

此文件在 2022 年 8 月 29 日收到。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 29 AUG 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

R.T.P. - I.R.
表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TT/570 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2201818 2017 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	71YC-TP/570
	Date Received 收到日期	29 AUG 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Li Ah Lee 李阿莉

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

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

Tang Lok San 鄧樂桑

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Lots 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B in D.D. 117, Tai Tong, Yuen Long

新界元朗大棠丈量約份第117約地段第1385號A分段(部分)、第1385號餘段、第1386號(部分)、第1387號A分段及第1387號B分段

(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 1,615.2 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 692.25 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)

NA 不適用 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	大棠分區計劃大綱核准圖編號 S/YL-TT/18 Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified "current land owner(s)"
已通知 名「現行土地擁有人」：

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)向每一名「現行土地擁有人」*郵遞要求同意書*

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*
- ☒ posted notice in a prominent position on or near application site/premises on
15/07/2022 (DD/MM/YYYY)*
於 15/07/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/07/2022 (DD/MM/YYYY)*
於 15/07/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one "✓".

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時動物寄養所連附屬設施 (為期3年)及填土工程 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 3 years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	922.95	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	692.25	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	692.25	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	692.25	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Proposed Layout Plan.		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	2	.....
Motorcycle Parking Spaces 電單車車位	NA 不適用	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA 不適用	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用	.....
Others (Please Specify) 其他 (請列明)	NA 不適用	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	NA 不適用	.....
Coach Spaces 旅遊巴車位	NA 不適用	.....
Light Goods Vehicle Spaces 輕型貨車車位	1	.....
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用	.....
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用	.....
Others (Please Specify) 其他 (請列明)	NA 不適用	.....

Proposed operating hours 擬議營運時間 星期一至星期日(包括公眾假期), 上午八時至下午六時			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Tong Road, then access via local track 大棠路, 再轉入小路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,615.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p style="text-align: center;">NA 不適用</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

請參考申請理由。

8. Declaration 聲明

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

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

Signature

簽署

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

鄧樂榮

NA 不適用

Name in Block Letters

姓名 (請以正楷填寫)

Position (if applicable)

職位 (如適用)

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

NA 不適用

Others 其他

on behalf of

代表

NA 不適用

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

Date 日期

18/07/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B in D.D. 117, Tai Tong, Yuen Long 新界元朗大棠丈量約份第117約地段第1385號A分段部分、第1385號餘段、第1386號部分、第1387號A分段及第1387號B分段
Site area 地盤面積	1,615.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	大棠分區計劃大綱核准圖編號 S/YL-TT/18 Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
Zoning 地帶	「農業」 "Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時動物寄養所連附屬設施 (為期3年)及填土工程 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 3 years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	692.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.43 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	42.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 PC: 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 LGV: 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one. 「✓」. 註：可在多於一個方格內加上「✓」號		

