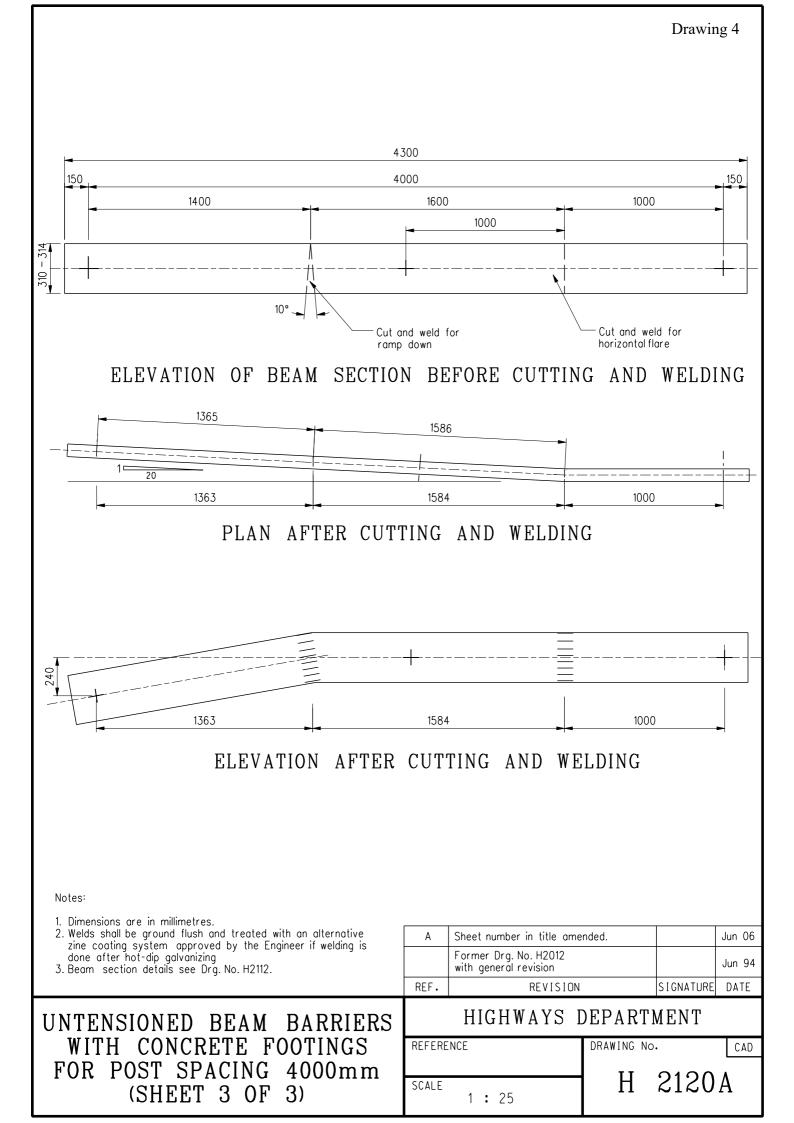
- 1. All dimensions are in millimetres.
- 2. For Sections A-A & B-B see Drg. No. H2119.
- 3. Where the concrete footing is located in block paved footpath, the footing should be made of colour concrete with colour to tie with that of the paving blocks.

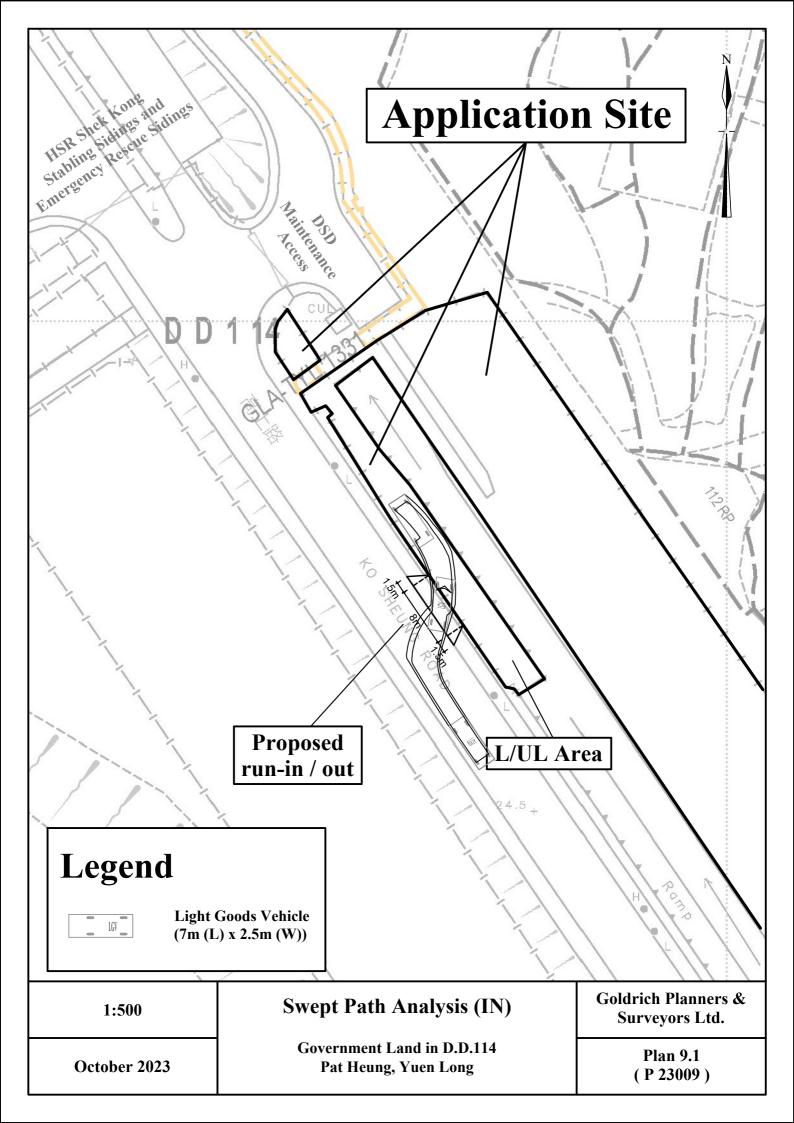
D	General revision and note 2 amended	Original signed	Nov 16
С	Sheet number in title amended.	-	Jun 06
В	Note 3 amended	-	Dec 00
Α	Note 3 added	-	Nov 99
	Former Drg. No. H2010/1 with general revision	-	Jun 94
REF.	REVISION	SIGNATURE	DATE

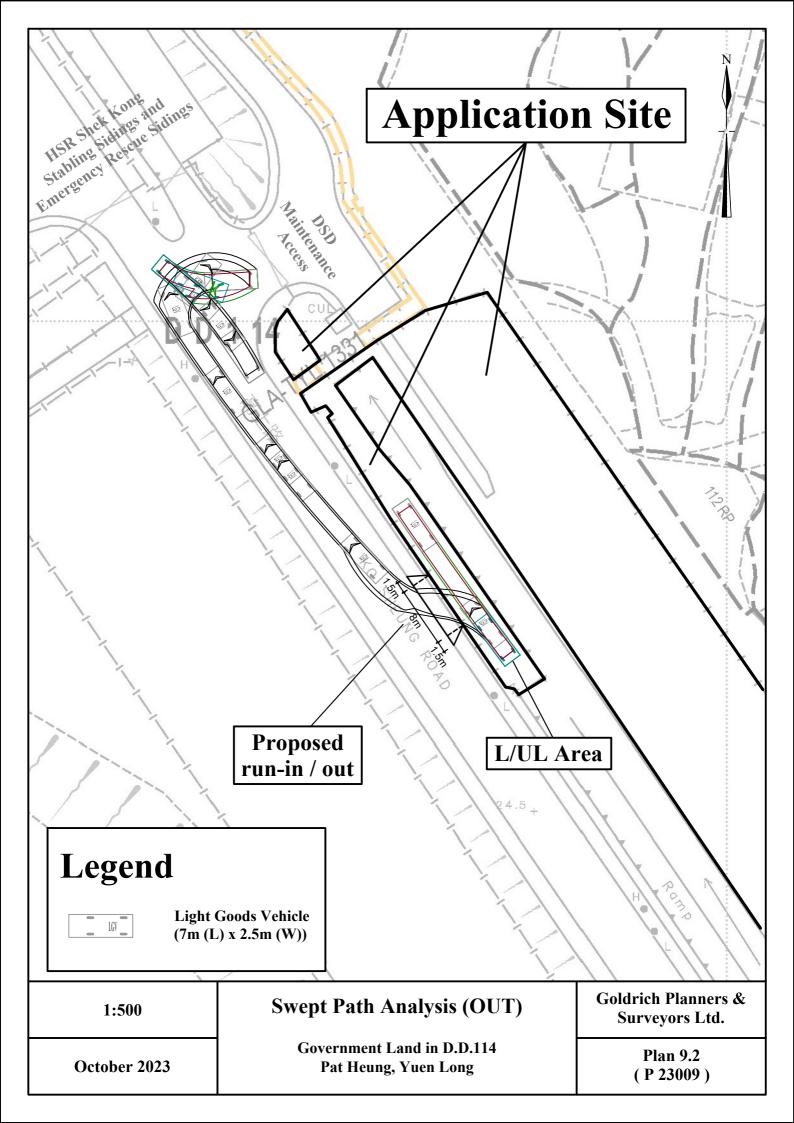
UNTENSIONED BEAM BARRIERS WITH CONCRETE FOOTINGS FOR POST SPACING 4000mm (SHEET 1 OF 3)

HIGHWAYS DEPARTMENT

REFERENCE D	DRAWING No. CAD
SCALE 1: 100	H 2117D







Gold Rich Planners & Surveyors Ltd.

金潤規劃測量師行有限公司

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香港新界元朗安樂路129號基達中心8樓 E室 83 E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PH/969

Our Ref.: P23009/TL23433

12 October 2023

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

By Post and Email: tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,

Government Land in D. D. 114, Pat Heung, New Territories

(Application No. A/YL-PH/969)

We write to submit revised FI in response to comments from the Agriculture, Fisheries and Conservation Department, Environmental Protection Department and Lands Department, as well as public comments conveyed by the Planning Department (Contact person: Mr. Long-ting YIP, Tel.: 3168 4046) via e-mails dated 18.9.2023 and 20.9.2023 for the captioned application.

We also write to clarify that the proposed development will be limited within the proposed paved area and the outdoor animal exercise areas as shown on Plan 4 in the original submission.

Yours faithfully, For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

Further Information for Planning Application No. A/YL-PH/969 Response-to-Comment

Comments from the Agriculture, Fisheries and Conservation Department dated 7.9.2023

Contact person: Ms. Cheuk-ling WONG (Tel.:2150 6933)

I. **Comments** Responses 1. It is noted from the aerial photo that the The proposed development will be limited within subject site is vegetated, yet it is noted from the proposed paved area and the outdoor animal application form (item 9) that there will be no exercise areas (Plan 4 of the original submission). tree felling. The applicant shall clarify According to LandsD's aerial photos (**Appendix I**) whether tree will be felled for the proposed taken from 2020 to 2022, the proposed paved area use. Moreover, there is a watercourse falls was barely covered with grass and there was no within the subject site. The applicant shall sign of tree clusters. The street view images clarify whether any measure will be (**Appendix II**) in 09.2019 and 03.2021 also implemented to avoid disturbance to the coincide with the observations on the aerial photos. watercourse during filling of land and operation. The Site is currently covered with some overgrown grass and newly grown trees of common species. No adverse impacts would be expected from tree felling. Existing trees along the edge of the drainage channel could be preserved to minimise the visual impact to the surrounding areas. The proposed filling of land and structures are located at the northwestern portion of the Site. At the eastern portion of the Site, the drainage channel falling within the Site and the vegetation on the strip of land on two sides of the drainage channel will be untouched (Plan 4 of the original submission). Hoardings will be erected along the boundary of the proposed filling of land during the construction stage to clearly mark the limit of the paving. Disturbance to the drainage channel arising from the proposed filling of land should not be concerned. For the operation stage, relevant drainage facilities such as peripheral u-channels and catchpits will be provided to mitigate any possible adverse drainage impacts will upon

receiving the planning approval.

Noting that the Site abuts an existing drainage channel, the design and construction of septic tanks will strictly follow the requirements as stipulated in ProPECC PN 5/93. All proposed structures are fully enclosed and connected to the proposed septic tanks via water-tight and leak-proof sewer. Threshold and floor drains are proposed to avoid the overflow of polluted surface runoff/sewage into adjacent drainage channel.

Your Ref.: A/YL-PH/969

Our Ref.: P23009

Comments from the Environmental Protection Department dated 12.9.2023

Contact person: Ms. Ming HE (Tel.:2835 2390)

II.	Comments	Responses
1.	It is noted that about 400 nos. of animals will	The maximum number of each type of animals
	be stayed at the site, please advise the	staying at the Site is as follow:
	maximum number of each type of animals	Dog: 250 / Cat: 120 /
	will be stayed at the site.	Rabbit: 20 / Lamb: 4 / Turtle: 6
2.	It is noted that all animals will stay in the	 Dogs and lambs will be allowed to stay at the
	kennels during sensitive hours (from 7 p. m.	outdoor activity areas beyond sensitive hours in
	to 9 a.m.), please advise whether outdoor	separate batches. Other types of animals will not
	activities are allowed outside sensitive hours.	be brought outdoor.
3.	If (2) is affirmative, please advise the	There will be no more than 30 dogs and 4 lambs
	maximum number of each type of animals	staying outdoor at the same time.
	will be allowed for outdoor activities at the	
	same time and any mitigation measures (e.g.	Muzzles and/or training leashes would be used to
	dog masks) will be adopted to minimise the	minimise any possible noise nuisance.
	noise nuisance.	
4.	Confirm no quarantine station or quarantine	 It is confirmed that no quarantine station or
	lairage for animals will be provided on site,	quarantine lairage for animals will be provided on
	i.e. not a designated project under the EIAO.	site, i.e. not a designated project under the EIAO.

Comments from the Lands Department dated 20.9.2023

Contact person: Ms. Pinky HEUNG (Tel.:2443 3300)

III.	Comments	Responses
1.	The applicant should clarify whether the proposed outdoor exercise areas for animals are confined to the areas shown coloured grey on Plan 3 of the Planning Statement.	The proposed outdoor exercise areas for animals will be confined within the areas shown coloured grey on Plan 3 of the Planning Statement.
2.	The applicant should also clarify if they are intended to landscape and beautify the proposed unpaved area along the river/watercourse.	The proposed unpaved area along the river/watercourse is currently covered by overgrown grass and clusters of newly grown trees. Regular horticultural maintenance and beautification for the vegetation can be carried out.

Public Comments received during public inspection

IV.	Comments	Responses
1.	No indication to the identity of the applicant.	The applicant, the Society for Abandoned Animals Limited (SAA), is a registered local charitable organisation established in 1998, with the aims to rescue and rehome abandoned animals, promote animal rights and welfare in the community, offer assistance to pet owners for veterinary services, and provide animal neutering programmes to control the number of stray animals. The application is to facilitate the relocation of SAA's existing premise in Yuen Long, which is expected to be resumed by the government by the first half of 2024 for the Yuen Long South Second Phase Development.
		Information on the applications is available for public inspection at the Planning Enquiry Counters.
2.	Institutional/Community use should not be borne out by land within the "AGR" zone.	According to the Notes of the OZP, "Animal Boarding Establishment" is a Column 2 use within the "AGR" zone, which may be permitted with or without conditions on application to the Board.
		Meanwhile, the Site is situated on a vacant government site for community, institutional or non-profit making purposes managed by LandsD (LandsD Ref. No. PH83). Non-government organisations and social enterprises may apply for short term tenancies for temporary use of vacant government land for community, institutional or other non-profit making purposes.
3.	The southern part of the site covers a section of a watercourse, which would cause drainage issue.	The boundary of the Site generally follows the boundary of the vacant government site (LandsD Ref. No. PH83) delineated by LandsD (Plan 2 of the original submission). It is to facilitate further STT application for temporary use upon obtaining the planning approval. The proposed development will be limited within the proposed

		paved area and the outdoor animal exercise areas (Plan 4 of the original submission). The remaining area will be untouched. No diversion to and/or filling of the existing drainage channel will be carried out in the proposed development. As such, drainage issue caused by the proposed development is not anticipated.
4.	The proposed development is in close proximity to the drainage channel and would generate polluted surface runoff/sewage.	Noting that the Site is in close proximity to an existing drainage channel, the design and construction of septic tanks will strictly follow the requirements as stipulated in ProPECC PN 5/93. All proposed structures are fully enclosed and connected to the proposed septic tanks via watertight and leak-proof sewer. Threshold and floor drains are proposed to avoid the potential overflow of polluted surface runoff/sewage into adjacent drainage channel.
5.	The proposed development would obstruct the access leading to private lots owned by villagers.	The adjacent private lots owned by villagers have no vehicular access connecting Ko Sheung Road. Vehicles have been getting access to adjacent private lots from Kam Tin Road via local tracks. To the immediate south of DSD's maintenance access, a pedestrian access across the drainage channel from Ko Sheung Road is available for public use (Appendix III). There is also a pedestrian path along the northern periphery of the site boundary (a strip of Government Land between the Site and Lot Nos. 108 & 112 R.P. in D.D. 114). These pedestrian accesses do not form part of the application site. As such, no obstruction to the access leading to private lots owned by villagers.

6.	The Site is only accessible from Ko Sheung
	Road via DSD's maintenance access, which
	involves various issues such as insurance and
	cost of maintenance.

The proposed development does not provide any parking space within the Site. No vehicles are expected to enter the Site via DSD's maintenance access.

The proposed loading and unloading area abuts Ko Sheung Road (Plan 5 of the original submission), which does not involve the use of DSD's maintenance access. Hence, relevant concerns in relation to insurance and cost of maintenance are outside the scope of the application.

7. The proposed development will attract large number of customers. Whilst the proposed development is located in rural area and no parking space is provided within the Site, it will cause high traffic flow and on-street parking along Ko Sheung Road.

Given its nature is to shelter abandoned animals, no commercial activities will be conducted, the proposed development is not expected to accept visitors frequently. Visitors who are interested in animal adoption are required to make prior reservation before visiting. As such, the concern of high traffic flow arising from the proposed development is not anticipated.

Visitors can always get access to the proposed development via public transport services (including taxis, buses and Green Minibuses). The nearest bus stop (Lai Uk Tsuen) is available at a distance of about 600 m to the south of the Site. The estimated walking time is approximately 10 minutes.

8. On-street parking caused by the proposed development will obstruct the access to the HSR Shek Kong Stabling Sidings and Emergency Rescue Sidings.

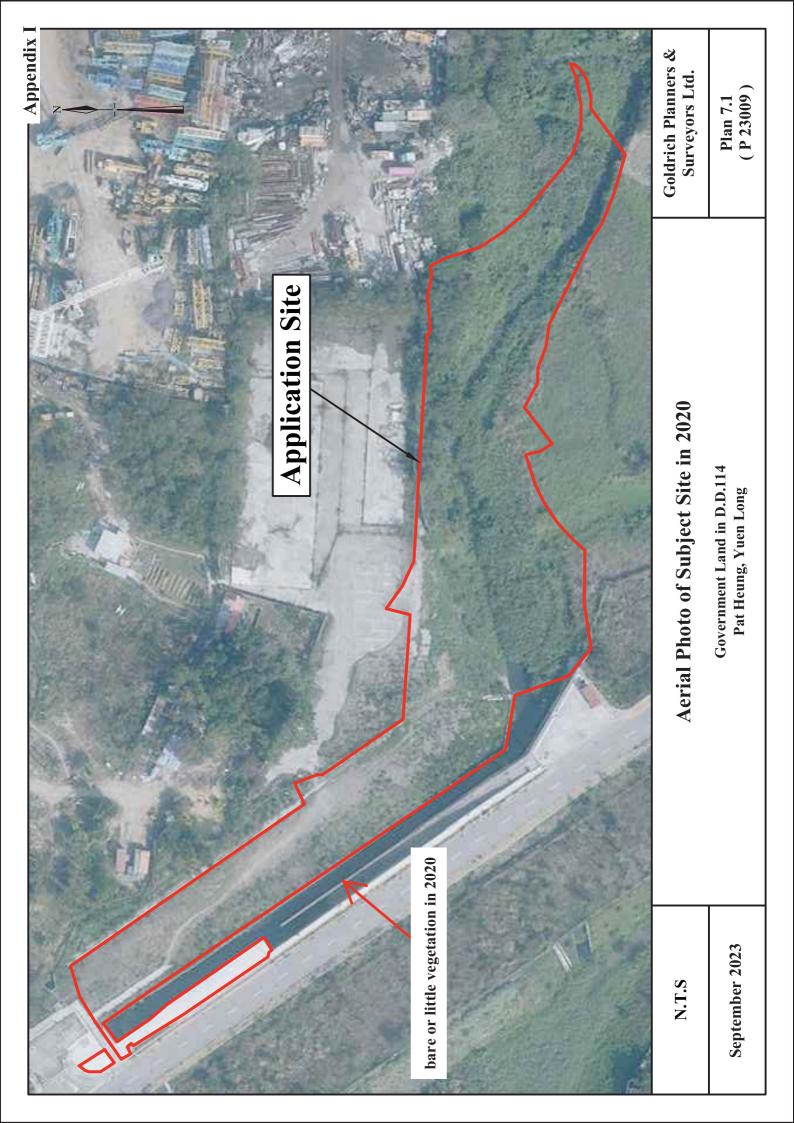
As mentioned above, visitors are encouraged to get access to the Site by public transport and no parking space is provided within the Site. Concerns over on-street parking along Ko Sheung Road arising from the proposed development is not expected.