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

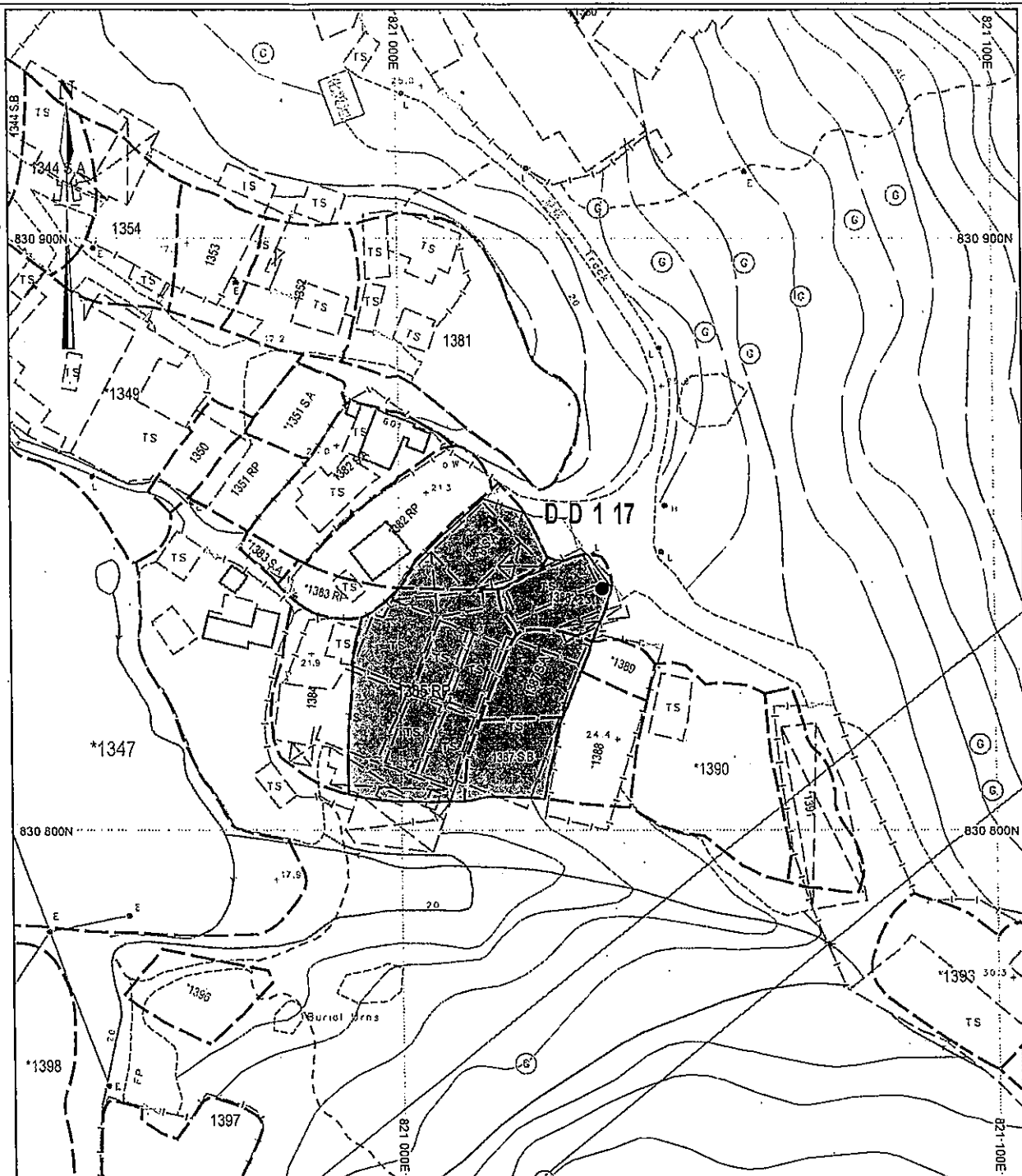
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責，若有任何疑問，應查閱申請人提交的文件。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗大棠丈量約份第 117 約地段 1385 號 A 分段(部份)、1385 號餘段、1386 號(部份)、1387 號 A 分段及 1387 號 B 分段作為期三年的臨時動物寄養所連附屬設施及填土工程之用途

- 申請地點的面積約為 1,615.2 平方米，根據大棠分區計劃大綱核准圖編號 S/YL-TT/18，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
- 擬議申請的動物寄養所屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會未曾批准相類似的動物寄養所，但在鄰近的「農業」地帶城市規劃委員會曾批准相類似的動物寄養所申請包括：A/YL-TT/512 (2021 年 6 月 25 日獲批)及 A/YL-TT/525 (2021 年 10 月 15 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 現場已完成填土及平整工程，不需要再進行相關工程。申請地段將設有 10 個擬議建築物，有 6 個建築物為動物寄養所、1 個為附屬辦公室及 3 個附屬存物室。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所內會有寵物（即從下午六時至上午八時）。
- 申請地點已採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗大棠丈量約份第 117 約地段 1385 號 A 分段(部份)、1385 號餘段、1386 號(部份)、1387 號 A 分段及 1387 號 B 分段作為期三年的臨時動物寄養所連附屬設施及填土工程的用途。



Legend:



Application Site 申請範圍



Location of the on-site notice 現場告示之張貼位置

Appendix 1

Location: DD 117 Lot 1385 S.A (Part)
1385 RP, 1386 (Part),
1387 S.A, 1387 S.B

OZP: S/YL-TT/18
District: Tai Tong
Zoning: Agriculture

Date: 19 August 2022

Location

位置圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

Planning Details:

Animal Boarding Establishment (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 6

Non-Domestic GFA: 528 m² (About)

Ancillary Office (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 88 m² (About)

Ancillary Storage (S1) (1-storey only)

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 2

Non-Domestic GFA: 61 m² (About)

Ancillary Storage (S2) (1-storey only)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25 m² (About)

Private Car Park Space

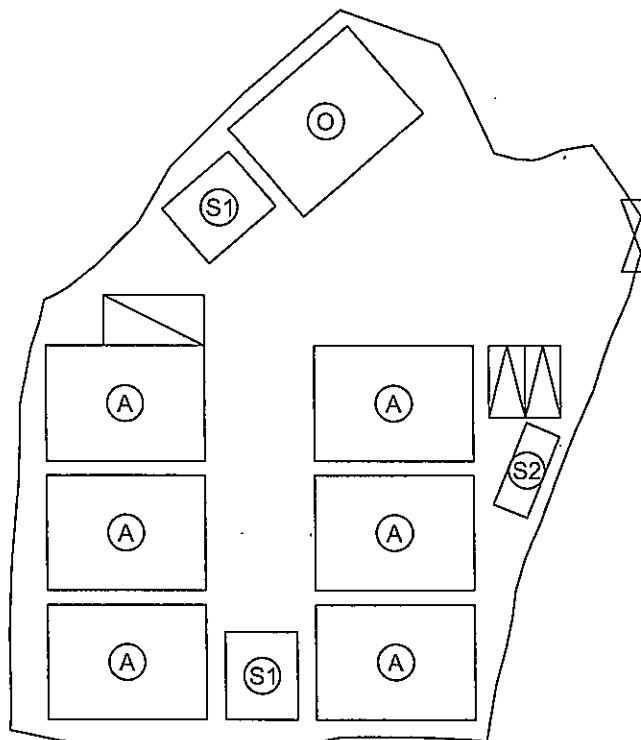
Dimension: 5m x 2.5m

Unit(s): 2

LGV U/UL Space

Dimension: 7m x 3.5m

Unit(s): 1



Legend:

⌵ Ingress/egress (Width: 5m)

▤ Proposed Structures

▨ Private Car Parking Space

▧ LGV U/UL Space

Ⓐ Animal Boarding Establishment

Ⓞ Ancillary Office

ⓈⓈ Ancillary Storage

Total Area: 1,615.2 m² (About)

Covered Area: 692.25 m² (About)

Uncovered Area: 922.95 m² (About)

Non-Domestic GFA: 692.25 m² (About)