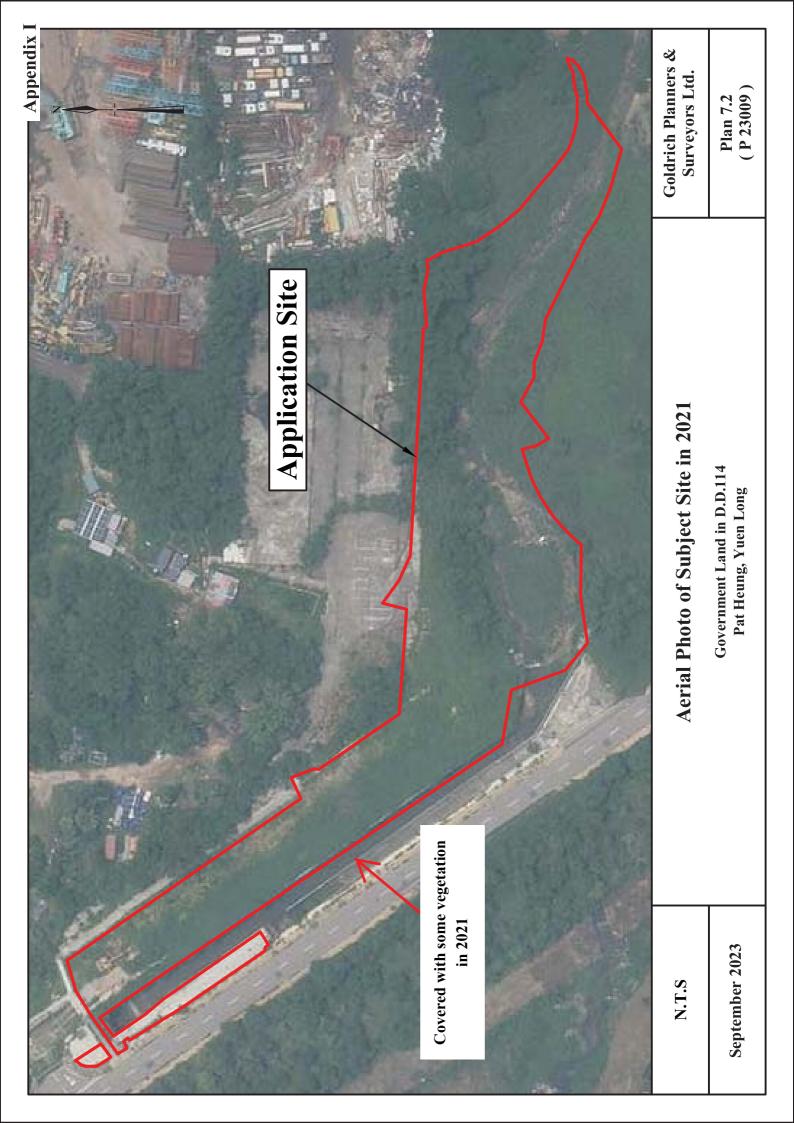
Meanwhile, the main vehicular ingress/egress of the HSR Sidings is on Kam Tin Road, where the nearest fire station (Pat Heung Fire Station) is about 750 m to its east. It is not expected to cause obstruction to the emergency services.

9. The proposed filling of land will cause obstruction to the drainage channel.

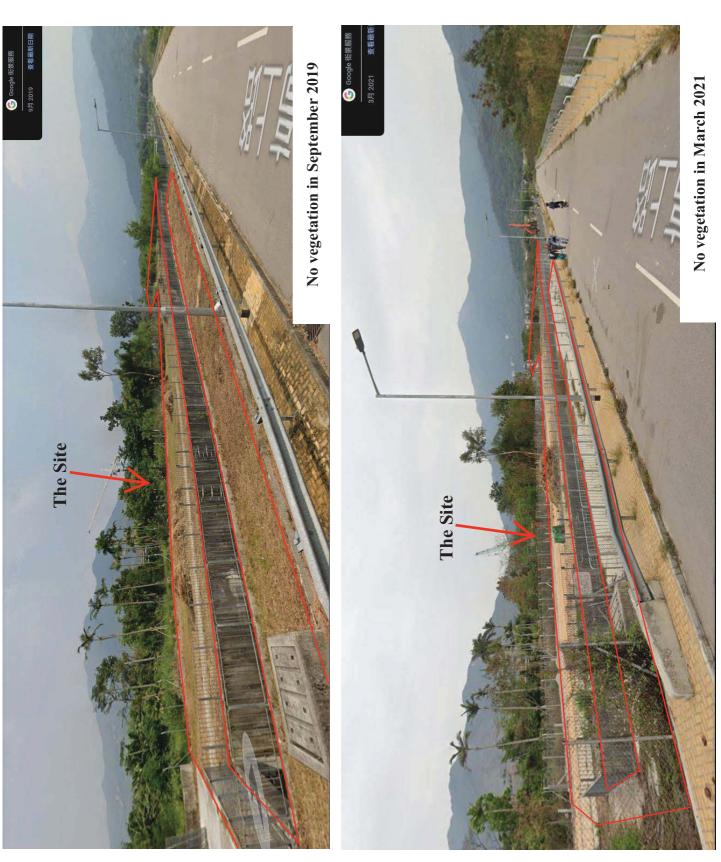
The steep, vertical artificial channel bank provides a clear boundary between the drainage channel and the proposed filling of land. Preventive measures such as hoardings will be provided to ensure that the filling of land will not extend beyond the proposed area.

The remaining unpaved area will be untouched. No diversion to the existing drainage channel will be carried out. As such, obstruction to the drainage channel caused by the proposed filling of land is not anticipated.









Street view image in 09.2019 (above) and 03.2021 (below) of the Site



Pedestrian access from Ko Sheung Road

Appendix Ic of RNTPC Paper No. A/YL-PH/969

Gold Rich Planners & Surveyors LTD.

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PH/969

Our Ref.: P23009/TL23479

10 November 2023

The Secretary
Town Planning Board
15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email: tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (4)

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,

<u>Government Land in D. D. 114, Pat Heung, New Territories</u>

(Application No. A/YL-PH/969)

We write to submit further information in response to comments from the Agriculture, Fisheries and Conservation Department conveyed by the Planning Department (Contact person: Mr. Long-ting YIP, Tel.: 3168 4046) via e-mail dated 3.10.2023 for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.



Further Information (4) for Planning Application No. A/YL-PH/969 Response-to-Comment

Comments from the Agriculture, Fisheries and Conservation Department dated 29.9.2023

Contact person: Ms. Cheuk-ling WONG (Tel.:2150 6933)

I.	Comment		Response
1.	The applicant shall provide information to		A tree survey was conducted and it proved that the
	justify the newly grown trees are common		majority of the trees within the Site are invasive
	species.		species and/or weedy species of low ecological
			significance, namely Leucaena leucocephala (銀
			合歡), Ficus hispida (對葉榕), Ficus tinctoria
			subsp. gibbosa (斜葉榕), Macaranga tanarius var.
			tomentosa (血桐) and Melia azedarach (苦楝). A
			total of 58 trees were identified within the Site.
			Among them, 2 nos. of trees (both are Leucaena
			leucocephala) located at the western part of the Site
			are proposed to be felled, whilst the remaining 56
			nos. of trees near the existing drainage channel are
		recommended to be preserved in situ.	
			A tree preservation and landscape proposal was
			conducted to assess and respond to the site
			conditions, development layout and function of the
			proposed development for the provision of a
			quality landscape scheme. Regular horticultural
			maintenance on existing vegetation will be
			provided by the applicant.
			Please refer to the enclosed proposal in
			Appendix I.

S.16 PLANNING APPLICATION FOR

THE PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT

WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

AND ASSOCIATED FILLING OF LAND

AT GOVERNMENT LAND IN D.D.114, PAT HEUNG, NEW TERRITORIES

Tree Preservation and Landscape Proposal

1st Submission

by



Date: 9 November 2023

Tree Preservation and Landscape Proposal

CONTENTS

- 1.0 Introduction
- 2.0 The Site
- 3.0 The Proposed Development
- 4.0 Existing Vegetation
- 5.0 Landscape Proposal
- 6.0 Planting Proposal
- 7.0 Proposal for Tree Preservation

APPENDICES

Appendix I Tree Schedule, Tree Survey Plan and Photographic Record of Existing Trees

Appendix II Landscape Master Plan and Landscape Sections

Appendix III Planting Plans

Appendix IV Maintenance Schedule of Soft Landscape Works

Tree Preservation and Landscape Proposal

1.0 Introduction

- 1.1 The proposed temporary animal boarding establishment with ancillary facilities for a period of 5 years and associated filling of land (the Proposed Development) is located at Government Land near Lot 114 R.P. in D.D. 114, Pat Heung, New Territories. This proposal is prepared as part of the planning application for the proposed development.
- 1.2 This proposal describes the concepts and principles underlying the Master Landscape Plan of the Proposed Development. It describes the proposed temporary animal boarding establishment with ancillary facilities and landscape design of the associated open space and tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape and tree preservation proposal present:
 - The existing tree vegetation;
 - The Landscape Master Plan;
 - Proposal for Tree Preservation; and
 - Planting Proposal of the Development.

2.0 The Site

- 2.1 The Site is located at Government Land near Lot 114 R.P. in D.D. 114, Pat Heung, New Territories. To the north of the Site is Pat Heung Fire Station while Pat Heung Old Temple is located to the east of the Site. It is bounded by Ko Sheung Road on its west which is the main vehicular and pedestrian access to the Site.
- 2.2 The Site itself is generally flat and covered by weeds and trees. Existing trees are mainly identified at the eastern portion of the Site close to the existing drainage channel. Most of them are in semi-mature size and exhibited fair tree forms and health conditions. Please be confirmed that no Old and Valuable Trees (OVT) and protected species have been identified in accordance with the DEVB TCW No. 5/2020 Registration and Preservation for Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.
- 2.3 The landscape character of the Site and its surroundings is a mixture of various land uses, including natural and disturbed slopes, e.g. Lam Tsuen Country Park, villages, e.g. Wang Toi Shan Tsuen, Shek Kong San Tsuen, open storages and rural settlements.

3.0 The Proposed Development

- 3.1 The Proposed Development comprises 9 structures for animal kennels, adoption area, veterinary consultation rooms solely for internal use, reception and administrative section, guardroom, storeroom and other ancillary uses. The existing drainage channel within the Site will be untouched. No structures will be erected on any unpaved area within the Site, which will be preserved as landscape area. 2 septic tanks are proposed for animal waste collection. Drawings of proposed development could be referred to indicative layout plan in planning application.
- 3.2 The proposed structures with different uses as shown as follows:

Table 1.0 Proposed Uses of the Structures

No.	Structures/Uses	No. of Storeys	Height
1	Administration, Veterinary	3	10m
	Room and Reception		
2	Animal Boarding	3	10m
	Establishment		
3	Animal Boarding	3	10m
	Establishment		
4	Animal Boarding	3	10m
	Establishment		
5	Storeroom	2	8m
6	3xExternal Ventilated Staircase	3	10m
	and Walkway		
7	Guardroom/ Storage	1	5m

- 3.3 About one-third of the Site is proposed to be paved with concrete of about 0.1m in depth to provide an access path, outdoor activity area for animals, and solid ground for the erection of structures and better site maintenance. As the ground level needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below.
- 3.4 The development layout has been overlaid on the Tree Survey Plan in **Appendix I** to illustrate the impact of the development on existing vegetation.

4.0 Existing Vegetation

4.1 A tree survey has been carried out on **01.11.2023**. A total of **58** nos. of trees within the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix I** and are outlined below:

Table 2.0 Composition of Surveyed Trees

Tree Species	Chinese Name	Qty	Tree No.	
Ficus hispida	對葉榕	5	T014, T047, T048, T049, T051	
Ficus tinctoria subsp. gibbosa	斜葉榕	1	T021	
Leucaena leucocephala	銀合歡	43	T001, T002, T003, T004, T005, T006, T007, T008, T009, T012, T013, T015, T016, T018, T019, T020, T023, T024, T026, T027, T030, T031, T032, T033, T034, T035, T036, T037, T038, T039, T040, T041, T042, T043, T044, T045,	

Landes Limited

	Total:	58	
Melia azedarach	苦楝	1	T010
Macaranga tanarius var. tomentosa	血桐	8	T011, T017, T022, T025, T028, T029, T050, T052
			T046, T053, T054, T055, T056, T057, T058

- 4.2 The Site is dominated by *Leucaena leucocephala* 銀合歡 (**43** nos.) which is a kind of self-propagated weedy species. The remaining species like *Macaranga tanarius var. tomentosa* 血桐 (**8** nos.), *Ficus hispida* 對葉榕 (**5** nos.) are also common hillside species in Hong Kong.
- 4.3 The health condition of the bulk of these trees is generally in <u>Fair</u> condition (87.93%) and the remaining trees are in <u>Poor</u> condition (12.07%).

Retention of Trees

4.4 As the eastern portion of the Site will remain untouched, **56** of total **58** surveyed trees can be preserved in situ. They will be protected and maintained during the construction stage and operation phase, in accordance with the details in Section 25 - Landscape Work in the General Specification for Building (2017) by the Applicant.

Felling and Transplantation of Trees

- 4.5 Trees in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:
 - a. trees have high amenity value;
 - b. trees with good form and health;
 - c. suitable access;
 - d. tree species able to be transplanted easily;
 - e. trees have suitable size and;
 - f. trees are young to semi-mature.
- 4.6 None of the affected trees can fulfil the criteria of transplantation above and is recommended for transplantation.
- 4.7 When there is direct conflict with the proposed works and when the trees are not transplantable as described in the above criteria, trees are proposed to be felled.
- 4.8 Revision on the architectural layout has been implemented to reduce the impact to existing trees, although minor conflicts are inevitable. Decisions are therefore made to fell any tree that is assessed to be of poor health condition and form and not cost effective for transplanting, 2 nos. of affected trees within Application Site are proposed to be felled. The justification for felling of trees has been shown in **Tree Schedule** in **Appendix I.** The factor for felling of trees are:
 - a. In direct conflict with the proposed permanent works or area required for construction;
 - b. Not transplantable; and
 - c. With poor health, form and amenity value.
- 4.9 **2** affected trees, i.e. **T0001** and **T0002** *Leucaena leucocephala* are invasive weedy species. As their structural stability is relatively low, both of them are proposed to be felled and compensated by quality trees.

- 4.10 Although there are many *Leucaena leucocephala* growing at the eastern portion of the Site and are recommended to be retained, their health conditions and structural stability will be closely monitored by the Applicant during operation stage.
- 4.11 The proposed development will can result in approx. **96.55**% retention of existing trees. The proposed treatment to the existing trees is summarized as follows:

Table 3.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	No. of Trees
Number of Trees to be Retained	56
Number of Trees to be Felled	2
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	58

Tree Preservation and Landscape Proposal

5.0 Landscape Proposal (Appendix II refers)

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:
 - Response to the site context, both in terms of landscape character and visual amenity;
 - Creation of a green setting by maximising the opportunity for soft landscape;
 - Establishment of pleasant landscape areas which meet the varying needs of users; and
 - Minimization of future maintenance requirements.
- 5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in **Appendix II** for ease of reference.
 - Hong Kong Planning Standards and Guidelines;
 - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
 - Design Manual: Barrier Free Access 2008 (Building Department);
 - DEVB TC W No. 6/2015 Maintenance of Vegetation and Hard Landscape Features; and
 - LAO Practice Note No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease.

5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

Minimisation of Extent of Site Formation Works

5.1.2 The Site is gentle flat land at **+26.0**mPD. About one-third of the Site is proposed to be paved with concrete of about 0.1m in depth while the remaining area will remain untouched, in order to minimize the extent of site formation work and the landscape impact. Consequently, this has greatly reduced the amount of the cutting/ filling required for the proposed development.

Integration of the Proposed Development with the Surrounding Landscape

- 5.1.3 In order to provide buffer area between the Proposed Development and the adjacent road corridor, edge planting verge (mini. 2m wide) are proposed at the western portion of the Site. The will help to provide a smooth transition between the Proposed Development and the surrounding environment. Please refer to the landscape section, dwg. No. **LD101** in **Appendix II** for reference. More importantly, majority of the dense tree clusters to the east of the Site, which is important landscape resources, can be preserved in situ.
- 5.1.4 As a consequence, **56** of total **58** surveyed trees, (i.e. **96.55%**) will be retained. Together with a total **19** of new tree planting, the conscious green design will provide greening in better quality to further enhance the overall appearance and visual quality of the development. All the retained trees and proposed trees within Application Site Boundary will all be maintained by the Applicant.

Planting Design

- 5.1.5 New Planting will be predominantly native and primary evergreen in nature. This will also help in promote a tranquil and harmonic environment to the users. The selection of plant combination enrich the colour complexity and visual gradation of the Proposed Development.
- 5.1.6 Where practicable, heavy standard trees, shrubs, groundcover and grass are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in **Appendix III**.

5.2 Soil Depth and Drainage for Planting

5.2.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layers, water-proofing and protective screening exclusive is listed below:

Table 4.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Climber	600mm
Groundcover/ Turf	300mm

5.3 Irrigation

5.3.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.4 Future Maintenance

Soft Landscape Element

- 5.4.1 For the development, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the Applicant.
- 5.4.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the site.
- 5.4.3 The maintenance schedule for soft landscape works has been included in **Appendix IV**. It is important to mention that tree risk assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.

6.0 Planting Proposals (Appendix III refers)

- 6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
 - To compensate the loss of affected trees;
 - To enhance the ecological value of the existing plantation; and
 - To screen the temporary storage area and reduce the visual impact to the nearby occupants.
- The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix III.**

Table 5.0 Planting Schedule of Ornamental Trees and Shrubs

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
Bischofia javanica	秋楓	4000X2000X80	5000
Osmanthus fragran	桂花	4000X2000X80	5000
Terminalia mantaly	細葉欖仁	5500X2000X80	5000
SHRUBS		Height x Spread (mm)	
Codiaeum variegatum	黃洒金	350X300	300
Melastoma candidum	野牡丹	350X300	300
Ruellia coerulea	翠蘆莉	400X400	350
Schefflera arboricola "Trinette"	黃金鵝掌藤	500X500	450
GROUNDCOVER		Height x Spread (mm)	
Lantana	小莊田郷区	300X300	250
montevidensis	小葉馬纓丹		
Nephrolepis auriculata	腎蕨	250X150	150
Ophiopogon bodinieri	沿階草	250X250	200
GRASS			
Axonopus compressus	大葉草	-	-

- In this study area, **58** nos. of trees within the Application Site Boundary were surveyed. No trees outside the Application Site Boundary will be affected by the proposed development. **2** nos. of trees within Application Site Boundary are proposed to be felled while **56** trees are proposed to be retained.
- 6.4 **19** heavy standard trees with average DBH approx. 80 mm are proposed to be planted to compensate the loss of existing trees. All new trees within the Application Site Boundary will all be maintained by the Applicant.

Upon the above, the tree compensation proposal can achieve a ratio not less than 1:1 in terms of quality and quantity as shown of follows:

Quantity of loss of trees: 2 nos.

Accumulated DBH loss of trees: 0.32m

Quantity of compensatory trees: 19 nos.

Quantity compensation ratio approx. 1:9.5
DBH compensation approx. 1:52m
DBH compensation ratio approx. 1:4.75

Tree Preservation and Landscape Proposal

7.0 Proposal for Tree Preservation

- 7.1 In this project, total **58** nos. of trees were identified within the Application Site Boundary. **56** existing trees are preserved and protected on site. The following measures should be undertaken:
- 7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects Compliance with Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 Landscape Work in the General Specification for Building (2017).
- 7.1.3 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to the Applicant. The maintenance schedule for soft landscape works has been included in **Appendix IV.**
- 7.1.4 During the construction and operation period, the Applicant should be responsible to undertake vegetation maintenance and tree risk assessment in accordance with the Handbook on Tree Management (HTM) by DEVB. Besides, the Applicant shall maintain all the preserved trees, proposed trees, shrubs, groundcovers and lawn in healthy conditions.

S.16 Planning Application for The Proposed Temporary Animal Boarding Establishment With Ancillary Facilities for a Period of 5 Years and associated Filling of land at Government Land near Lot 114 R.P. in D.D. 114 Pat Heung, New Territories

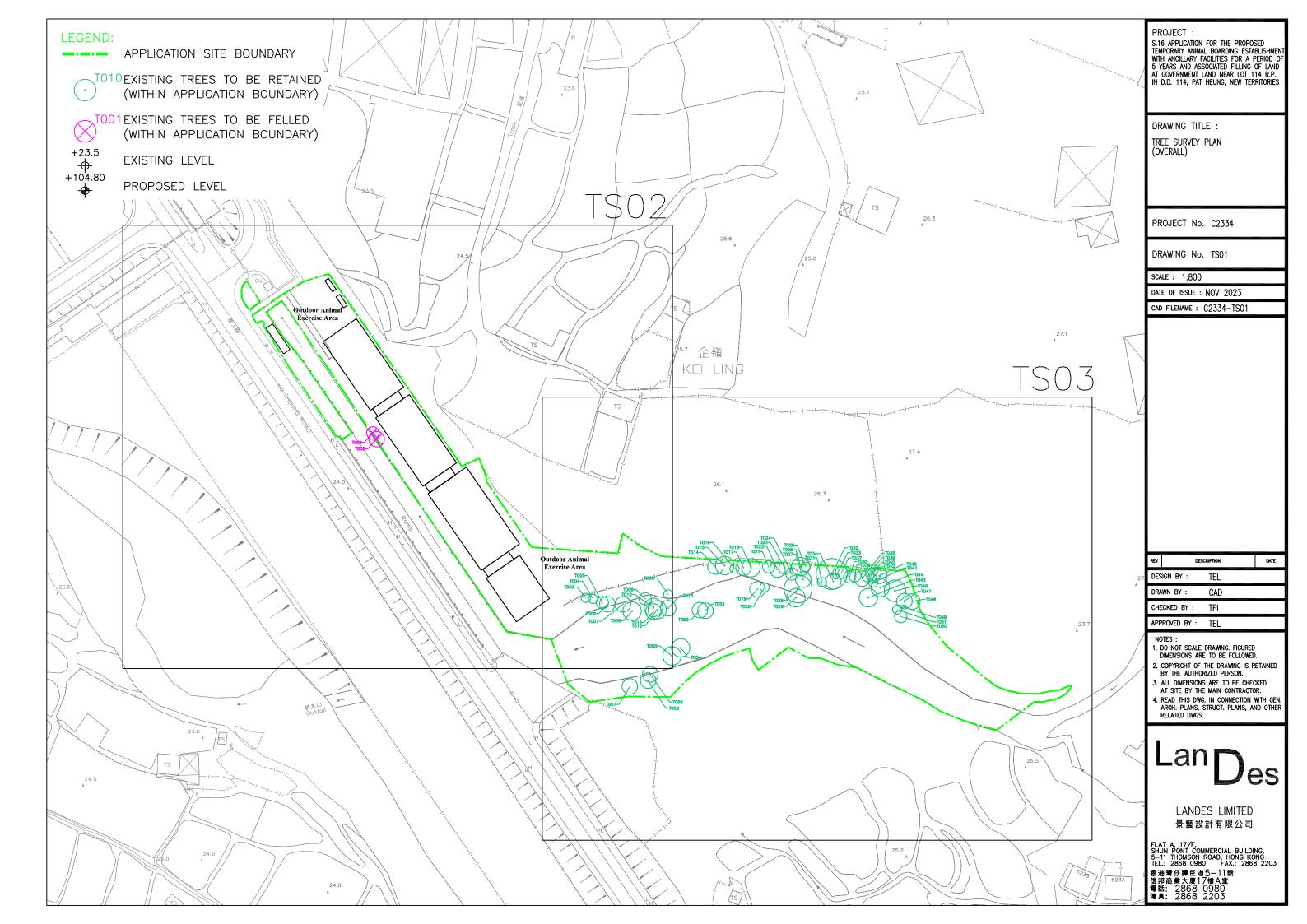
Tree Preservation and Landscaping Proposal