Nos. of Proposed Structures: 10

Appendix 2

Location: DD 117 Lot 1385 S.A (Part)
1385 RP, 1386 (Part),
1387 S.A, 1387 S.B

OZP: SYL-TT/18
District: Tai Tong
Zoning: Agriculture

Date: 19 August 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土工程

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

SCALE

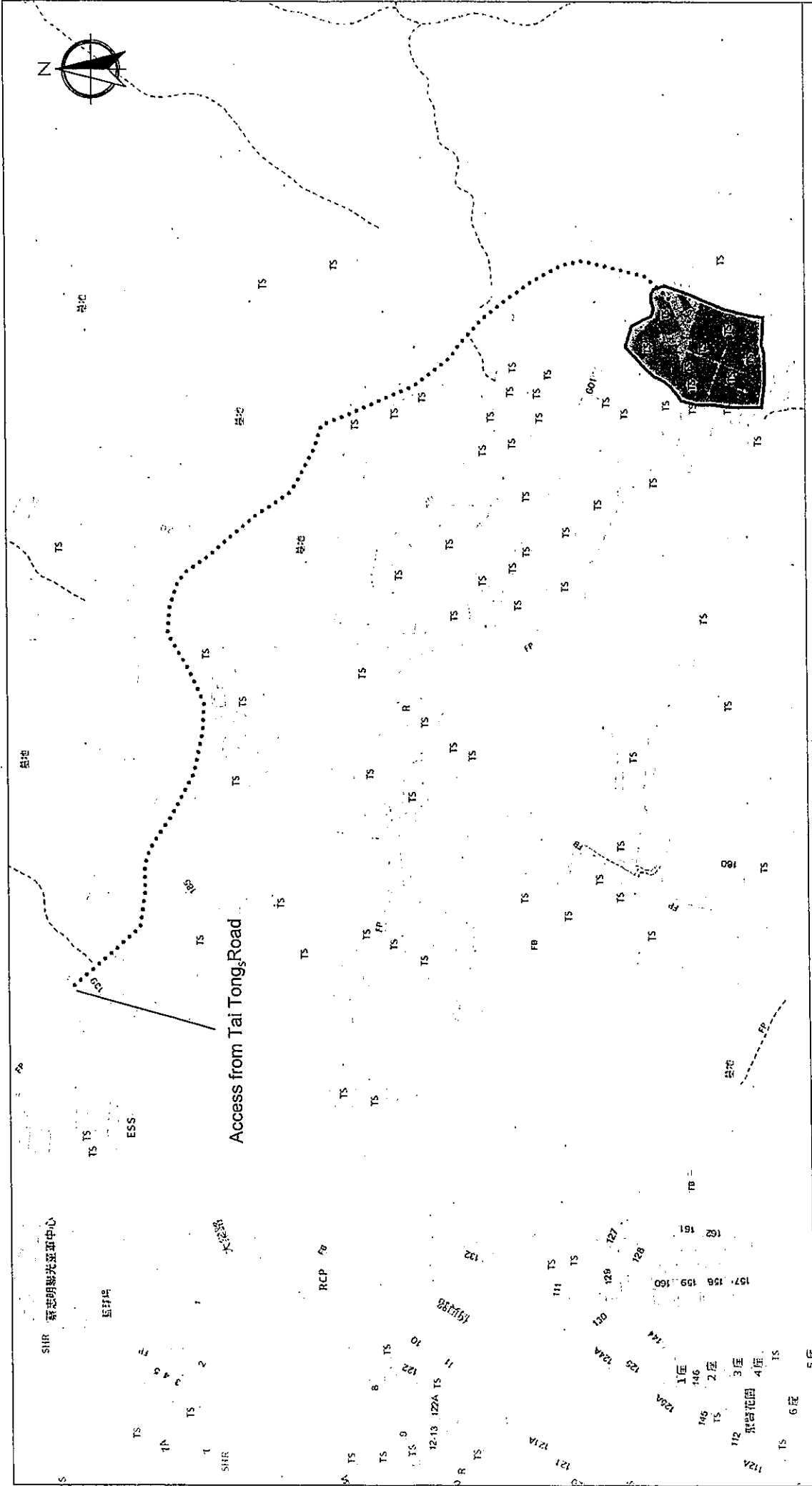
1:500

@A4

For Identification Only

Drawing No.:

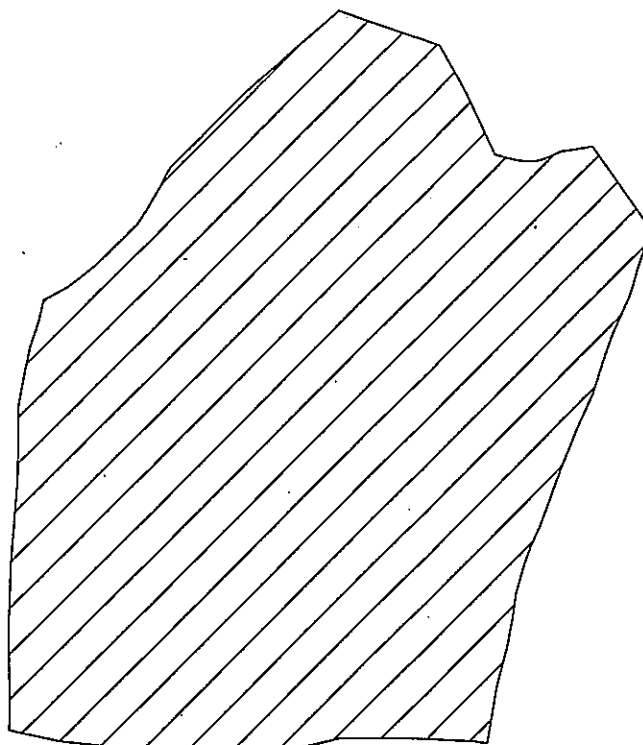
2-01



Scale: Undefined @A4


Captured from map.gov.hk on 12th July 2022

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 117 Lot, 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B</p> <p>OZP: S/YL-TT/18</p> <p>District: Tai Tong</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 3 Years and Filling of Land</p>	<p>Width of Unnamed Road: 3-5m (About) with passing place</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ••••• Road Path — Site Boundary 	<p>Drawing No.:</p> <p>3-01</p> <p>For Identification Only</p> <p>Date: 27/07/2022</p>
--	---	---	---	--



Paved Area: About 1,615.2 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 117 Lot 1385 S.A (Part)
1385 RP, 1386 (Part),
1387 S.A, 1387 S.B

OZP: S/YL-TT/18
District: Tai Tong
Zoning: Agriculture

Date: 19 August 2022

Paved Area 平整位置圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土工程

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

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-TT/570 的查詢

收悉 貴署對 A/YL-TT/570 申請的查詢，本人現書面回覆。

在營業時間外，只會有狗隻留在申請地點，本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，全日不超過 60 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

在營業時間中(即從上午八時至下午六時)，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 6 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。附近人流非常少，相信不會為附近環境帶來不良影響。

本申請計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，本申請亦計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，提供良好的居住空間。

由於寄養所計劃使用隔音及隔熱的鋁板作牆身及頂部，現場亦以「鋅鐵皮」物料圍起申請地點，有效降低外來刺激刺激動物。

本申請不會使用哨子及使用任何擴音設備進行廣播，避免為附近環境產生不良影響。

本人確定申請地點現時及將來沒有計畫提供符合環境影響評估條例的牲口檢疫站、牲口待宰站或檢疫關禁處等設施。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李阿莉

二零二二年九月二十七日

規劃署及城市規劃委員會：

有關城市規劃委員會對 A/YL-TT/570 的查詢

收悉 貴署對 A/YL-TT/570 申請的疑問，本人現書面回覆。

現時申請範圍已完成平整及填土的工程，平整的範圍約 1,615.2 平方米，申請地點不會再進行任何大型平整及填土的工程，填土的高度及地型已依照舊有的情況進行，沒有改變地型。厚度已由大約 mPD +22.8 提高至大約 mPD +23.1，不會超出申請的厚度。填土位置方面請參考 Appendix 4(平整位置圖)，望 貴署諒解。

申請範圍現時已完成填土及平整，而相關工程不是由本人進行，申請範圍多年前已使用混凝土作平整物料，希望透過申請，將申請範圍活化，望 貴署諒解。

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

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

由於本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，本人計劃安排約 1-2 個員工在場內過夜，以便處理突發事情。全日不超過 60 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。在營業時間中，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不

會多過 6 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

本寄養所屬於私人營運，並計劃以公司名下進行寄養所的業務。

本人計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，寄養所計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，為寵物提供良好的居住空間。

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

員工洗手間方面，本人計劃在其中一個寄養所內設置洗手間，並計劃將洗手間的污水及寵物的污水連接到將會建造的符合環境保護署所定下的 ProPECC PN 5/93 指引的化糞池來收集寄養所內的污水。化糞池及滲水井的距離會遠離水池及河道至少 15 米，由於申請地點附近的水池及溪流/河道不是用作飲用用途，此距離亦符合環境保護署所定下的 ProPECC PN 5/93 指引，有關化糞池及滲水井不會連接雨水渠，務求對附近的污染降至零污染，確保附近的水源及土地不會被此申請用途污染，嚴格執行漁農自然護理署及渠務署的要求。

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

由於寄養所計劃使用隔音及隔熱的鋁板作牆身及頂部，現場亦以「鋅鐵皮」物料圍起申請地點，有效降低外來刺激刺激動物。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李阿莉

二零二二年十月十八日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-TT/570 的查詢

收悉運輸署對 A/YL-TT/570 申請的疑問，本人現書面回覆。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0-2
08:00-09:00	0-3
09:00-10:00	0-3
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-2
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

為了方便上落寵物及寵物糧食等物品和向員工及外來使用人士提供便利駕車到本申請地點，現申請一個客貨車上落貨位置。此申請也包括 1 個員工及 1 個外來使用人士（即有透過電話通知員工的客人）的停車位，共 2 個泊車位。由於本人計劃要求前往本寄養所的人士需要透過電話通知寄養所的員工，並不接受散客（即未有透過電話通知員工的客人），可以控制使用人次。因此，2 個車位已足夠此申請運作，包括職員及外來人士（即有透過電話通知員工的客人）的需求。

申請地點有道路連接，前往本申請地點途經大棠路，再轉入郊區小徑前往申請地點。大棠路為雙線雙程道路。郊區小徑沿途至少有 3 米闊，最多約有 5 米闊，直達申請地點，沿途也有避車處，客貨車有足夠的位置通過。沿途道路相片請參考文件末端，而相片的觀看點請參考 **Appendix 3**。