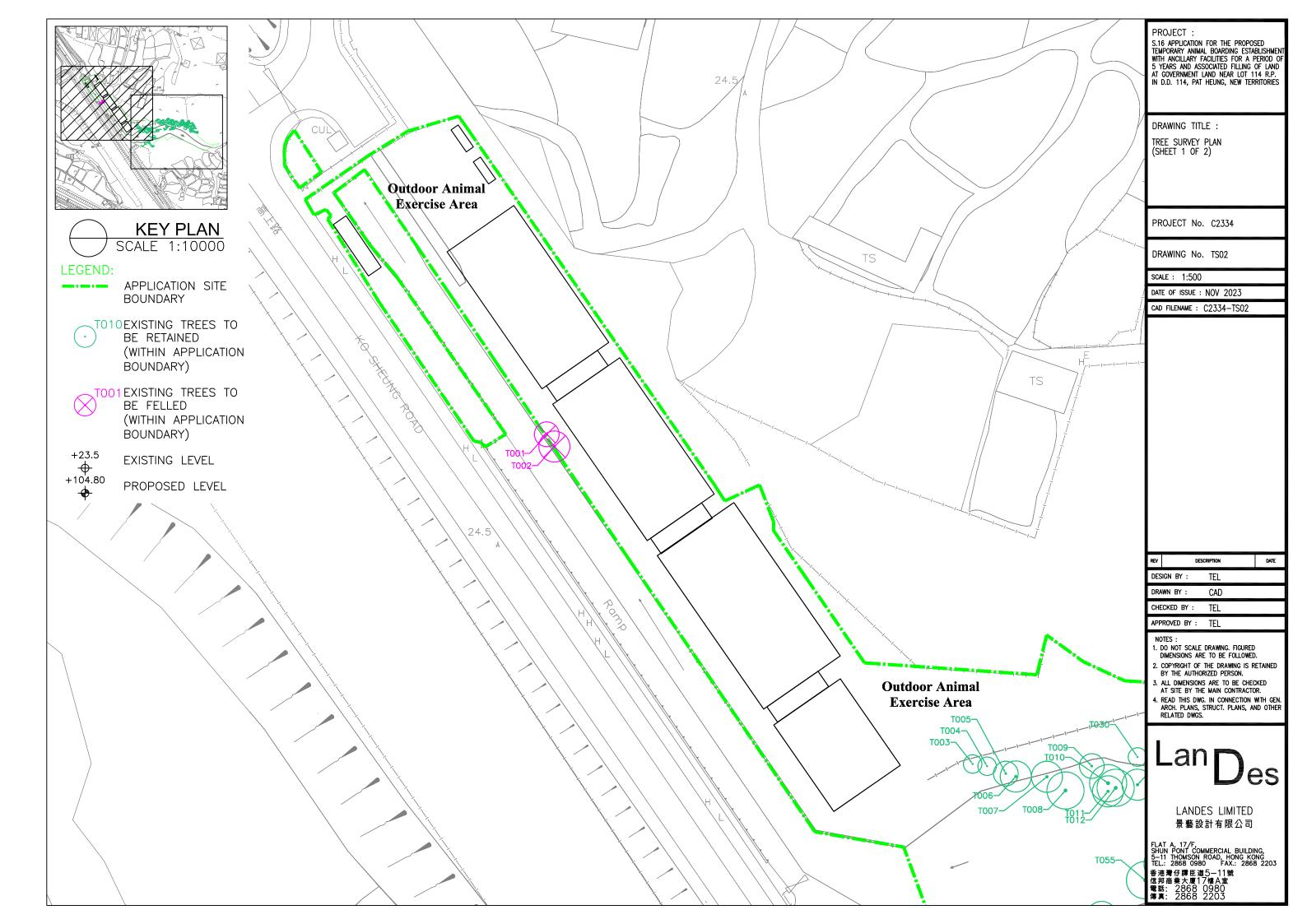
Appendix I

Tree Schedule, Tree Survey Plan

And

Photographic Record of Existing Trees







Tree Assessment Schedule for
The Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and associated Filling of Land at Government Land near Lot 114 R.P. in D.D. 114, Pat Heung, New Territories
Prepared by Mr. Ted Lam (R.L.A. No. R073) on 1 November 2023
To be read in conjunction with Tree Survey Plan, dwg. no. C2334-TS01

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Tree Schedule

ree Scne	ddie												
Tree	Name		Original Location		Size		Tree Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment in Curestricted rootent Proposal	Justification for Tree Felling	Remark
			(Within/ Outside										
No.	Botancial Name		Application Site Boundary Within Application Site				(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		restricted root, multiple trunks, included bark, trunk cross with fence,
T001	Leucaena leucocephala	銀合歡	Boundary	184	5	4	Poor	Fair	Low	Low	Fell	1,2,3,4,7	dieback
T002	Leucaena leucocephala	銀合歡	Within Application Site Boundary	139	5	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	multiple trunks, included bark, trunk cross with fence
T003	Leucaena leucocephala	銀合歡	Within Application Site Boundary	116	6	3	Poor	Fair	Low	Low	Retain	-	leaning
T004	Leucaena leucocephala	銀合歡	Within Application Site Boundary	110	6	3	Poor	Fair	Low	Low	Retain	-	leaning
T005	Leucaena leucocephala	銀合歡	Within Application Site Boundary	195	6	4	Poor	Fair	Low	Low	Retain	-	leaning, uproot
T006	Leucaena leucocephala	銀合歡	Within Application Site Boundary	143	5	5	Poor	Fair	Low	Low	Retain	-	multiple trunks, included bark, imbalanced crown
T007	Leucaena leucocephala	銀合歡	Within Application Site Boundary	149	5	5	Poor	Fair	Low	Low	Retain	-	multiple trunks, included bark, uproot
T008	Leucaena leucocephala	銀合歡	Within Application Site Boundary	139	5	6	Poor	Fair	Low	Low	Retain	-	leaning, multiple trunks, included bark
T009	Leucaena leucocephala	銀合歡	Within Application Site Boundary	105	6	4	Poor	Fair	Low	Low	Retain	-	leaning
T010	Melia azedarach	苦楝	Within Application Site Boundary	186	8	6	Fair	Fair	Low	Low	Retain	-	V-shaped branch union
T011	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	147	4.5	5	Poor	Fair	Low	Low	Retain	-	leaning, multiple trunks, included bark, cross trunks with T12
T012	Leucaena leucocephala	銀合歡	Within Application Site Boundary	230	8	6	Poor	Fair	Low	Low	Retain	-	multiple trunks, included bark, imbalanced crown, cross trunks with T1:
T013	Leucaena leucocephala	銀合歡	Within Application Site Boundary	126	7	5	Poor	Fair	Low	Low	Retain	-	leaning
T014	Ficus hispida	對葉榕	Within Application Site	114	3	5	Poor	Fair	Low	Low	Retain	-	restricted root, co-dominant trunks, included bark, trunk cross with iron
T015	Leucaena leucocephala	銀合歡	Boundary Within Application Site	248	6	6	Poor	Fair	Low	Low	Retain	=	restricted root, trunk bending, decay branch, imbalanced crown
T016	Leucaena leucocephala	銀合歡	Boundary Within Application Site Boundary	190	6	3	Poor	Poor	Low	Low	Retain	-	restricted root, leaning, broken trunk
T017	Macaranga tanarius var. tomentosa	血桐	Within Application Site	230	5	5	Poor	Fair	Low	Low	Retain	-	restricted root, leaning, co-dominant trunks, included bark
T018	Leucaena leucocephala	銀合歡	Boundary Within Application Site	286	7	6	Poor	Fair	Low	Low	Retain	-	restricted root, root plate movement, multiple trunks, included bark
T019	Leucaena leucocephala	銀合歡	Boundary Within Application Site	252	7	5	Poor	Fair	Low	Low	Retain	-	leaning, V-shaped branch union
T020	Leucaena leucocephala	銀合歡	Boundary Within Application Site	180	9	3	Poor	Fair	Low	Low	Retain	_	root plate movement
T021	Ficus tinctoria subsp. gibbosa	斜葉榕	Boundary Within Application Site	130	5	4	Poor	Fair	Low	Low	Retain	_	restricted root, leaning, trunk cross with fence
			Boundary Within Application Site			5				· ·			
T022	Macaranga tanarius var. tomentosa	血桐	Boundary Within Application Site	126	5	_	Fair	Fair	Low	Low	Retain	-	exposed dead wood in trunk, cross branches
T023	Leucaena leucocephala	銀合歡	Boundary Within Application Site	110	5.5	4	Poor	Fair	Low	Low	Retain	=	V-shaped branch union, imbalanced crown, branch cross with fence
T024	Leucaena leucocephala	銀合歡	Boundary Within Application Site	166	7	4	Poor	Fair	Low	Low	Retain	-	co-dominant trunks, root plate movement, decay trunk restricted root, co-dominant trunks, included bark, cross trunks with
T025	Macaranga tanarius var. tomentosa	血桐	Boundary	252	5.5	6	Poor	Fair	Low	Low	Retain	=	T26, cross branches with T31
T026	Leucaena leucocephala	銀合歡	Within Application Site Boundary	119	7	3	Fair	Fair	Low	Low	Retain	-	restricted root, cross trunks with T25, trunk cross with iron bar
T027	Leucaena leucocephala	銀合歡	Within Application Site Boundary	293	9	5	Poor	Fair	Low	Low	Retain	-	restricted root, root plate movement, cross trunks with T28
T028	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	468	7	9	Poor	Fair	Low	Low	Retain	-	multiple trunks, included bark, cross trunks with T27
T029	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	340	6	6	Poor	Fair	Low	Low	Retain	-	restricted root, multiple trunks, included bark, imbalanced crown
T030	Leucaena leucocephala	銀合歡	Within Application Site Boundary	178	8	3	Poor	Fair	Low	Low	Retain	-	multiple trunks, included bark, decay trunk
T031	Leucaena leucocephala	銀合歡	Within Application Site Boundary	150	9	3	Poor	Fair	Low	Low	Retain	-	restricted root, leaning, cross branches with T25
T032	Leucaena leucocephala	銀合歡	Within Application Site Boundary	316	9	10	Poor	Fair	Low	Low	Retain	-	restricted root, co-dominant trunks, included bark, decay branch
T033	Leucaena leucocephala	銀合歡	Within Application Site Boundary	152	5	2	Poor	Poor	Low	Low	Retain	-	restricted root, leaning, decay trunk
T034	Leucaena leucocephala	銀合歡	Within Application Site Boundary	190	5	5	Poor	Fair	Low	Low	Retain	-	restricted root, root plate movement, decay trunk, cross trunks with T35
T035	Leucaena leucocephala	銀合歡	Within Application Site Boundary	225	9	4	Poor	Fair	Low	Low	Retain	-	restricted root, root plate movement, cross trunks with T34
T036	Leucaena leucocephala	銀合歡	Within Application Site	203	9	4	Poor	Fair	Low	Low	Retain	-	restricted root, leaning
		1	Boundary	-	L	l	ļ	1	1	l .	1	1	

T037	Leucaena leucocephala	銀合歡	Within Application Site Boundary	197	8	4	Poor	Fair	Low	Low	Retain	-	restricted root, trunk crooked, decay branch
T038	Leucaena leucocephala	銀合歡	Within Application Site Boundary	218	7	5	Poor	Fair	Low	Low	Retain	-	restricted root, leaning, multiple trunks, included bark, cross trunks
T039	Leucaena leucocephala	銀合歡	Within Application Site Boundary	130	7	4	Poor	Fair	Low	Low	Retain	-	restricted root, leaning, heartwood damage in trunk
T040	Leucaena leucocephala	銀合歡	Within Application Site Boundary	250	9	5	Poor	Poor	Low	Low	Retain	=	restricted root, leaning, decay in trunk, cross trunk with T41
T041	Leucaena leucocephala	銀合歡	Within Application Site Boundary	157	6	3	Poor	Poor	Low	Low	Retain	=	restricted root, leaning, decay trunk, cross trunk with T40
T042	Leucaena leucocephala	銀合歡	Within Application Site Boundary	258	9	3	Poor	Fair	Low	Low	Retain	=	restricted root, leaning
T043	Leucaena leucocephala	銀合歡	Within Application Site Boundary	366	5	6	Poor	Poor	Low	Low	Retain	-	leaning, co-dominant trunks, included bark, decay trunk
T044	Leucaena leucocephala	銀合歡	Within Application Site Boundary	284	8	6	Poor	Fair	Low	Low	Retain	-	leaning, co-dominant trunks, included bark, V-shaped branch union
T045	Leucaena leucocephala	銀合歡	Within Application Site Boundary	157	7	5	Poor	Poor	Low	Low	Retain	-	leaning, crack in branch, broken trunk
T046	Leucaena leucocephala	銀合歡	Within Application Site Boundary	354	8	7	Poor	Fair	Low	Low	Retain	-	leaning, uproot, co-dominant trunks, included bark
T047	Ficus hispida	對葉榕	Within Application Site Boundary	268	5	5	Poor	Fair	Low	Low	Retain	-	multiple trunks, included bark, cross trunks
T048	Ficus hispida	對葉榕	Within Application Site Boundary	209	5	5	Poor	Fair	Low	Low	Retain	-	leaning, multiple trunks, included bark, decay trunk
T049	Ficus hispida	對葉榕	Within Application Site Boundary	100	4	1	Poor	Poor	Low	Low	Retain	-	trunk crooked, decay branch
T050	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	125	4	4	Poor	Fair	Low	Low	Retain	-	leaning, exposed dead wood in trunk, imbalanced crown
T051	Ficus hispida	對葉榕	Within Application Site Boundary	130	4	3	Poor	Fair	Low	Low	Retain	-	co-dominant trunks, included bark, imbalanced crown
T052	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	156	5	5	Poor	Fair	Low	Low	Retain	-	leaning, co-dominant trunks, included bark
T053	Leucaena leucocephala	銀合歡	Within Application Site Boundary	208	8	5	Poor	Fair	Low	Low	Retain	-	root plate movement, co-dominant trunks, included bark
T054	Leucaena leucocephala	銀合歡	Within Application Site Boundary	160	6	6	Poor	Fair	Low	Low	Retain	-	near river, heartwood damage in trunk, imbalanced crown
T055	Leucaena leucocephala	銀合歡	Within Application Site Boundary	198	6	6	Poor	Fair	Low	Low	Retain	=	near river, co-dominant trunks, included bark, truncated branch
T056	Leucaena leucocephala	銀合歡	Within Application Site Boundary	180	7	5	Poor	Fair	Low	Low	Retain	=	near river, leaning
T057	Leucaena leucocephala	銀合歡	Within Application Site Boundary	152	6	5	Poor	Fair	Low	Low	Retain	=	near river, V-shaped branch union, truncated branch
T058	Leucaena leucocephala	銀合歡	Within Application Site Boundary	153	6	5	Poor	Fair	Low	Low	Retain	=	co-dominant trunks, included bark
			Dodnidary		l		l	I.	I.	1	1	I.	

Abbreivations in the tree schedule

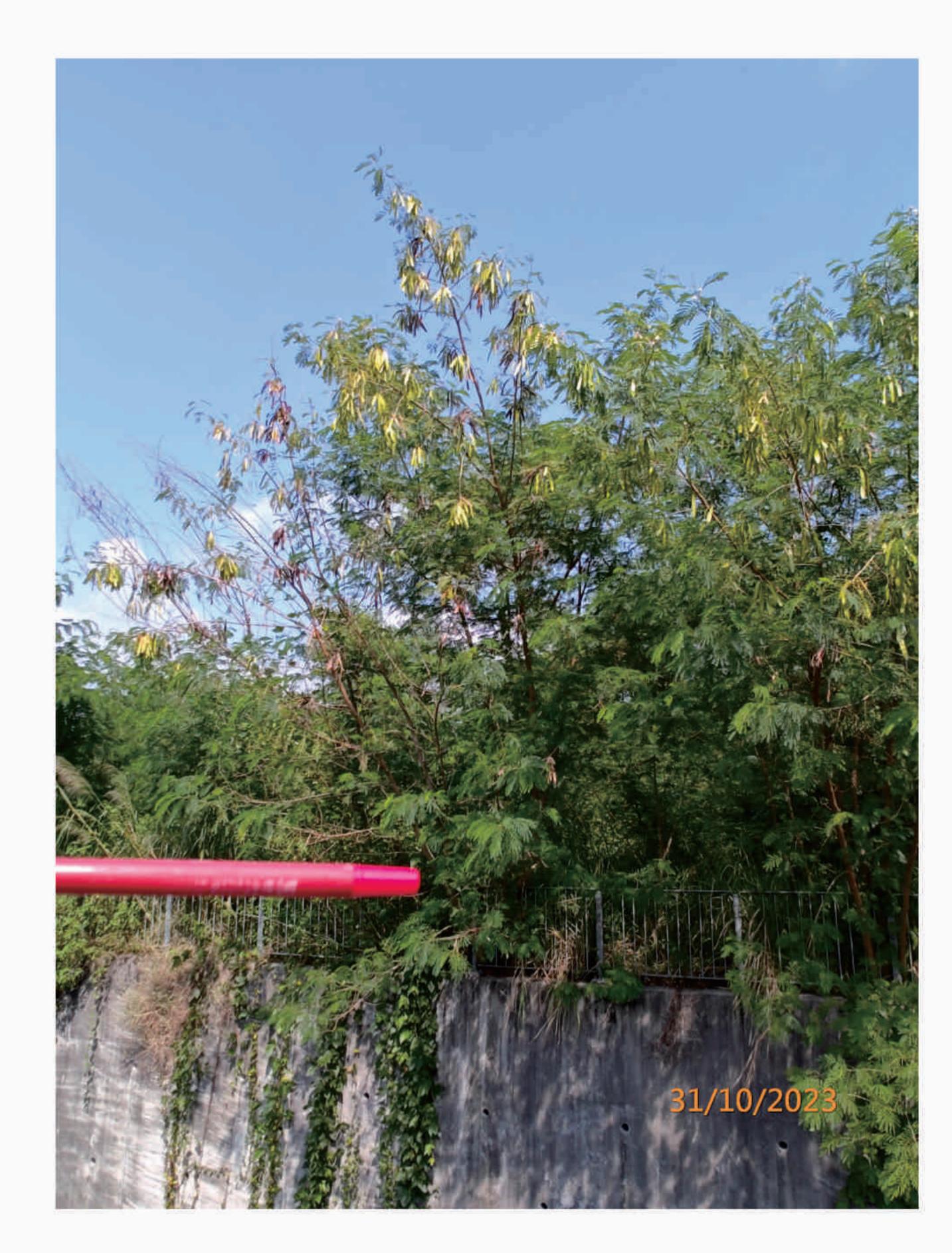
*Justification for Tree felling:

- Tree is in direct conflict with the proposed works.
 Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures, near pond).
- 3. Weedy species without special ecological significance or species creating maintenance problem.
- 4. Tree with poor health and/or form for transplantation.
- 5. Lack of access for transplantation machinery or vehicle.
- 6. Species of low post-transplantation survival rate.
 7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

Summary of Tree Survey

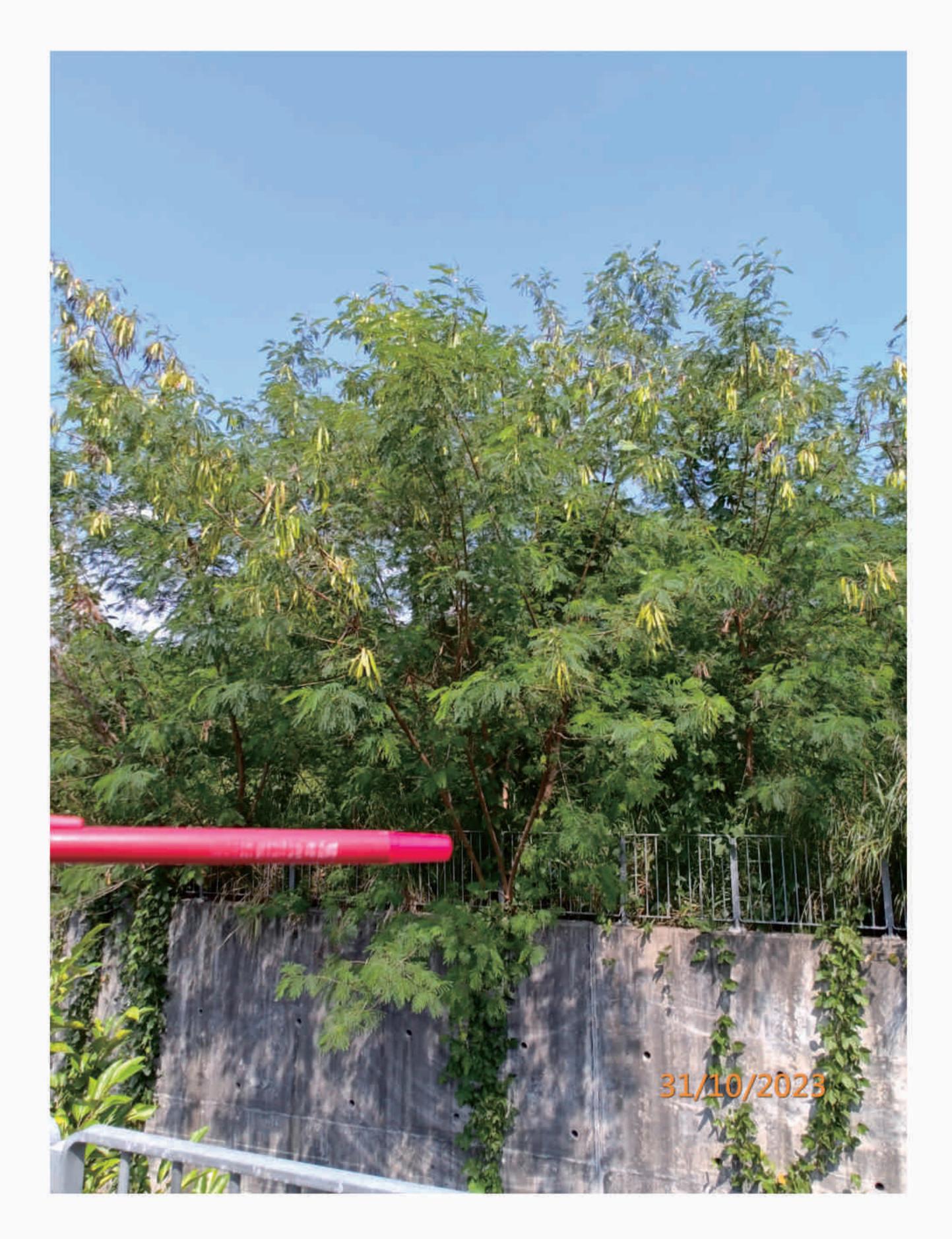
Total Number of Surveyed Trees:	58 nos.
Number of Trees to be Retained:	56 nos.
Number of Trees to be Transplanted:	0
Number of Trees to be Felled:	2 nos.
Aggregate Loss of DBH:	0.32m
Number of Compensatory Trees:	19 nos.
DBH Compensation:	1.52m