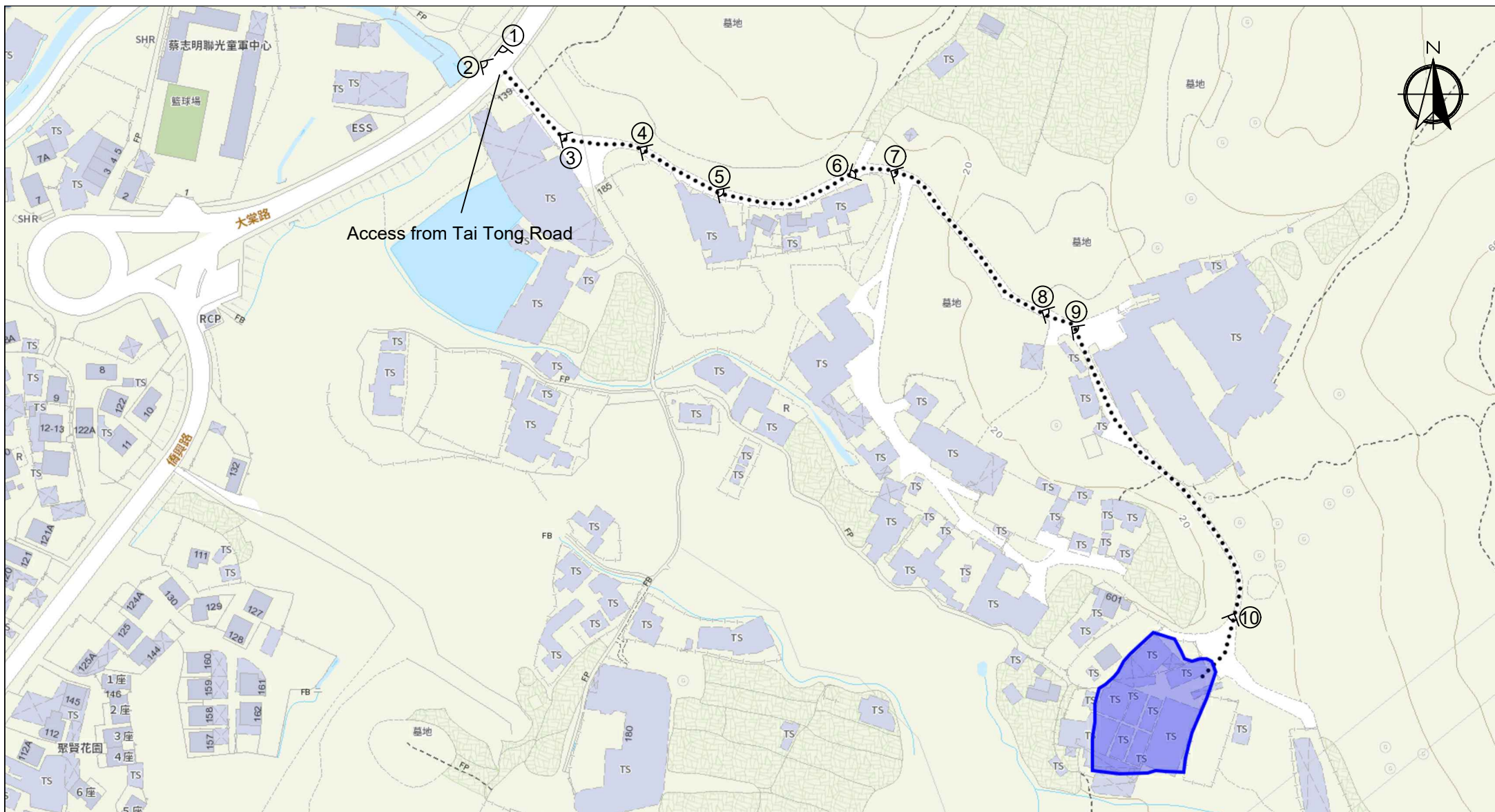
在申請地點內有一個直徑約 10 米的圓形空間，足夠讓車輛進行調遣的動作，不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 5**。

此申請不允許超過 5.5 噸的貨車進入申請地點。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
李阿莉

二零二二年十月十二日



Scale: Undefined @A4

Captured from map.gov.hk on 12th July 2022

Appendix 3 Existing Vehicular Access	Location: D.D. 117 Lot 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B OZP: S/YL-TT/18 District: Tai Tong Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 3 Years and Filling of Land	Width of Unnamed Road: 3-5m (About) with passing place Map Legend: Road Path — Site Boundary	Drawing No.: 3-01
				For Identification Only Date: 11/10/2022

道路相片：









9



10



Planning Details:

Animal Boarding Establishment (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 5

Non-Domestic GFA: 440 m² (About)



Animal Boarding Establishment and Toilet (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 88 m² (About)

Ancillary Office (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 88 m² (About)

Ancillary Storage (S1) (1-storey only)

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 2

Non-Domestic GFA: 61 m² (About)