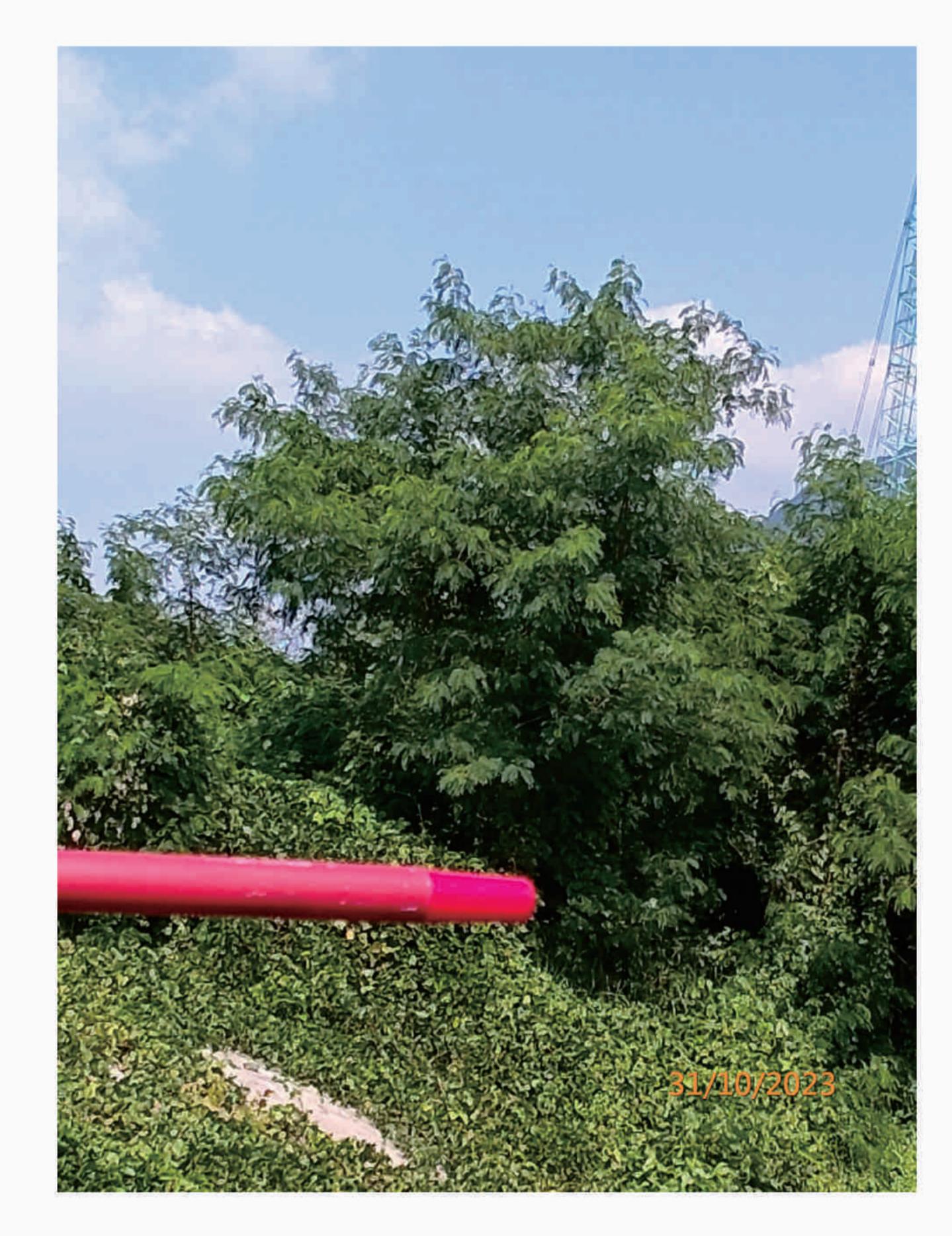
T01 T01



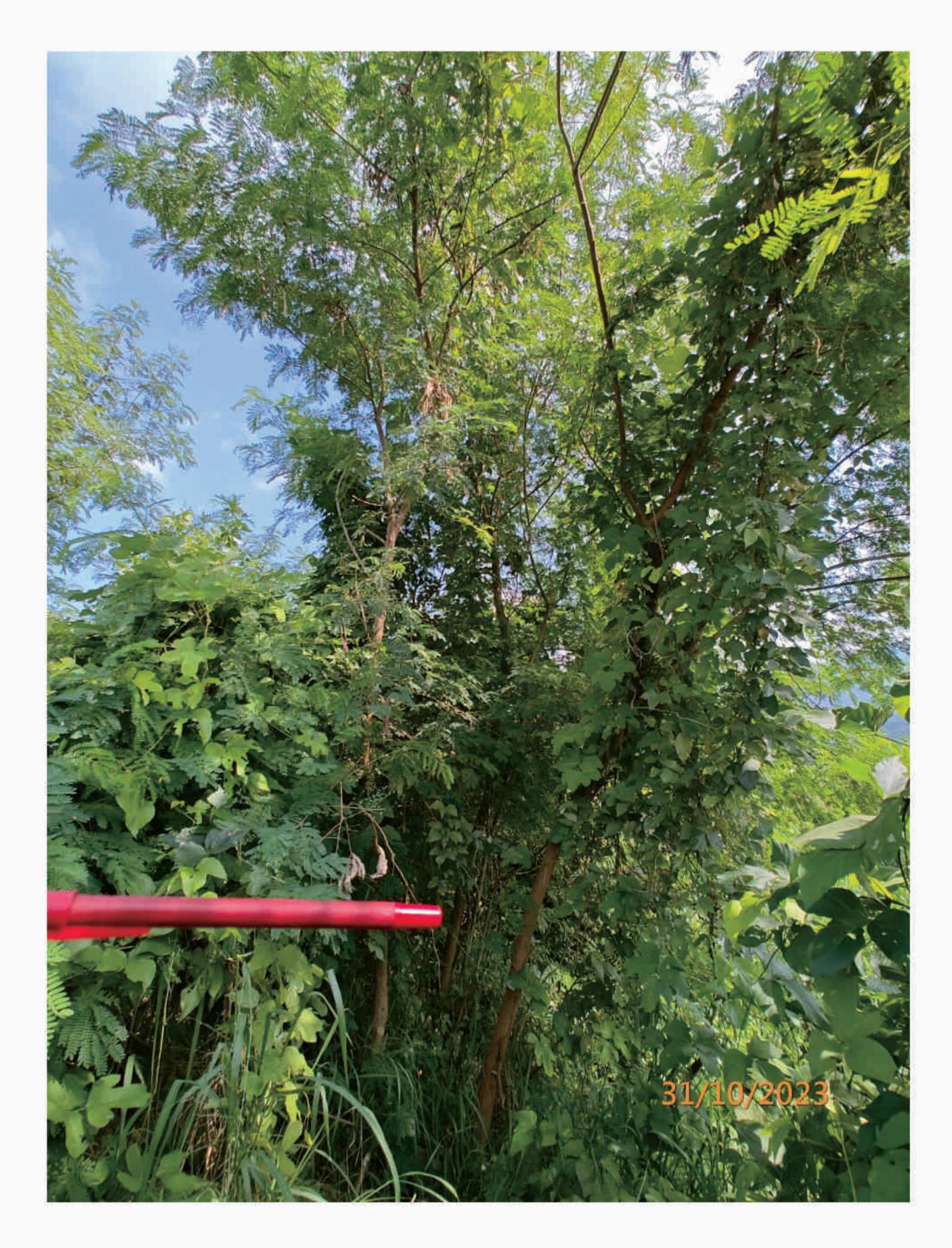


T02 T02







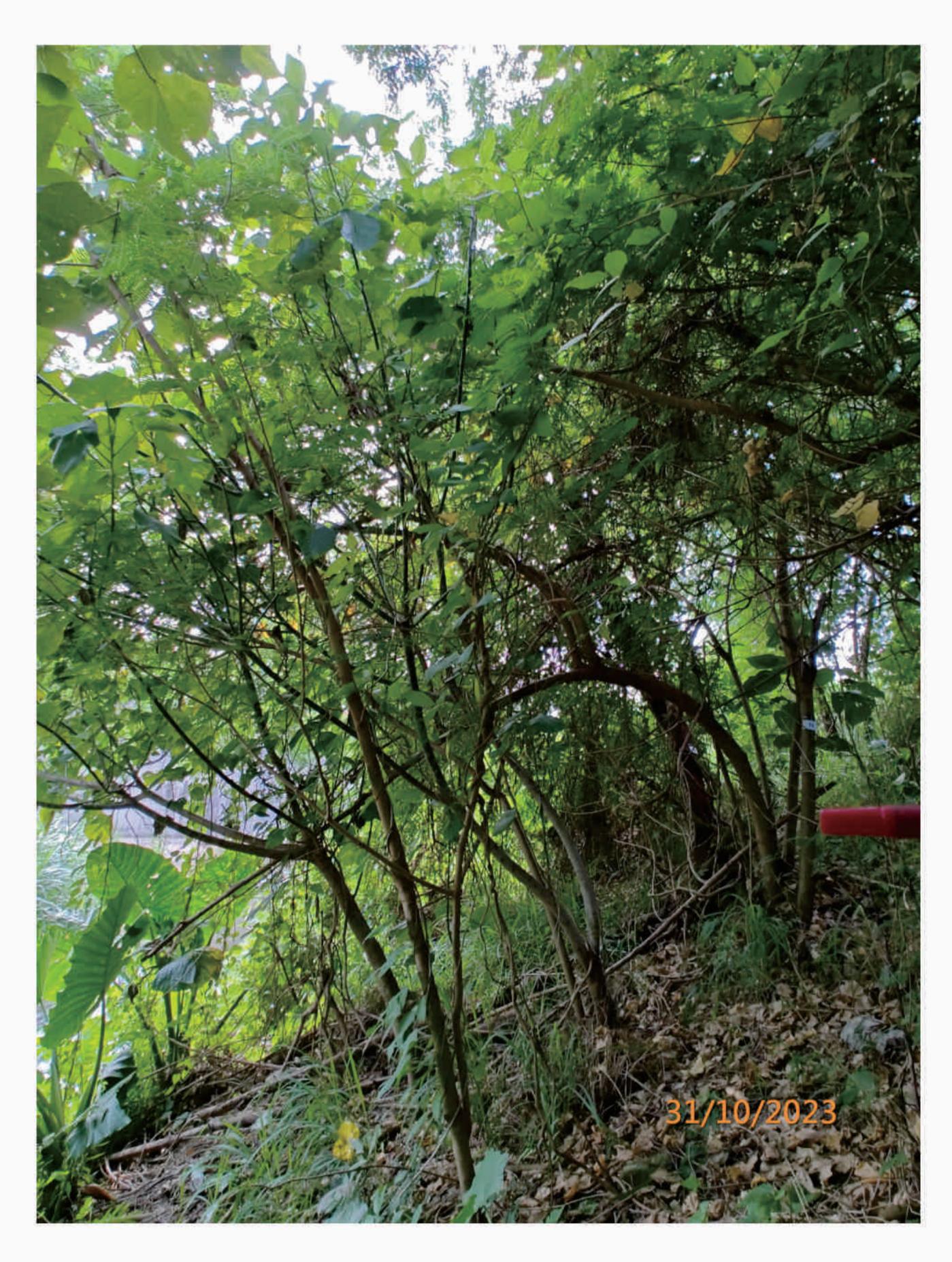


T04 T04

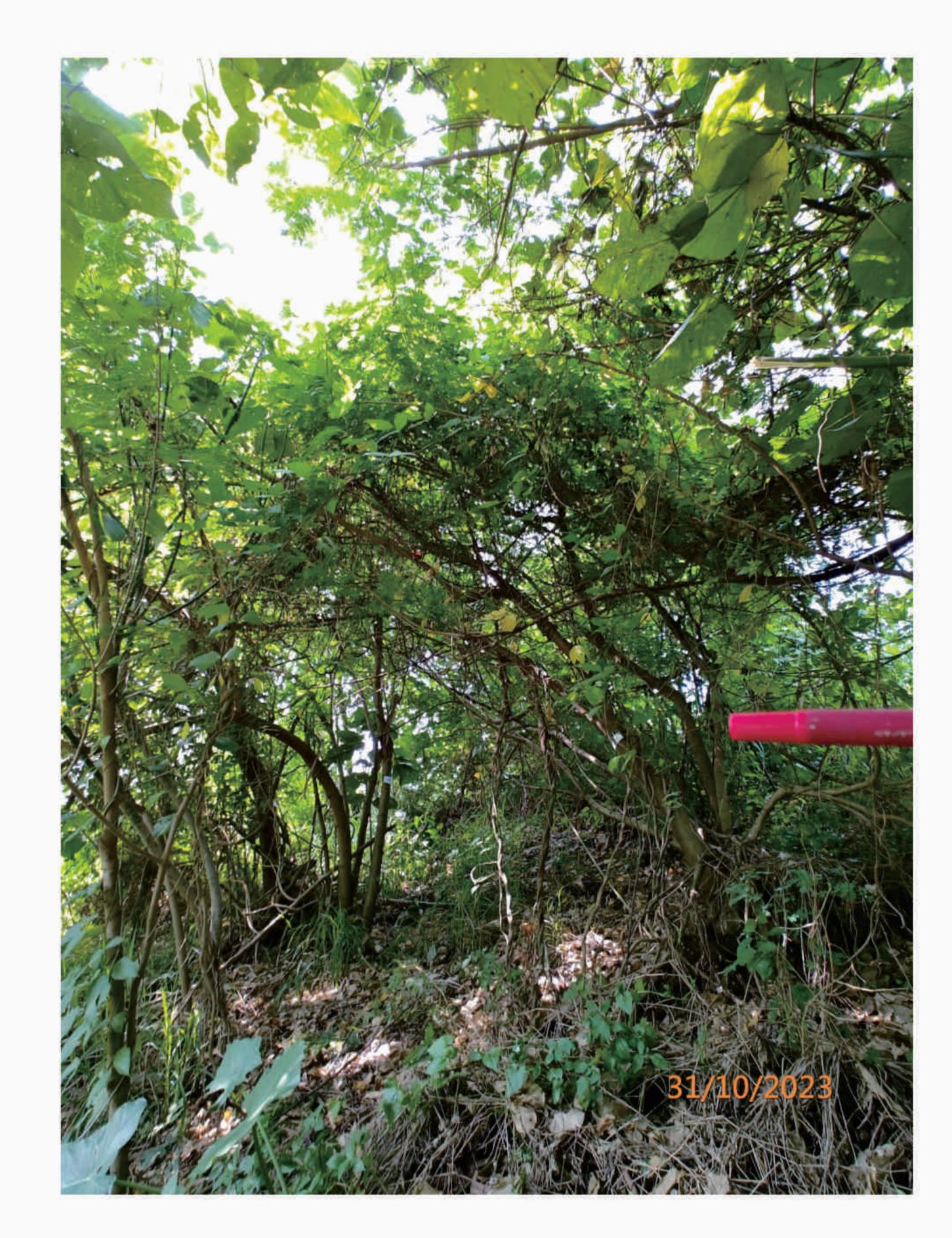




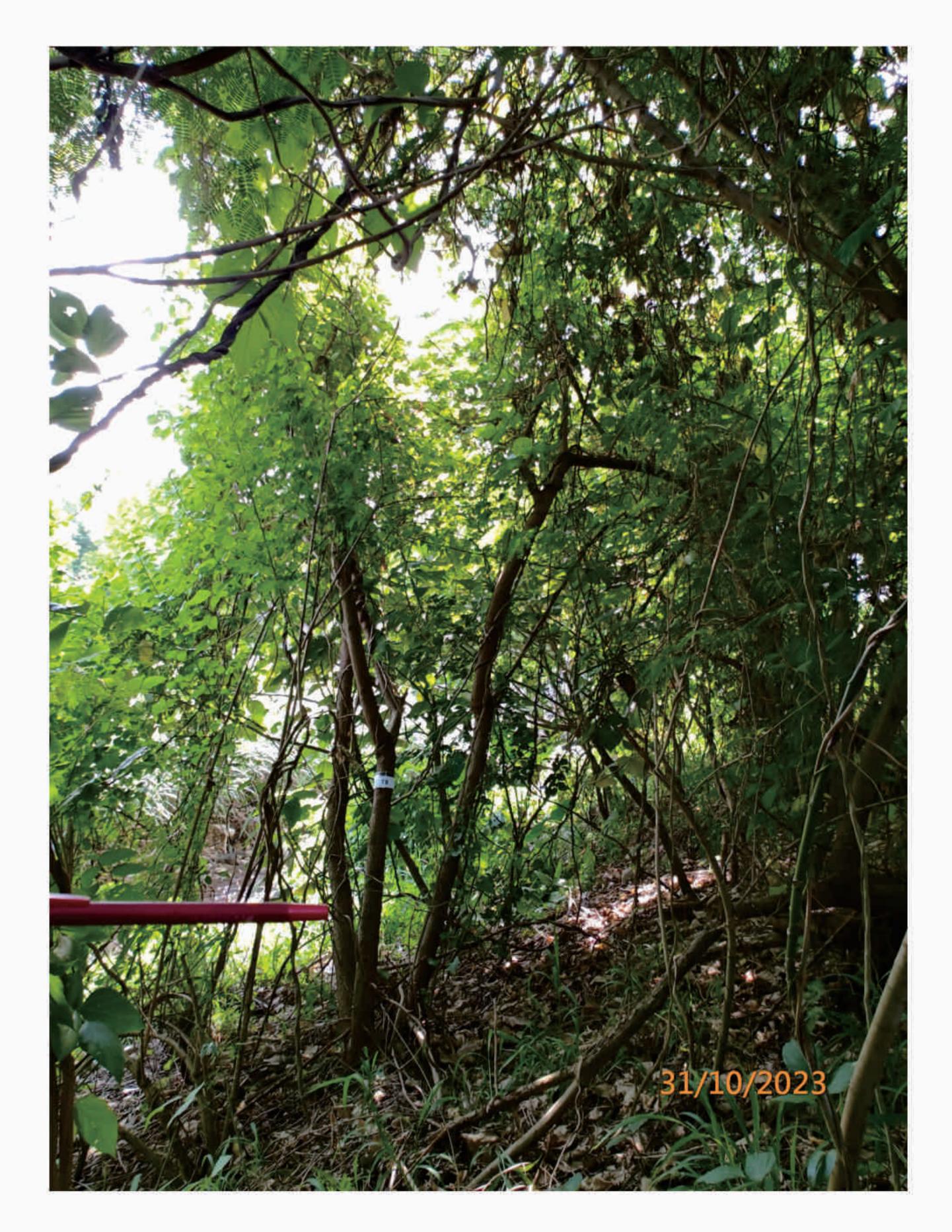


















T10 T10



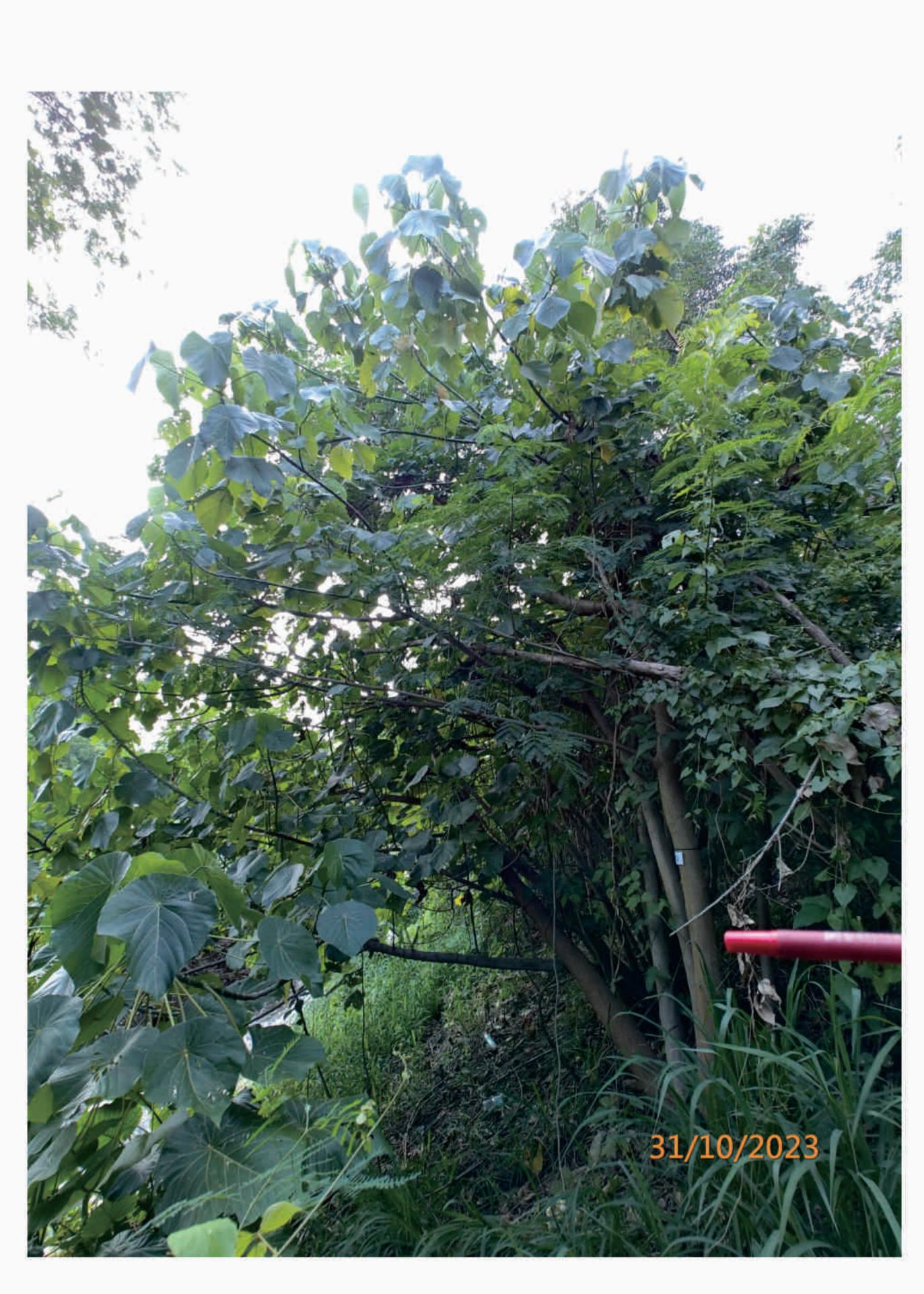
P. 05







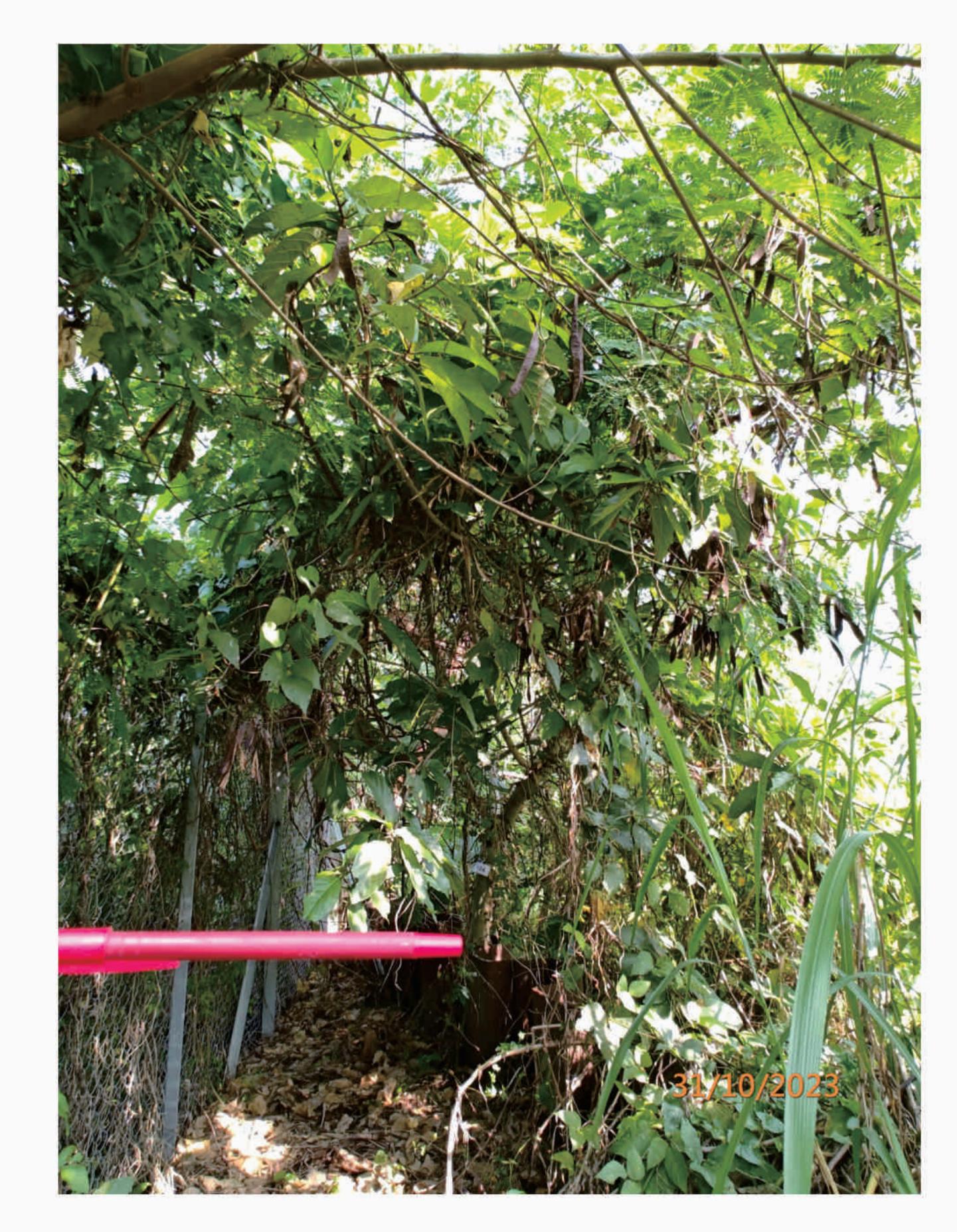














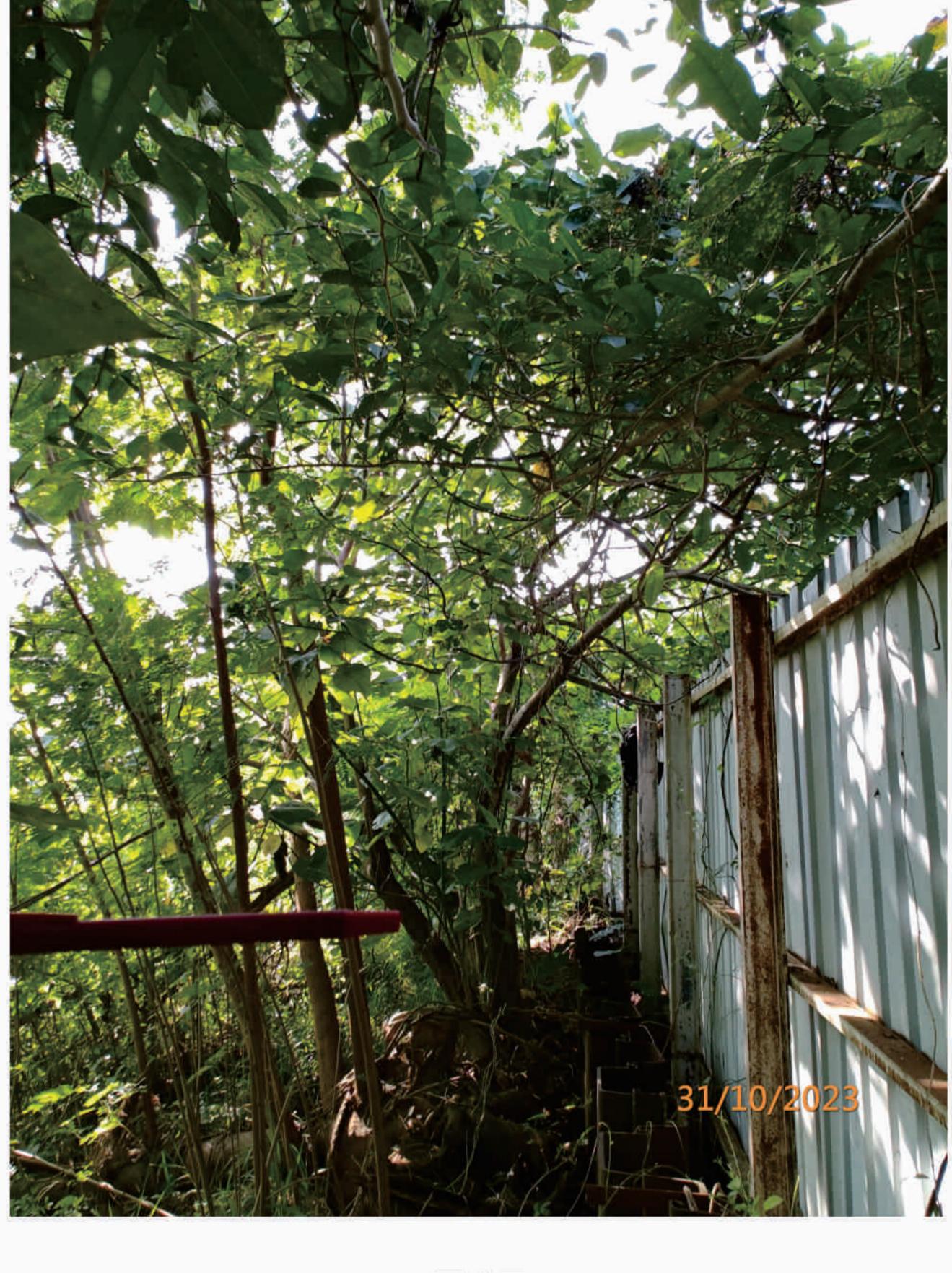






T16 T16









T18 T18





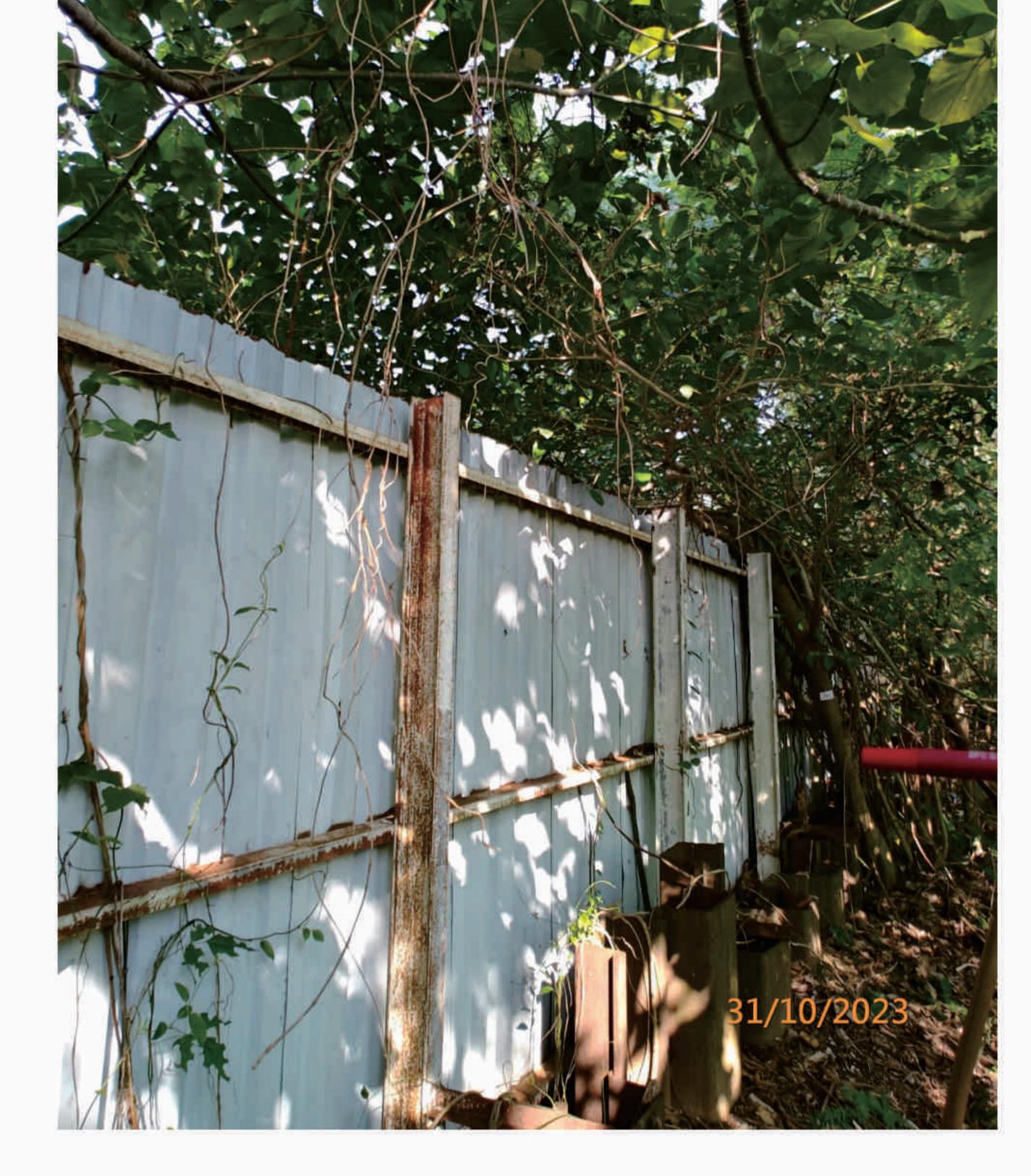


P. 10

T20







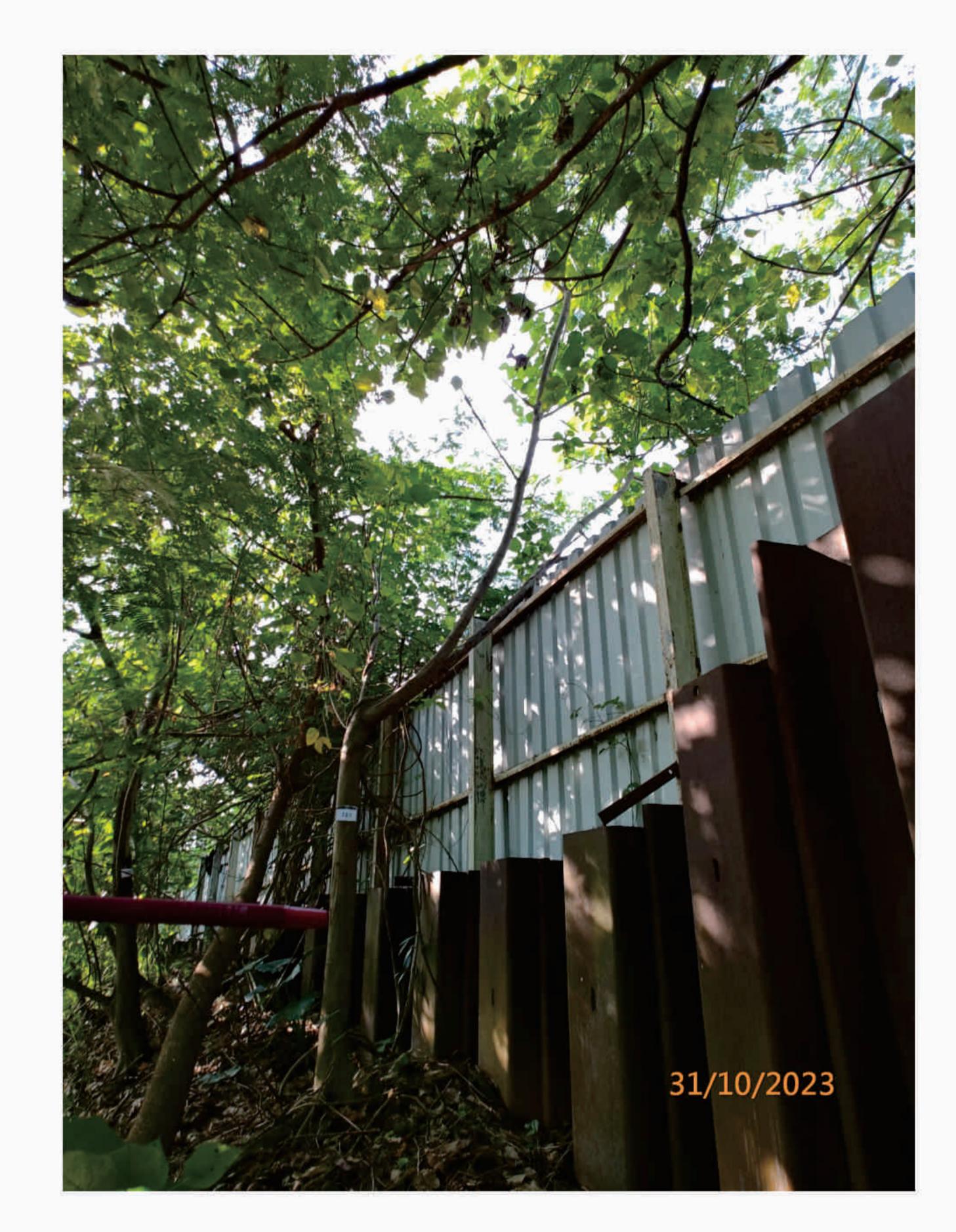
T21 T21





T22 T22







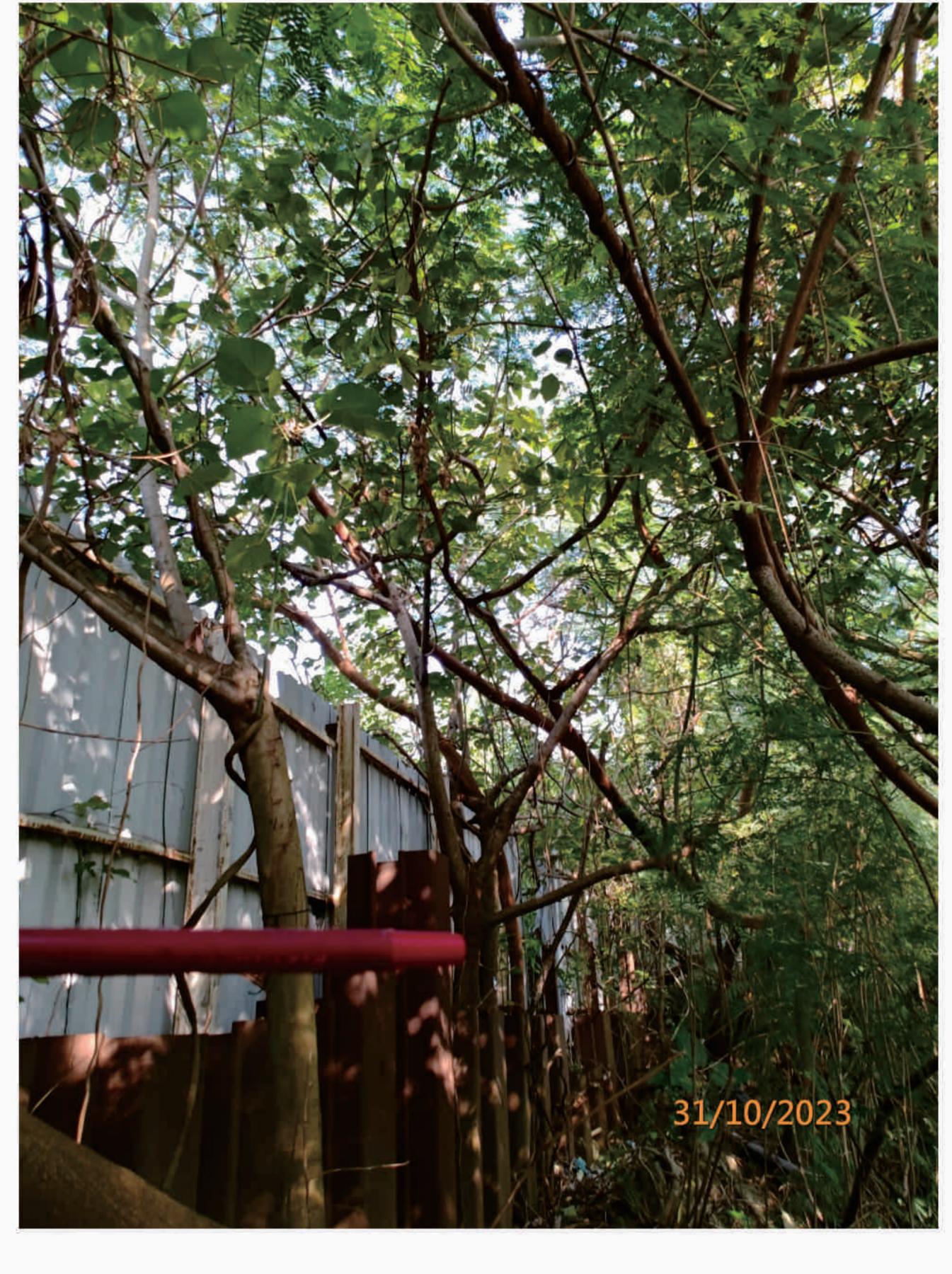












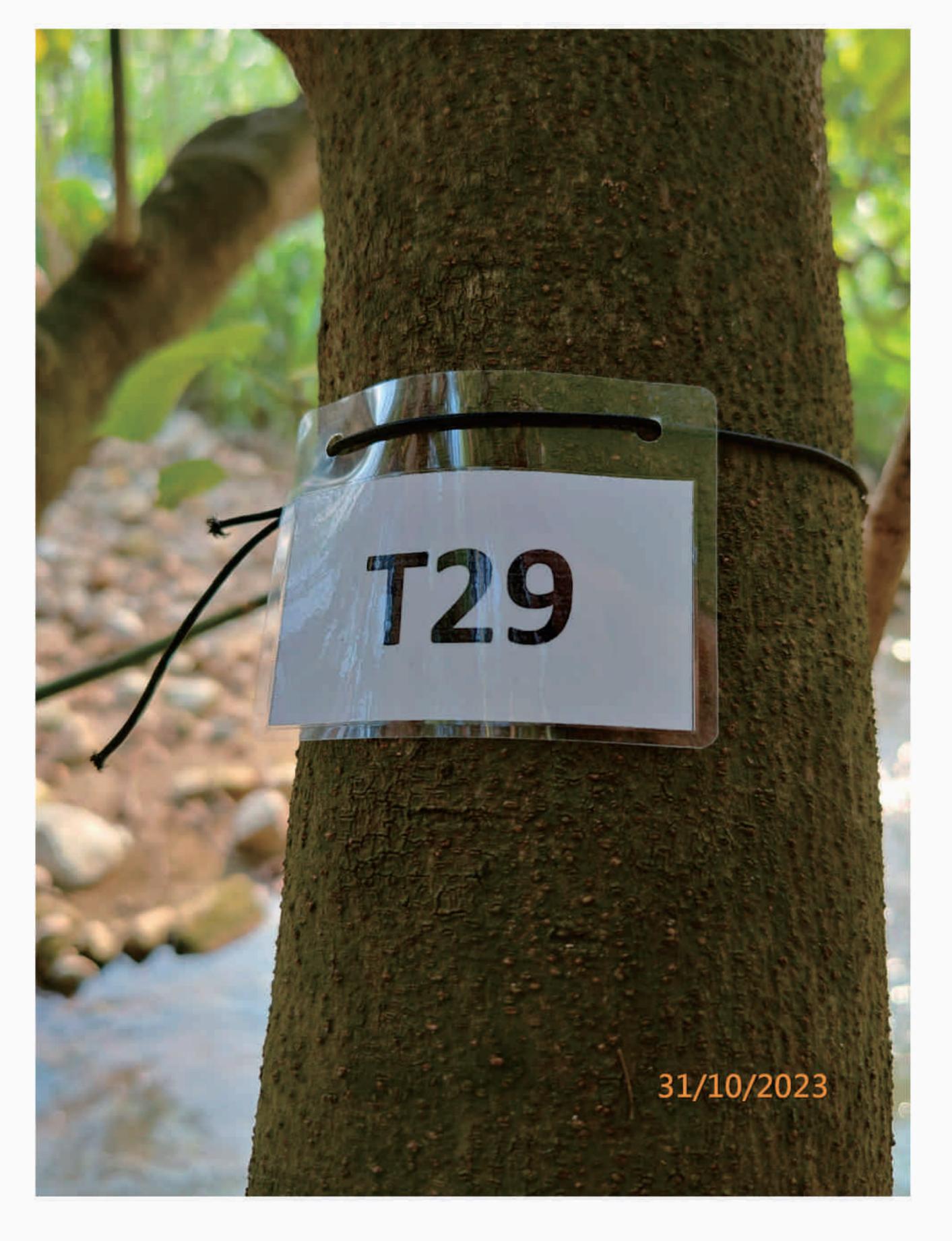


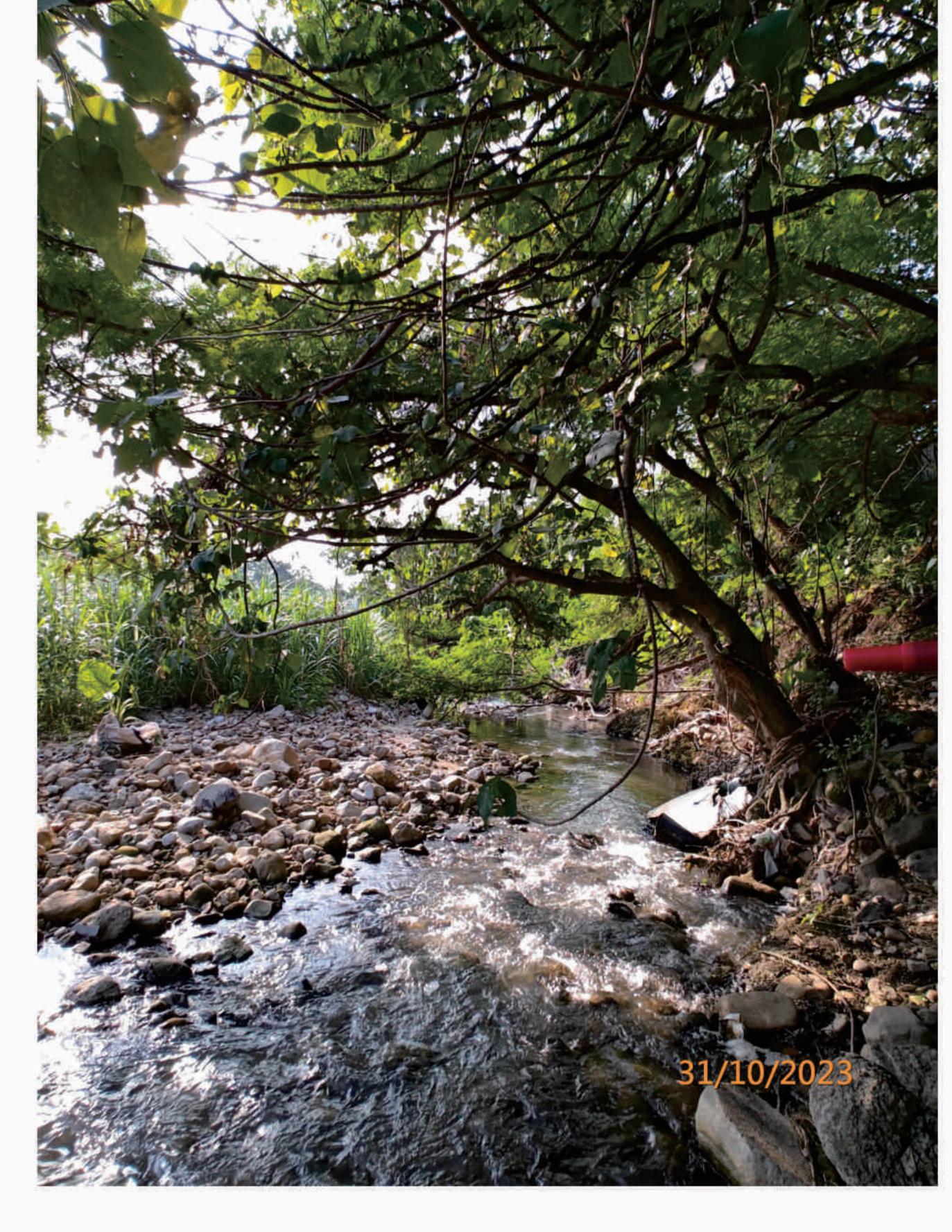




T28 T28









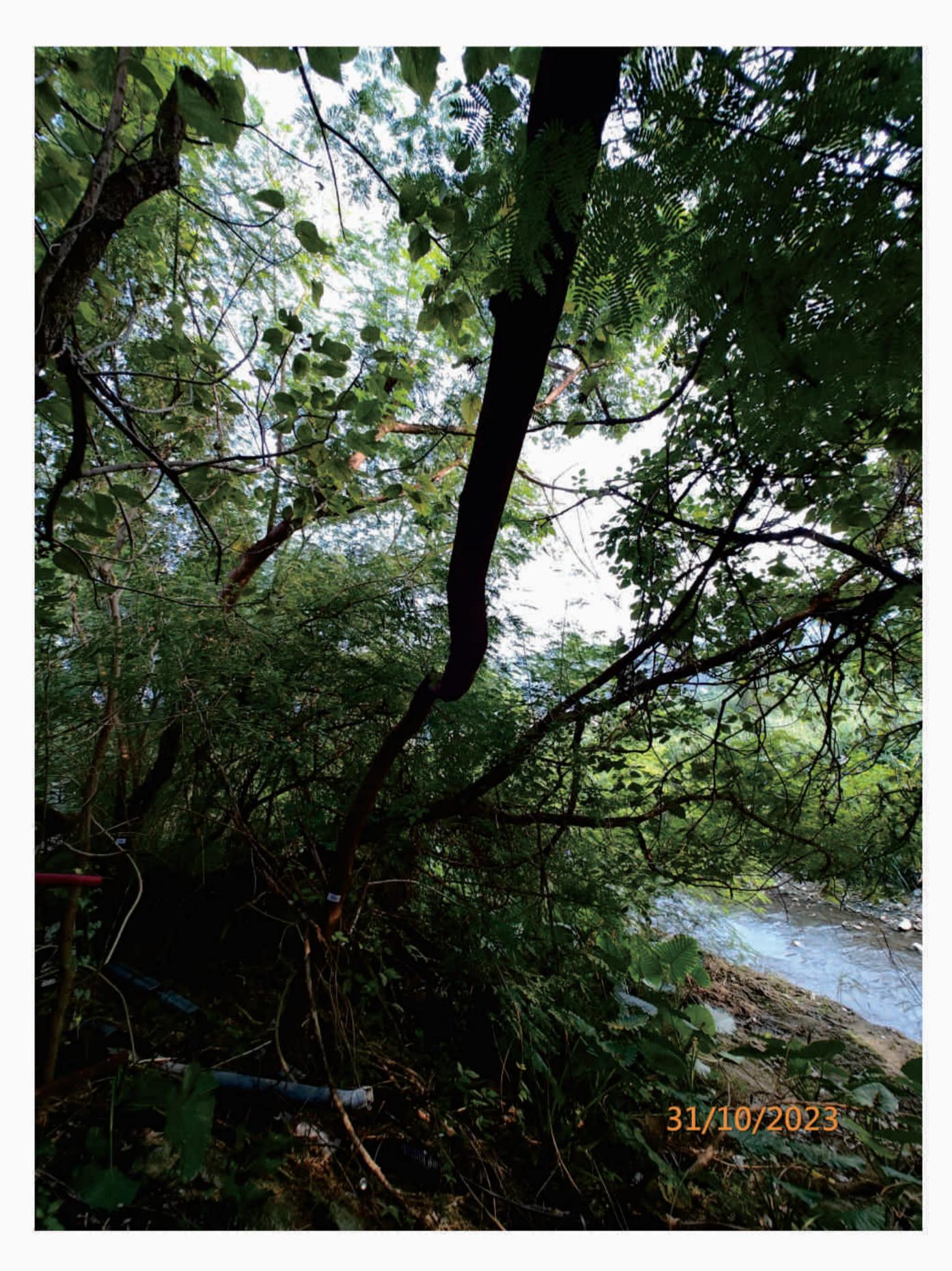






T31 T31





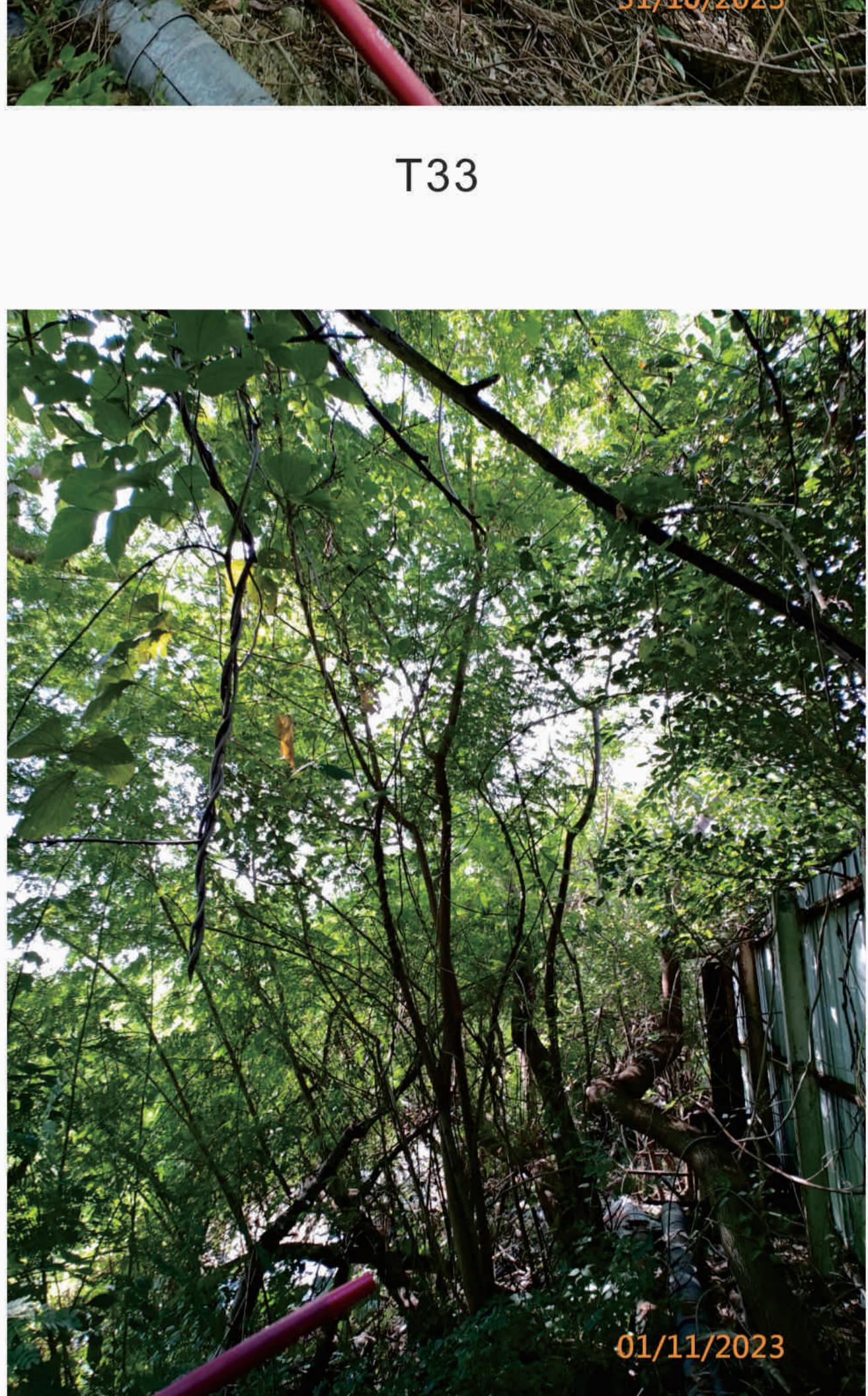






P. 17

T34









T36

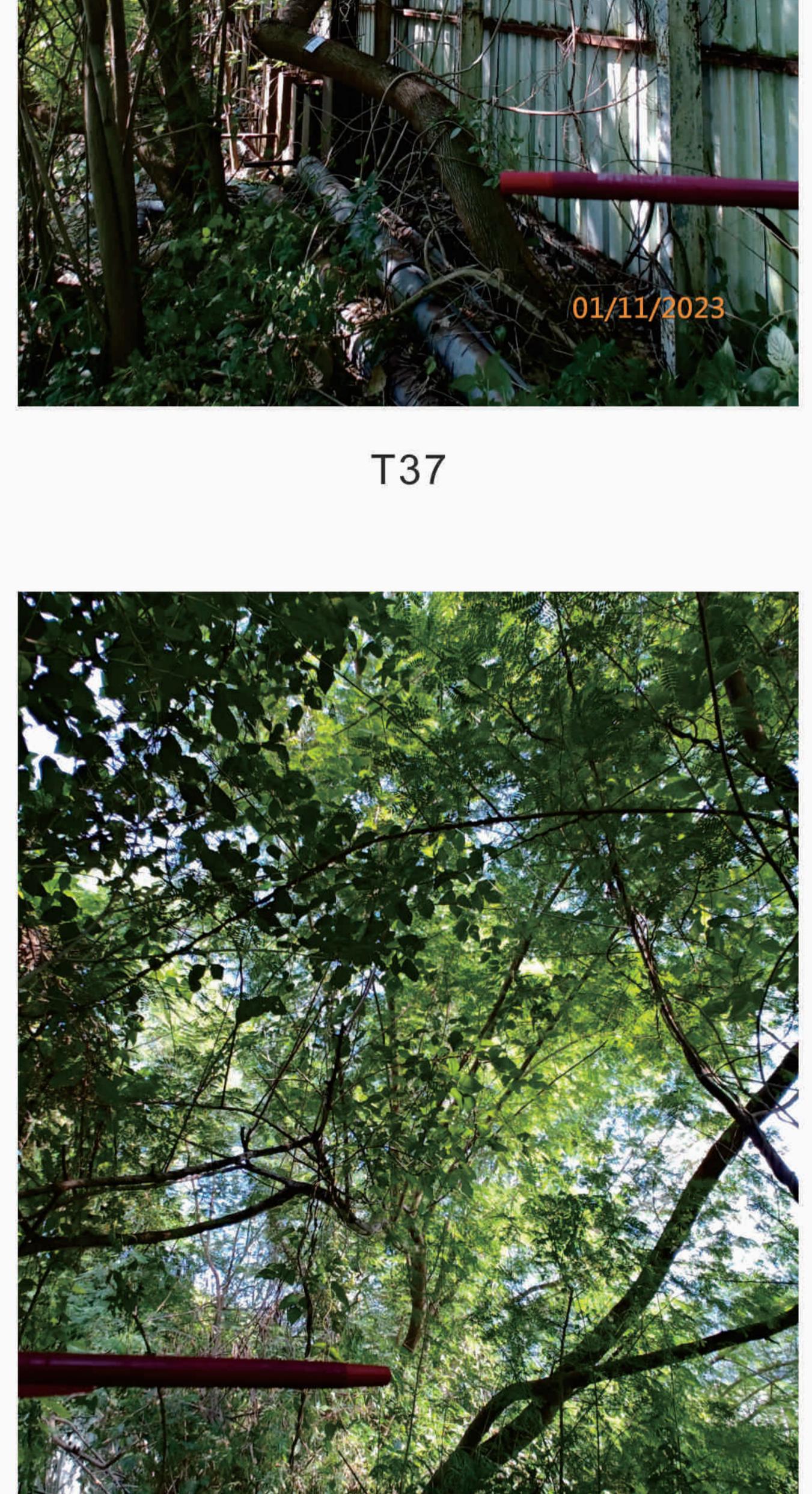








T38











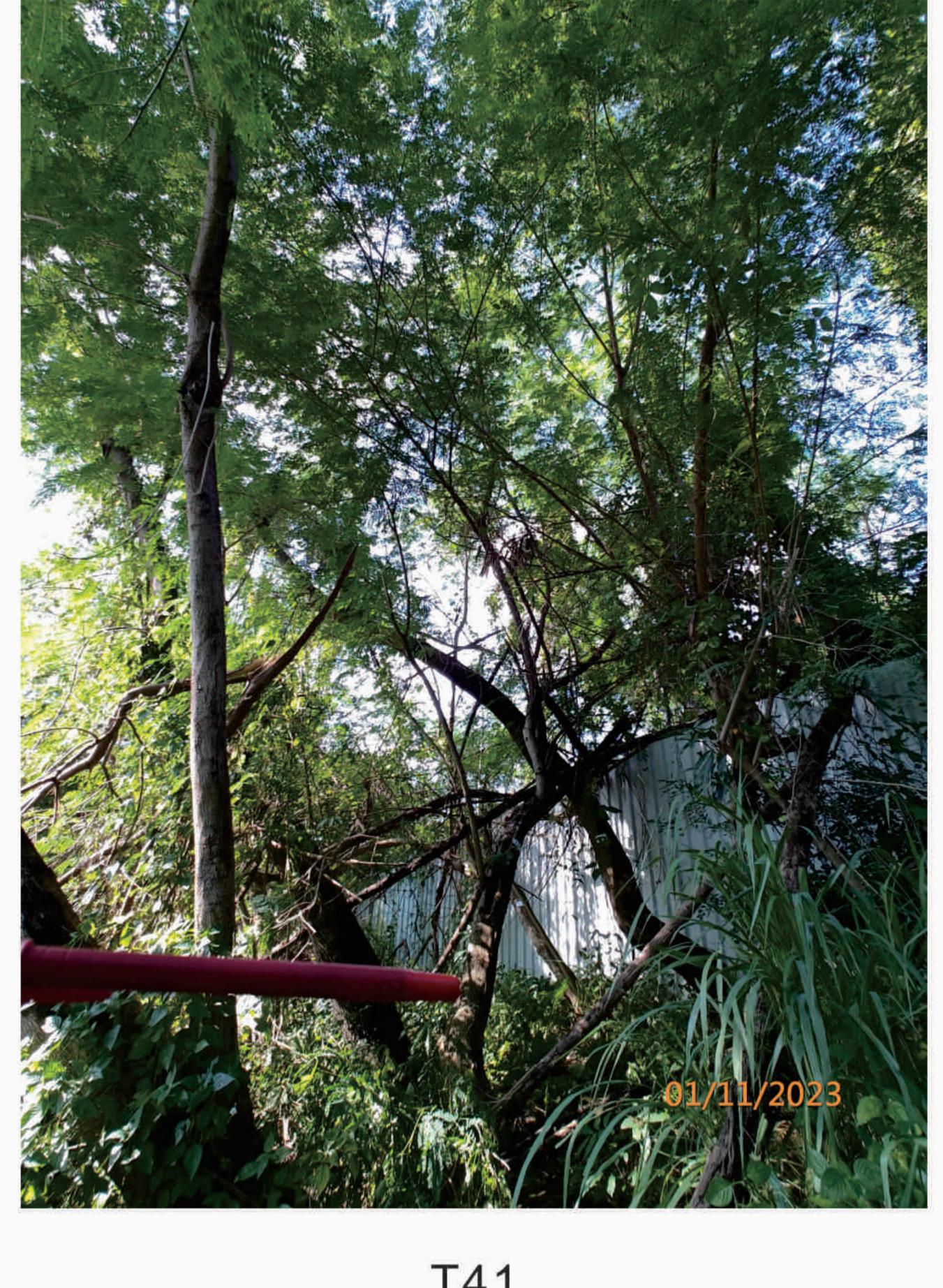
T40







T42 T42









T44 T44











T46 T46







T48











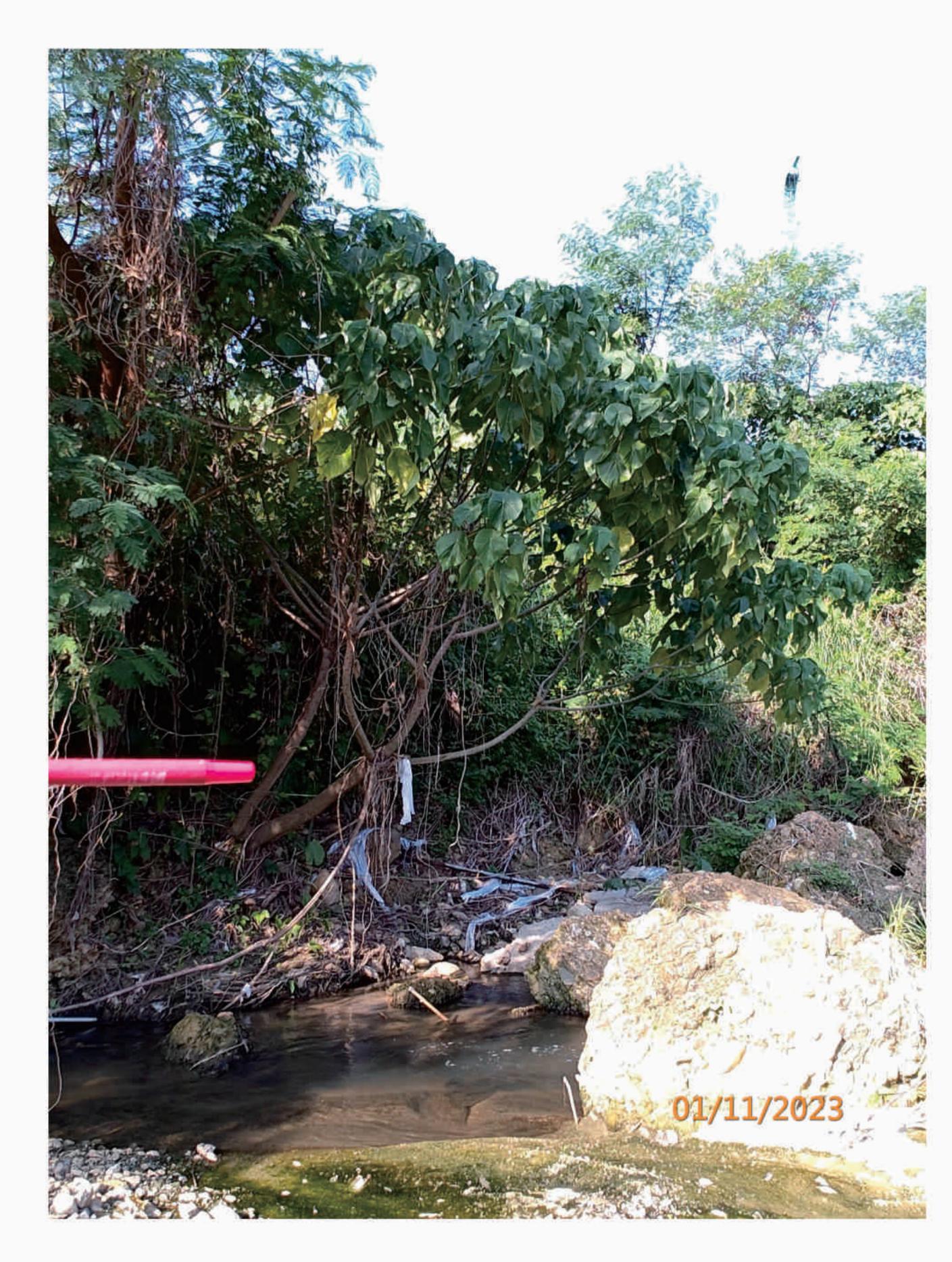
T50 T50





T51 T51





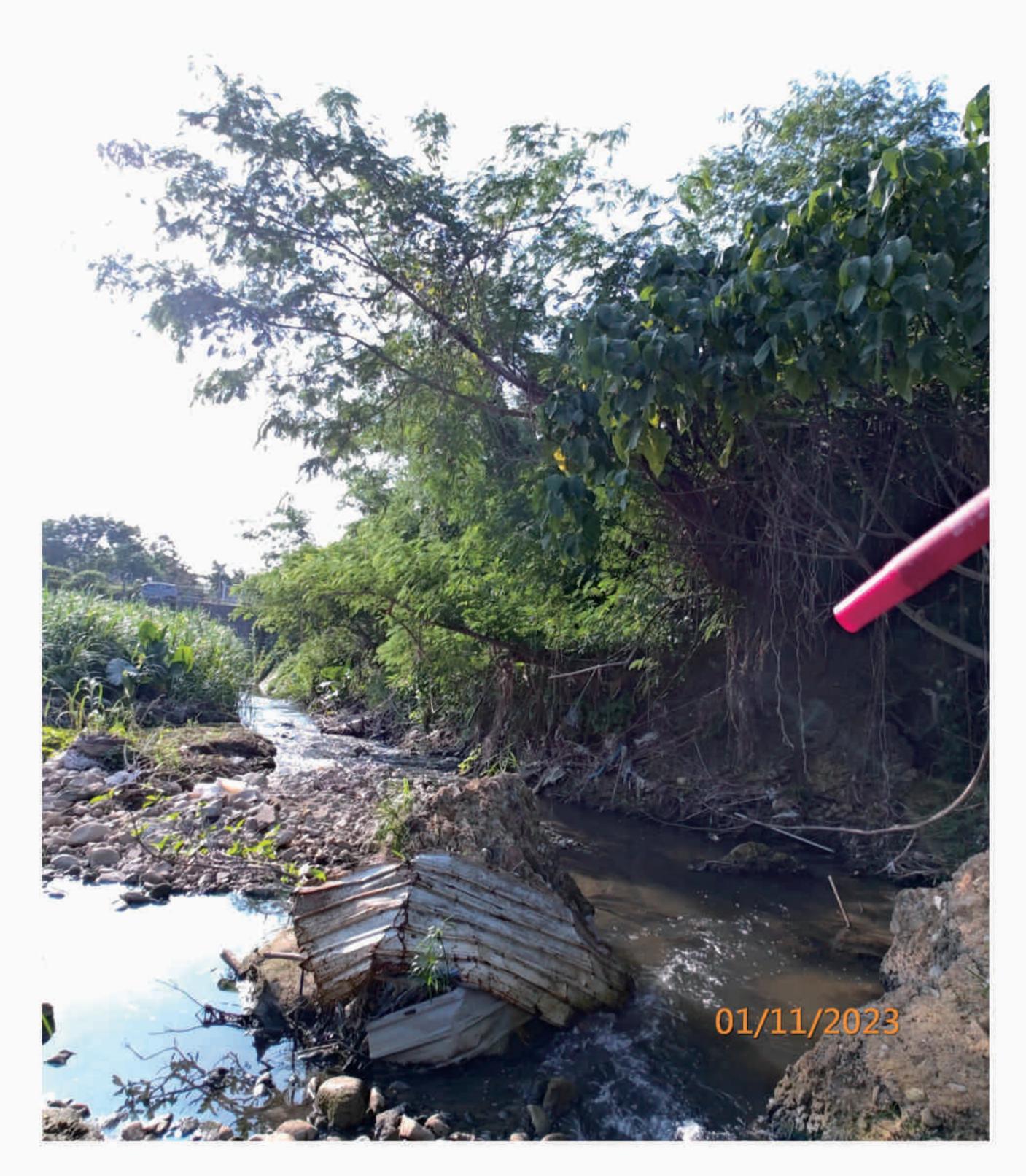
T52 T52

















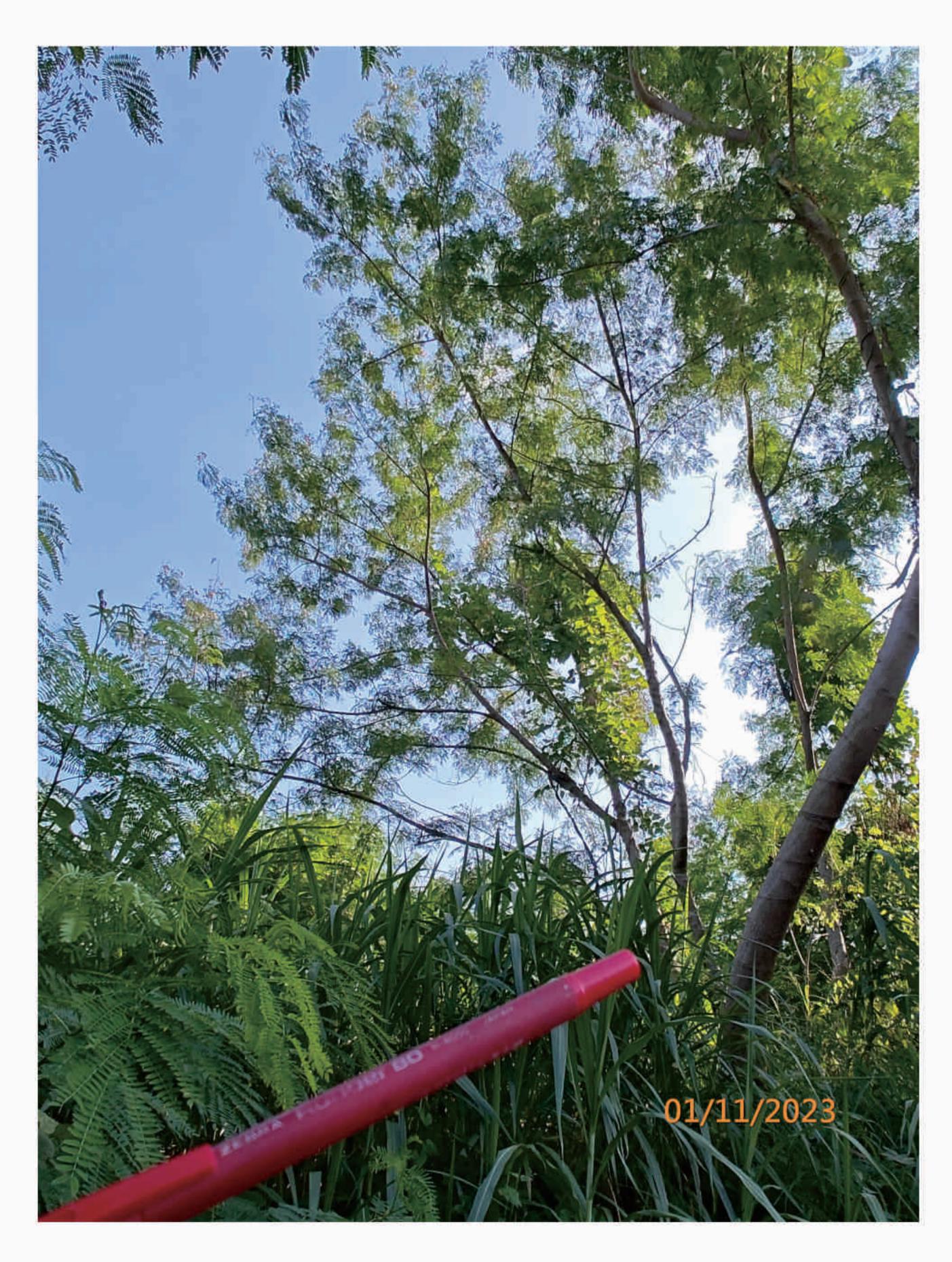






T57





T58

S.16 Planning Application for The Proposed Temporary Animal Boarding Establishment With Ancillary Facilities for a Period of 5 Years and associated Filling of land at Government Land near Lot 114 R.P. in D.D. 114 Pat Heung, New Territories

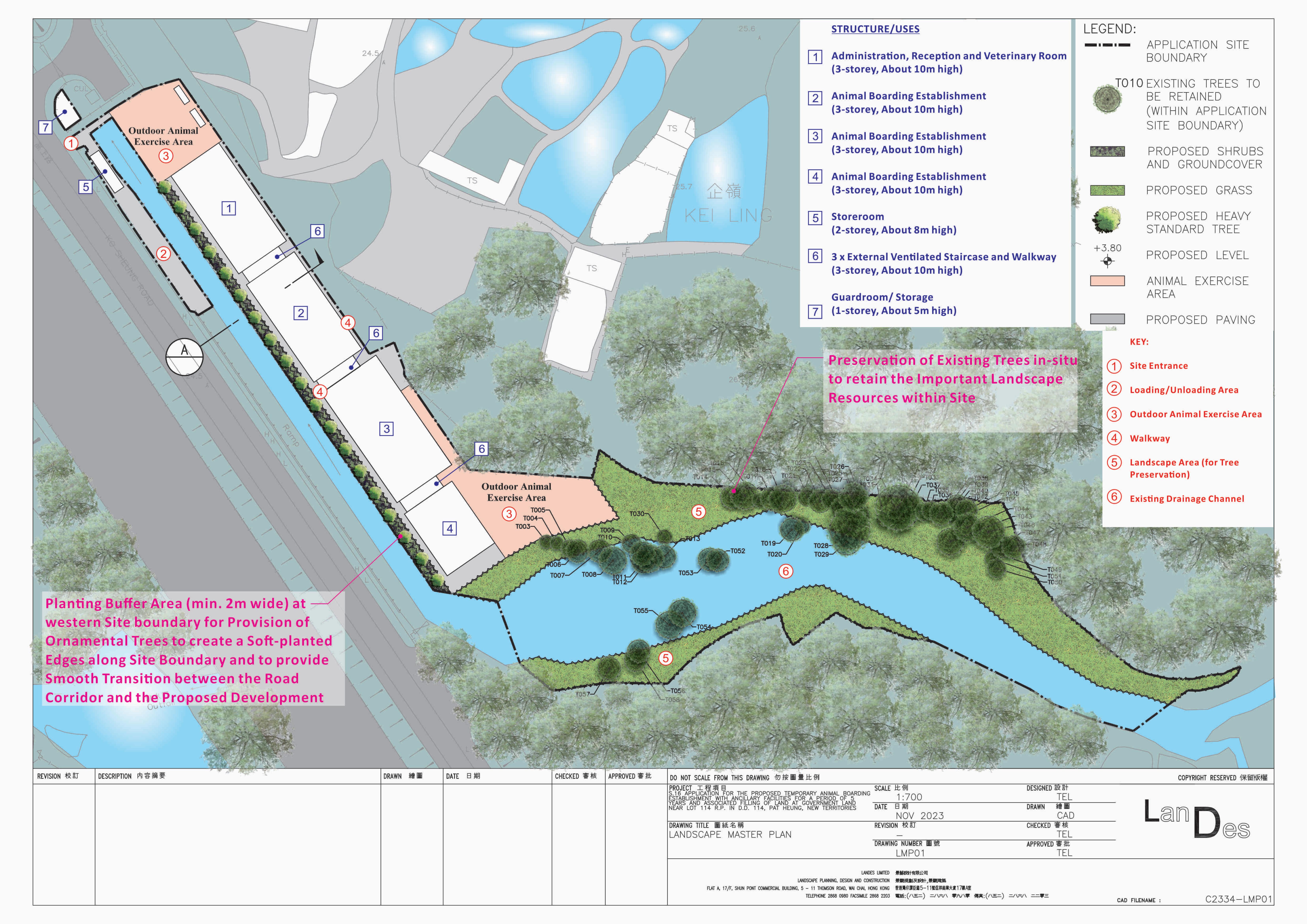
Tree Preservation and Landscaping Proposal

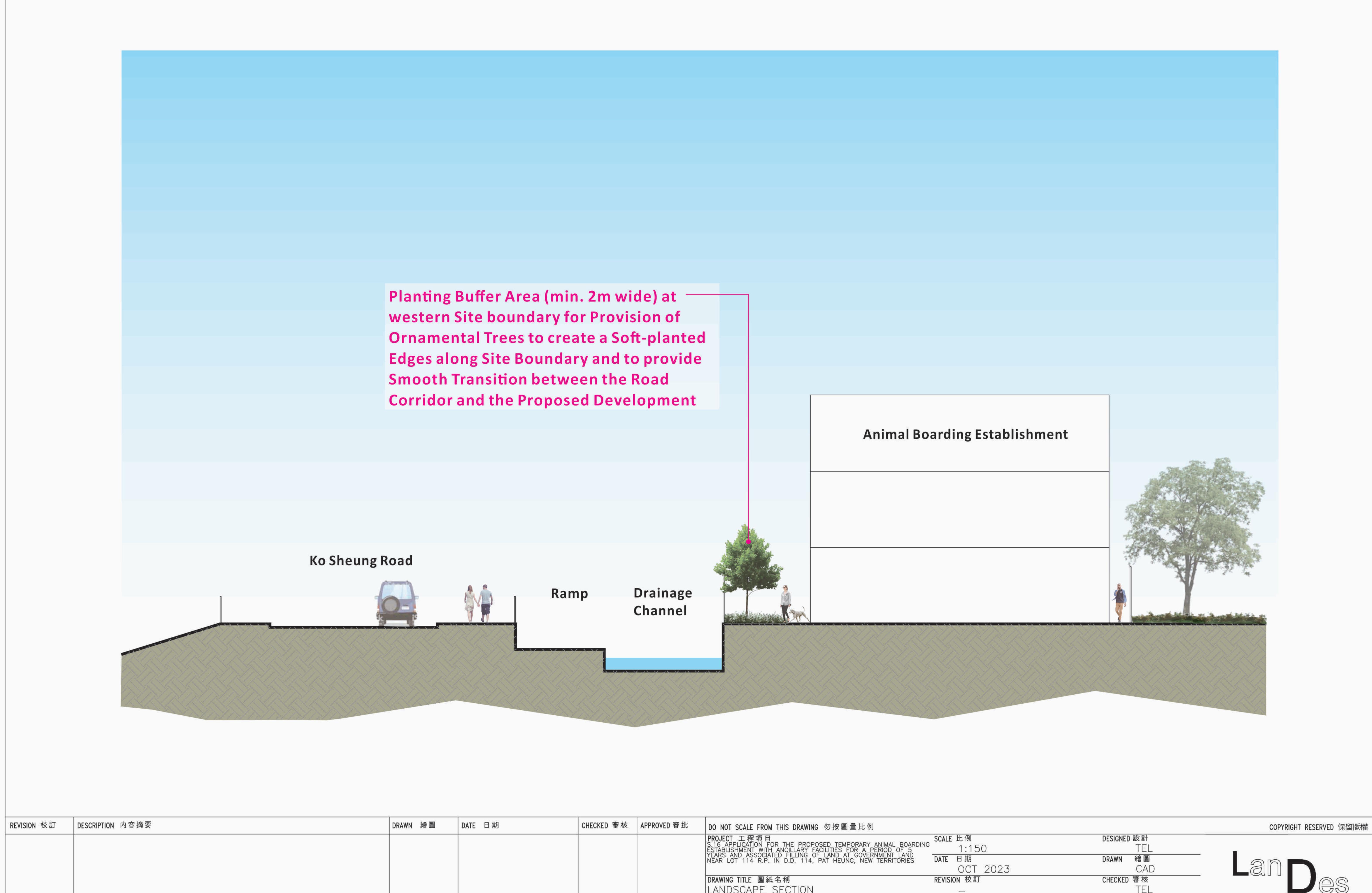
Appendix II

Landscape Master Plan

And

Landscape Sections





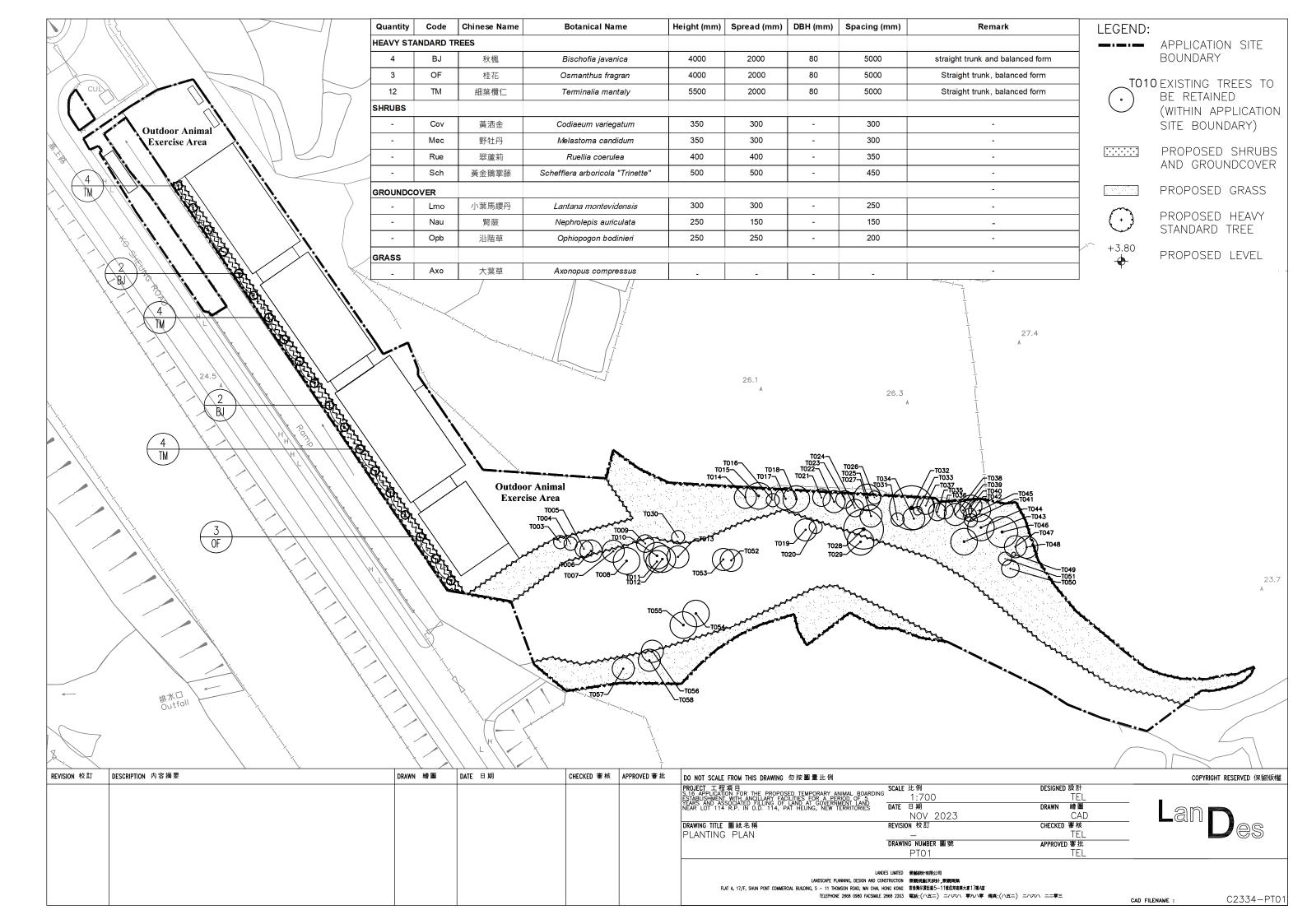
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						PROJECT 工程項目 S.16 APPLICATION FOR THE PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND AT GOVERNMENT LAND NEAR LOT 114 R.P. IN D.D. 114, PAT HEUNG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 LANDSCAPE SECTION	SCALE 比例 1:150 DATE 日期 OCT 2023 REVISION 校訂 — DRAWING NUMBER 圖號 LD101	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	Lar	Des
						LANDSCAPE PLANNING, DESIGN AND CO FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI,	NDES LIMITED 景藝設計有限公司 CONSTRUCTION 景觀規劃及設計,景觀建築 HONG KONG 香港灣仔譚臣道5-11號信邦商業大廈17樓A室 E 2868 2203 電話:(ハ五二) ニハベハ 零九八零 傳真:	:(八五二) 二八六八 二二零三	CAD FILENAME :	C2331-LD101

S.16 Planning Application for The Proposed Temporary Animal Boarding Establishment With Ancillary Facilities for a Period of 5 Years and associated Filling of land at Government Land near Lot 114 R.P. in D.D. 114 Pat Heung, New Territories

Tree Preservation and Landscaping Proposal

Appendix III

Planting Plans



S.16 Planning Application for The Proposed Temporary Animal Boarding Establishment With Ancillary Facilities for a Period of 5 Years and associated Filling of land at Government Land near Lot 114 R.P. in D.D. 114 Pat Heung, New Territories

Tree Preservation and Landscaping Proposal

Appendix IV

Maintenance Schedule

Of

Soft Landscape Works

OPERATIONS		SPRING	ì	SUMMER		AUTUMN			WINTER			REMARKS	
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
FERTILIZATION Applications			()			0						
GENERAL PLANT INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties		0			0			0			0		Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports		0			0	o		0		0		Inspection also after heavy storms and adverse weather. Firm- up operations immediately after detection	
WEEDING Weeding operation & litter collection	0	0	0	0	0	0	0	0	0	0	0	0	Additional litter inspection & collection after heavy use
THINNING INSPECTION		0					0					Thinning operations in appropriate pruning season	
MULCH Topping up	О					0				And following run off caused by rain / wind storm			
PRUNING O)		0				As appropriate					
FORKING OVER	0					0				As appropriate			
TREE RISK ASSESSMENT							0				As appropriate		

KEY:

D = once daily W = Bi-W = Bi-weekly

W =once weekly O =once

2W = twice weekly R = repeat if necessary

Gold Rich planners & surveyors Ltd.

師 測