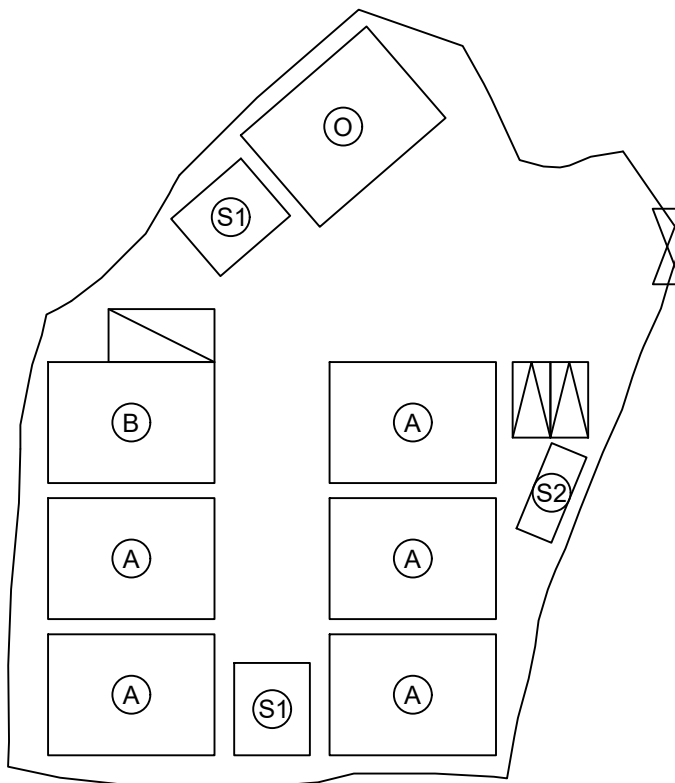
Ancillary Storage (S2) (1-storey only)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25 m² (About)



Private Car Park Space

Dimension: 5m x 2.5m

Unit(s): 2

LGV U/UL Space

Dimension: 7m x 3.5m

Unit(s): 1

Legend:

- ⊞ Ingress/egress (Width: 5m) (A) Animal Boarding Establishment
⊞ Proposed Structures (B) Animal Boarding Establishment and Toilet
⊞ Private Car Parking Space (O) Ancillary Office
⊞ LGV U/UL Space (S1)(S2) Ancillary Storage

Total Area: 1,615.2 m² (About)

Covered Area: 692.25 m² (About)

Uncovered Area: 922.95 m² (About)

Non-Domestic GFA: 692.25 m² (About)

Nos. of Proposed Structures: 10

Appendix 2

Location: DD 117 Lot 1385 S.A (Part)
1385 RP, 1386 (Part),
1387 S.A, 1387 S.B

OZP: S/YL-TT/18
District: Tai Tong
Zoning: Agriculture

Date: 14 October 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土工程

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

SCALE

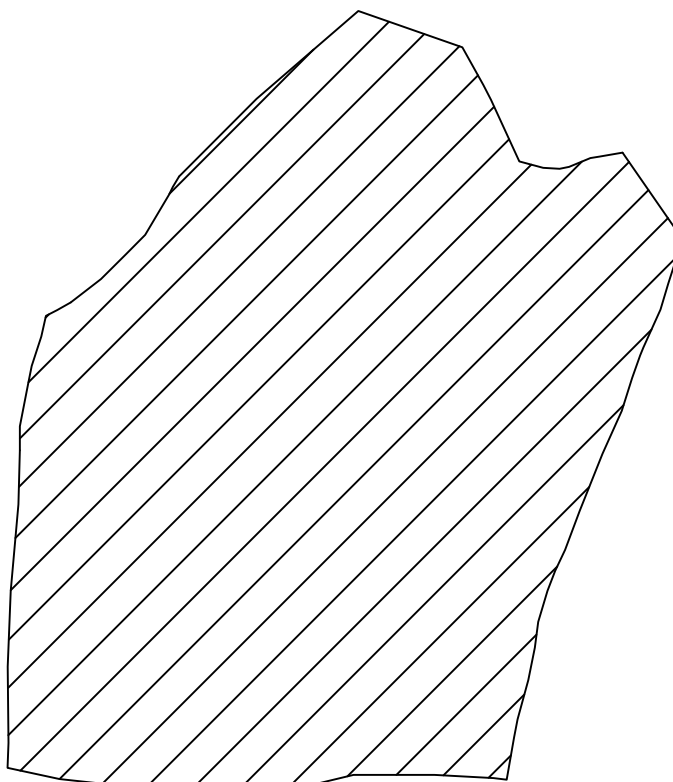
1:500

@A4

For Identification Only


Drawing No.:

2-01



Paved Area: About 1,615.2 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 117 Lot 1385 S.A (Part)
1385 RP, 1386 (Part),
1387 S.A, 1387 S.B

OZP: S/YL-TT/18
District: Tai Tong
Zoning: Agriculture

Date: 19 August 2022

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土工程

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

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

Previous Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>	<u>Rejection</u> <u>Reasons</u>
1	A/YL-TT/444	Temporary Animal Boarding Establishment and Dog Breeding Centre for a Period of 3 Years	5.7.2019	(1), (2)

Rejection Reason(s):

- (1) The proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.
- (2) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in general degradation of the rural environment of the area.

**Similar Applications within/straddling the subject “AGR” Zone and
other “AGR” Zones on the Tai Tong OZP since 2019**

Approved Applications (for filling of land within/straddling the subject “AGR” zone)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/515^	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
2	A/YL-TT/505#	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	9.7.2021

Remarks:

^ Straddling the adjacent “Green Belt” (“GB”) zone.

Straddling the adjacent “GB” and “Open Storage” zones.

Approved Applications (for animal boarding establishments in other “AGR” zones on the OZP)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/512	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021
2	A/YL-TT/525	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	15.10.2021
3	A/YL-TT/551	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.6.2022
4	A/YL-TT/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	9.9.2022

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.

2. Traffic

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

- no adverse comment on the application; and
- the local track leading to the application site (the Site) is not under her purview.

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

- no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- provided that the facilities will be properly designed and maintained to minimise any potential environmental nuisance and subject to the imposition of the following approval conditions, he has no objection to the application from the environmental perspective:
 - (i) the animals shall be kept inside enclosed structures with soundproofing material, 24-hour mechanical ventilation and air-conditioning systems between 6:00 p.m. and 8:00 a.m. on the Site, as proposed by the applicant, during the planning approval period; and
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed on the Site, as proposed by the applicant, at any time during the planning approval period.

4. Agriculture, Animal Management and Nature Conservation

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

- no comment from animal management and nature conservation perspectives; and
- the Site is zoned “Agriculture” and is currently largely vacant. 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, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors.

5. Drainage

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

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

6. Landscape

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

- no comment from landscape planning perspective; and
- according to the aerial photo of 2021 (**Plan A-3**), the Site is situated in area of rural fringe predominated by temporary structures, village houses, farmland, vacant land and woodland. According to the site photos (**Plan A-4**), the Site is hard paved with self-seeded wild grass. No significant landscape resource is observed within the Site. Further significant landscape impact on existing landscape resources within the area is not anticipated. The proposed use is considered not incompatible with the landscape character of the surrounding area.

7. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

8. Building Matters

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for

the use proposed in the application.

9. District Officer's Comments

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

- his office has not received any comment from the locals.

10. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his office does not and will not maintain any access roads connecting the Site with Tai Tong Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the requirements under relevant pollution control ordinances should be met and the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed; and
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Professional Persons Environmental Consultative Committee Practice Note No. 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and be duly certified by an Authorised Person (AP);

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) if the proposed use is subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-TT/570 DD 117 Tai Tong

26/09/2022 03:22

From:

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

File Ref:

A/YL-TT/570

Lots 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B in D.D. 117, Tai Tong, Yuen Long

Site area : About 1,615.2sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment / **Filling of Land** / 3 Vehicle Parking

Dear TPB Members,

A/YL-TT/444 Rejected 5 July 2019

Lots 1384 (Part), 1385 RP, 1386, 1387 S.A and 1387 S.B in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 1,824m² Includes Government Land of about 376m²

Zoning: "Agriculture" and "Green Belt"

Applied Use: Animal Boarding Establishment and Dog Breeding Centre / 1 Vehicle Parking

"(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and

(b) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area."

Strong objections. The Applicant has trashed the lots and is proposing to fill the entire site with paving.

This is a district with extensive agricultural cultivation on nearby lots.

Members must question if any enforcement action has been taken. Recent weather

conditions on the mainland that have impacted the supply of fresh produce should be a cause for concern. Hong Kong must retain a certain proportion of local cultivation in order to have some supply to feed at least young children and the elderly in times of crisis.

The previous reasons for rejection remain valid. The board has given numerous approvals for animal boarding establishments, more than sufficient to fulfill any realistic or presumed need for such services.

Mary Mulvihill