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PH/969

Our Ref.: P23009/TL23491

17 November 2023

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

By Post and Email: tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (5)

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone, Government Land in D. D. 114, Pat Heung, New Territories (Application No. A/YL-PH/969)

We write to submit further information in response to the comment from the Planning Department for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

Your Ref.: A/YL-PH/969 Our Ref.: P23009

Further Information (5) for Planning Application No. A/YL-PH/969 Response-to-Comment

Comments from the Planning Department dated 16.11.2023

Contact person: Mr. Long-ting YIP (Tel.: 3168 4046)

Comment		Response			
According to the Tree Preservation and		The definition of tree is provided in LandsD's Land			
Landscape Proposal submitted in previous FI,		Administration Office Practice Note (LAO PN)			
a total of 58 nos. of trees were recorded		No. 6/2023 "Processing of Tree Preservation and			
within the Site, of which 56 are proposed to		Removal Proposals for Building Development in			
be preserved in situ. Apart from the 2 nos.		Private Projects - Compliance with Tree			
of trees proposed to be felled, it is noted that		Preservation Clause under Lease", in that "a plant			
the western portion of the Site is covered by		is considered to be a tree if its trunk diameter			
dense vegetation. The applicant should		measures 95 mm or more at a height of 1.3 m above			
clarify the criteria in tree identification within		the ground level". In addition, relevant guidance			
the Site.		on the measurement of tree diameter is given in			
		AFCD's Nature Conservation PN No. 2			
		"Measurement of Diameter at Breast Height			
		(DBH)".			
		The Tree Survey revealed that a total of 58 nos. of			
		plants within the Site have met the above			
		definition. As such, the remaining plants within			
		the Site are not considered as trees in accordance			
		with LAO PN No. 6/2023.			
	According to the Tree Preservation and Landscape Proposal submitted in previous FI, a total of 58 nos. of trees were recorded within the Site, of which 56 are proposed to be preserved in situ. Apart from the 2 nos. of trees proposed to be felled, it is noted that the western portion of the Site is covered by dense vegetation. The applicant should clarify the criteria in tree identification within	According to the Tree Preservation and Landscape Proposal submitted in previous FI, a total of 58 nos. of trees were recorded within the Site, of which 56 are proposed to be preserved in situ. Apart from the 2 nos. of trees proposed to be felled, it is noted that the western portion of the Site is covered by dense vegetation. The applicant should clarify the criteria in tree identification within			

Gold Rich planners & surveyors ltd.

測 師

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PH/969

Our Ref.: P23009/TL23525

8 December 2023

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

By Post and Email: tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (6)

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone, Government Land in D. D. 114, Pat Heung, New Territories (Application No. A/YL-PH/969)

We write to submit further information in response to the comment from the Highways Department conveyed by the Planning Department (Contact person: Ms. Olivia NG, Tel.: 3168 4032) via e-mail dated 5.12.2023 for the captioned application.

We also write to clarify that:

- 1. the proposed filling of land will increase the ground level from 24.4 mPD to 24.5 mPD;
- 2. the proposed development will be limited within the existing paved area, proposed paved area and two outdoor animal exercise areas (see Plan 10);
- 3. outdoor animal exercise area (1) will be paved whilst outdoor animal exercise area (2) will be partly paved (see Plan 10); and
- 4. the Applicant will carry out regular horticultural maintenance and beautification of the vegetation in the landscape area on the eastern portion of the Site.

Yours faithfully, For and on behalf of Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

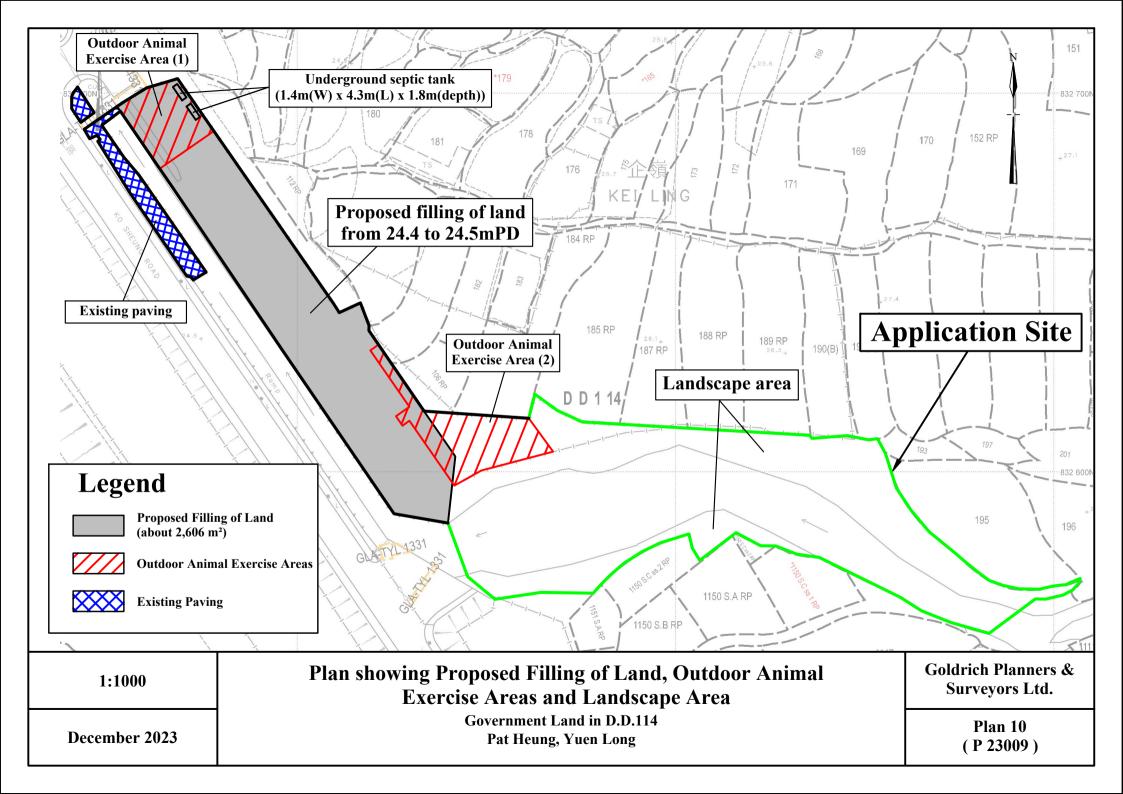
Your Ref.: A/YL-PH/969 Our Ref.: P23009

Further Information (6) for Planning Application No. A/YL-PH/969 Response-to-Comment

Comments from the Highways Department received on 5.12.2023

Contact person: Ms. Christine TAM (Tel.: 2762 4185)

I.	Comments	Responses
1.	No modification works of street furniture	It is noted that no modification works of street
	should be implemented unless approval on	furniture should be implemented unless approval
	the modification proposal is obtained from	on the modification proposal is obtained from TD
	Transport Department (TD) and Highways	and HyD; and
	Department (HyD); and	
2.	the applicant is required to confirm if there	it is confirmed that there is no deviation from the
	are any non-standard details deviated from	latest version of HyD Standard Drawings in the
	the latest version of HyD Standard Drawings	proposed modification of the existing beam
	in the proposed modification of the existing	barriers. All modification works will be carried
	beam barriers for this Office to review and	out according to HyD's latest standard.
	comment.	



Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises government land (GL) having an area of about 7,900m², of which actual site area and boundary of the GL, involved will be subject to verification upon receipt of short term tenancy application, if any.

2. Traffic

Comments of the Commissioner for Transport:

• no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective; and
- the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement.

Comments of the Chief Engineer/Railway Development Division 1-1, Railway Development Office, Highways Department (RDO, HyD):

• no adverse comment on the application from railway development perspective.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the application from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring (i) the submission of a drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

• no objection in-principle to the application subject to the fire service installations being provided to the satisfaction of D of FS.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint case concerning the Site received in the past three years.

6. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in a rural inland plains landscape character comprising farmlands, temporary structures, open storages, village houses and vacant lands. The proposed structures with building heights not more than 10m are not incompatible with the surrounding landscape character; and
- the Site is vacant, partly hard-paved and partly covered by vegetation in the east. Part of an existing river channel is observed in the east within the Site and along the western boundary outside the site boundary. According to the applicant's submission, the proposed development will be limited within the the west and the remaining unpaved area (i.e. existing vegetated area in the east) will be untouched and served as landscaping area. Significant adverse landscape impact arising from the proposed development is not anticipated.

7. Agricultural Development and Nature Conservation

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

- no adverse comment on the application from nature conservation perspective;
- the Site is zoned "Agriculture" and is mainly covered by vegetation. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses and plant nurseries, though whether there will be agricultural activities on a specific site will hinge on a lot of factors; and
- the Site is not associated with any licence granted by his department, nor have received any application regarding the Site. Under the Public Health (Animals) (Boarding

Establishment) Regulation, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection on the application; and
- advisory comments are at Appendix IV.

9. District Officer's Comments

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

• his office has not received any local's comment on the application and he has no particular comment on the application.

10. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department;
- the Chief Engineer/Construction, Water Supplies Department;
- the Director of Electrical and Mechanical Services; and
- the Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - necessary policy support from the bureau/department concerned for the short term tenancy (STT) application of the application site (the Site) would be required to implement the proposal. Upon receipt of the STT application with policy support being given by the bureau/department concerned, LandsD will consider the application in accordance with applicable policy and practice and there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion:
- (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 the Transport Department. 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Ko Sheung Road; 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 Chief Engineer/Railway Development Division 1-1, Railway Development Office, Highways Department (RDO, HyD) that:
 - the Site is within or close to the railway protection boundary of the existing railways (Express Rail Link). With reference to Development Bureau Technical Circular (Works) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24, the applicant should consult MTR Corporation Limited with respect to the operation, maintenance, safety and any future works required for the existing railways;
- (e) 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;

- to use muzzles and/or training leashes for dogs during outdoor activities to minimise any possible noise nuisance;
- to follow the requirements stipulated in the revised "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. The design and construction of proposed septic tank and soakaway systems 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 percolation test and certification by Authorized Person; and
- to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - for provision of water supply to the proposed use, 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 standard;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - the applicant is reminded that the establishment and ancillary facilities which is licensed under Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabbies Ordinance and observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;
- (i) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that:
 - the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the two sites shall be considered as two separate sites and 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 two sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance;
 - for unauthorized building works (UBWs) 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 application site under the Buildings Ordinance (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 application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - 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.

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☐ Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt	Mark Subject Restricte	d 🗌 Expand p	personal&publi
(E)	A/YL-PH/969 DD 114 Ke 11/09/2023 04:11	i Ling Animal Shelt	er		
From:		2			n -
To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>		1500		

A/YL-PH/969

Government Land in D.D. 114, Kei Ling, Pat Heung

Site area: About 7,900sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / 5 Years / Filling of Land / 1 Vehicle Parking

Dear TPB Members,

No indication with regard to the identity of the applicant. This is a large amount of Government Land so there should be complete transparency.

In addition the claim that the site is intended for GIC is not borne out by the AG zoning.

While animal shelters have good intentions, they are ultimately part of the problem as they provide a convenient dumping ground for people who tire of taking care of their pets.

The solution should not be animal shelters but strict control of both the breeding and importation of animals.

Mary Mulvihill



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

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

15th September 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land (A/YL-PH/969)

- 1. We refer to the captioned.
- 2. We urge the Board to read the gist of this application. As shown in the map of the gist, the southern part of the application site covers a section of a watercourse. We urge the Board to consider whether the approval of this application would cause any drainage issue and whether a drainage impact assessment is required for this application.
- 3. Since the application site is so close to a watercourse and in view of the nature of the proposed use, we urge the Board to consider whether the proposed use would generate polluted surface runoff/ sewage and whether a sewage impact assessment is required as well.
- 4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden





003

黎永添區議員辦事處 OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

致

城市規劃委員會秘書

本處檔號: LWT23-09-098

傳真

2877 0245 / 2522 8426

雷郵

tpbpd@pland.gov.hk

送遞方式: 傳真 及 電郵

反對元朗八鄉企領丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申謂編號: A/YL-PH/969

執事先生/女士:

本人接獲八鄉上村村代表及眾多居民的投訴,就上述申請作出強烈的反對。

申說項目相關土地是早年政府在企嶺修建防洪設施及支援興建「高鐵地盤行政大樓」向八鄉村民徵收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民出入私人物業,嚴重損害村民的應有權益。

此外,申請項目只能使用唯一的渠務署「維修道路及橋樑」通往高上路,而申請項目明顯是商業活動,利用相關政府產業謀取個人利益,並涉及「通道和橋樑」的維修保養,保險實任等等問題,是市民不能容許的。

再者,申請項目規模十分龐大,佔用政府土地近八千平方米,樓面積超過四千四百平方米,定必吸引大量顧客光顧,申請項目沒有停車位,而且位於鄉郊,大部分顧客將自行駛車光顧,停泊在高上路是唯一的選擇。高上路的興建是接連「高鐵維修廠」,目的作緊急維修及處理突發事故的用途,假若高上路出現違規泊車而阻礙「高鐵」緊急救援工作,後果令人難以想像。

另一方面,申謂項目座落於八鄉企嶺防洪設施的邊緣,而項目需要進行填土工程,村民極度憂慮填土會淤塞河道,阻礙防洪能力,對上村構成水浸的風險,威脅村民生命財產的安全!

本人懇讚城市規劃委員會重視八鄉上村居民的意見,聆聽居民的聲音,否決上標申請項目,造福八鄉上村居民!

元朗區議員(八鄉南)黎永添

2023年9月15日



八鄉鄉事委員會

PAT HEUNG RURAL COMMITTEE

本會檔號 : 030PHRC20232702

致

城市規劃委員會秘書

傳真

2877 0245 / 2522 8426 .

雷郵

tpbpd@pland.gov.hk

強烈反對元朗八鄉企領丈量約份第114約的政府土地 擬議臨時動物寄養所連附屬設施(為期5年)及填土工程

申請編號: A/YL-PH/969

執事先生/女士:

本會接獲八鄉上村村代表和眾多村民的投訴,就上標申請作出強烈的反對。

申請項目相關土地是早年政府在企領修建防洪設施及支援興建「高鐵地盤行政大樓」向八鄉村民徽收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民出入私人物業,嚴重損害村民的應有權益。

此外,申請項目只能使用唯一的渠務署「維修道路及橋樑」通往高上路,而申請項目明顯是商業活動,利用相關政府產業謀取個人利益,並涉及「通道和 橋樑」的維修保養,保險責任等等問題,是市民不能容許的。

再者,申請項目規模十分龐大,佔用政府土地近八千平方米,樓面積超過四 千四百平方米,定必吸引大量顧客光顧,申請項目沒有停車位,而且位於鄉郊,大部分顧客將自行駛車光顧,停泊在高上路是唯一的選擇。高上路的興建是接連「高鐵維修廠」,目的作緊急維修及處理突發事故的用途,假若高上路出現違規泊車而阻礙「高鐵」緊急救援工作,後果令人難以想像。

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八鄉鄉事委員會

PAT HEUNG RURAL COMMITTEE

本會懇請城市規劃委員會重視八鄉上村居民的意見,聆聽居民的聲音,否決上標申請。

八鄉鄉事委員會主席: 郭永昌

副主席: 鄧志光

黎永添

2023年9月12日



005

城市規劃委員會秘書 香港北角渣築道 333 號北角政府合署 15 楼

(傳直: 2877 0245 及 郵遞)

強烈反對元朗入鄉企嶺丈量約份第114約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969

執事先生/女士:

本人是元朗八鄉上村原居民代表,就上標申請項目作出強烈反對。

申請項目相關土地是早年政府在企嶺修建防洪設施及支援興建「高鐵地盤行政大樓」向 八鄉村民徵收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民 出入私人物業,嚴重損害村民的應有權益。

此外,申請項目只能使用唯一的渠務署「維修道路及橋樑」通往高上路,而申請項目明 顯是商業活動,利用相關政府產業謀取個人利益,並涉及「通道和橋樑」的維修保養,保險 責任等等問題,是市民不能容許的。

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本人懇請城市規劃委員會重視八鄉上村居民的意見,聆聽和接納我們的訴求,否決上標 大型申請項目, 造福八鄉上村居民!

八郷上村原居民代表簽署: 菜玉條

96%

黎玉勝 姓名:

2023年 9月4日

通訊地址:

聯絡電話:

006

城市規劃委員會秘書 香港北角渣築道 333 號北角政府合署 15 楼

(傳真: 2877 0245 及 郵遞)

验烈反對元朗八鄉企嶺丈量約份第114約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969

轨事先生/女士:

本人是元朗八鄉上村原居民代表,就上標申請項目作出強烈反對。

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本人熟請城市規劃委員會重視八鄉上村居民的意見,聆聽和接納我們的訴求,否決上標 大型申請項目,造福八鄉上村居民!

八鄉上村原居民代表簽署:

曾道作

通訊地址:

聯絡電話:

姓名:

城市規制委員會秘書 香港北角渣築道 333 號北角政府合署 15 樓 007

(俾真: 2877 0245 及 郵遞)

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本人懸請城市規劃委員會重視八鄉上村居民的意見,聆聽和接納我們的訴求,否決上標 大型申請項目,造福八鄉上村居民!

八鄉上村居民代表簽署: 首 女子

姓名:

曾文靖

2023年9月13日

通訊地址:

城市規劃委員會秘書 香港北角渣藝道 333 號北角政府合署 15 樓 (傳真: 2877 0245 及 郵遞)

強烈反對元朗八鄉企嶺丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969

執事先生/女士:

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申請項目相關土地是早年政府在企嶺修建防洪設施及支援興建「高鐵地盤行政大樓」向八鄉村民徵收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民出入私人物業,嚴重損害村民的應有權益。

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本人懇請城市規劃委員會重視八鄉上村居民的意見,聆聽和接納我們的訴求,否決上標 大型申請項目,造福八鄉上村居民!

八鄉上村村務委員會副主席簽署:

姓名: 黎添棠

2023年 9月 (0日

通訊地址:

聯絡電話:

009

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 楼

(俾真: 2877 0245 及 郵遞)

強烈反對元朗八鄉企嶺丈量約份第114約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969

城市規劃委員會秘書

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本人態請城市規劃委員會重視八鄉上村居民的意見,聆聽和接納我們的訴求,否決上標 大型申請項目,造福八鄉上村居民!

八鄉上村居民簽署:

姓名(正楷): 基例大学

2023年9月13日

通訊地址:

聯絡電話:

城市規劃委員會秘書香港北角查藝道 333 號北角政府合署 15 樓

0148

(傳真: 2877 0245 及 郵遞)

強烈反對元朗入鄉企嶺丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969 - 申請人提交進一步資料

轨事先生/女士:

本人是元朗入鄉橫台山羅屋村居民,就上標申請項目作出強烈反對。

申請項目相關土地是早年政府在企嶺修建防洪設施及支援興建「高鐵地盤行政大樓」向八鄉村民徵收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民出入私人物業,嚴重損害村民的應有權益。

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姓名(正楷): 菱海如

2023年14 月3 日

通訊地址

再送信 07-12-23;10:38 ;WT LAI DISTRICT COUNCILLOR 城市規劃委員會秘書

城市規劃委員會秘書 香港北角渣華道 333 號北角政府合署 15 楼

0149

(傳真: 2877 0245 及 郵遞)

強烈反對元朗入鄉企嶺丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969 - 申請人提交進一步資料

執事先生/女士:

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入鄉橫台山羅屋村居民簽署: _____lan__

姓名(正楷): 乳丸 巧

2023年/十月3月

通訊地址

聯絡電話

96%

城市規劃委員會秘書香港北角查華道 333 號北角政府合署 15 樓

0150

(傳真: 2877 0245 及 郵遞)

強烈反對元朗八鄉企嶺丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969 - 申請人提交進一步資料

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八鄉橫台山羅屋村居民簽署: _____

姓名(正楷): 乳病學

2023年/2月3日

通訊地址

聯絡電話

96%

城市規劃委員會秘書香港北角查藝道 333 號北角政府合署 15 楼

0151

(傳真: 2877 0245 及 郵遞)

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入鄉橫台山羅屋村居民簽署:

姓名(正楷): 强多之

2023年/日月3日

通訊地址

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓 (傳真: 2877 0245 及 郵遞)

0152

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八鄉橫台山羅屋村居民簽署:__

性名(正楷): /517

2023年1日 月3日

通訊地址

聯絡電話

96%

城市規劃委員會秘書 香港北角渣華道 333 號北角政府合署 15 樓

0153

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八鄉橫台山羅屋村居民簽署:

¥

姓名(正楷)

冤颜吃

2023年/1月3日

通訊地址

城市規劃委員會秘書

香港北角渣築道 333 號北角政府合署 15 樓 (傳真: 2877 0245 及 郵遞)

0154

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八鄉橫台山羅屋村居民簽署:

姓名(正楷): 第2章

2023年/ 月 月 月 日

通訊地址

城市規劃委員會秘書 香港北角渣築道 333 號北角政府合署 15 樓

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八鄉橫台山羅屋村居民簽署: _

96%

姓名(正楷): 景声美

2023年 日 月 月 日

通訊地址

Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Subject Restricted	Expand personal&publi
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Re: A/YL-PH/969 DD 114 Kei Ling Animal Shelter 07/12/2023 02:55

From:

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

Dear TPB Members,

As no soft copy provided, members of the public who work office hours are deprived of access to information with regard to identity of operator and other relevant information.

THIS IS GOVERNMENT LAND. THERE SHOULD BE OUTMOST TRANSPARENCY WITH REGARD TO ANY PLANNED OPERATIONS.

Previousl objections upheld.

Mary Mulvihill

From:

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

Date: Monday, 11 September 2023 4:11 AM HKT

Subject: A/YL-PH/969 DD 114 Kei Ling Animal Shelter

A/YL-PH/969

Government Land in D.D. 114, Kei Ling, Pat Heung

Site area: About 7,900sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / 5 Years / Filling of Land / 1 Vehicle Parking

Dear TPB Members,

No indication with regard to the identity of the applicant. This is a large amount of Government Land so there should be complete transparency.

In addition the claim that the site is intended for GIC is not borne out by the AG zoning.

While animal shelters have good intentions, they are ultimately part of the problem as they provide a convenient dumping ground for people who tire of taking care of their pets.

The solution should not be animal shelters but strict control of both the breeding and importation of animals.

Mary Mulvihill



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

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

15th September 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land (A/YL-PH/969)

- 1. We refer to the captioned.
- 2. We urge the Board to read the gist of this application. As shown in the map of the gist, the southern part of the application site covers a section of a watercourse. We urge the Board to consider whether the approval of this application would cause any drainage issue and whether a drainage impact assessment is required for this application.
- 3. Since the application site is so close to a watercourse and in view of the nature of the proposed use, we urge the Board to consider whether the proposed use would generate polluted surface runoff/ sewage and whether a sewage impact assessment is required as well.
- 4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

173

黎永添區議員辦事處

OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

致

城市規劃委員會秘書

傳宣

2877 0245 / 2522 8426

雷郵

tpbpd@pland.gov.hk

本處檔號:LWT23-12-124

送遞方式: 傳真 及 電郵

反對元朗八鄉企嶺丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969 - 申請人提交進一步資料

執事先生/女士:

本人接獲八鄉上村村代表及眾多居民的投訴,就上述申請作出強烈的反對。

申請項目相關土地是早年政府在企嶺修建防洪設施及支援興建「高鐵地盤行政大樓」向八鄉村民徵收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民出入私人物業,嚴重損害村民的應有權益。

此外,申請項目只能使用唯一的渠務署「維修道路及橋樑」通往高上路,而申詢項目明顯是商業活動,利用相關政府產業謀取個人利益,並涉及「通道和橋樑」的維修保養,保險責任等等問題,是市民不能容許的。

再者,申詢項目規模十分龐大,佔用政府土地近八千平方米,樓面積超過四千四百平方米,定必吸引大量顧客光顧,申請項目沒有停車位,而且位於鄉郊,大部分顧客將自行駛車光顧,停泊在高上路是唯一的選擇。高上路的興建是接選「高鐵維修廠」,目的作緊急維修及處理突發事故的用途,假若高上路出現違規泊車而阻礙「高鐵」緊急救援工作,後果令人雖以想像。

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本人懇請城市規劃委員會重視八鄉上村居民的意見,聆聽居民的聲音,否決上標申請項目,造福八鄉上村居民!

元朗區議員(八鄉南)黎永添 謹啓

2023年12月8日

城市規劃委員會秘書香港北角造藝道 333 號北角政府合署 15 樓

174

(傳真: 2877 0245 及 郵遞)

強烈反對元朗八鄉企嶺丈量約份第 114 約的政府土地 擬議臨時動物寄養所連附屬設施(為期 5 年)及填土工程 申請編號: A/YL-PH/969 - 申請人提交進一步資料

執事先生/女士;

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申請項目相關土地是早年政府在企嶺修建防洪設施及支援興建「高鐵地盤行政大樓」向 八鄉村民徵收,毗連八鄉村民大量私人土地(大部分是上村村民擁有),申請項目將阻礙村民 出入私人物業,嚴重損害村民的應有權益。

此外,申請項目只能使用唯一的渠務署「維修道路及橋樑」通往高上路,而申請項目明顯是商業活動,利用相關政府產業謀取個人利益,並涉及「通道和橋樑」的維修保養,保險責任等等問題,是市民不能容許的。

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八郷上村居民簽署: Will

姓名(正楷): Trank G Tin No

2023年 (2月3日

96%

城市規劃委員會秘書 香港北角渣華道 333 號北角政府合署 15 樓

175

(傳真: 2877 0245 及 郵遞)

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八郷上村居民簽署 :_

姓名(正楷): BANG TIN WAH

2023年12月3日

96%

城市規劃委員會秘書

香港北角渣藝道 333 號北角政府合署 15 樓

176

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八鄉上村居民簽署: Dama C A 女子 (五) 女名(正楷):

2023年 / 岁月 3日

城市規劃委員會秘書 香港北角渣築道 333 號北角政府合署 15 楼

(傳真: 2877 0245 及 郵遞)

177

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八郷上村居民簽署: 3 1003

姓名(正楷): 杰茨 张

2023 年 1 ン月 ア 日