

2022年 9月 2 日
此文件在 收回。城市規劃委員會 202202330

只會接收所有必需的資料及文件後才正式確認收到申請的日期。

This document is received on 26 SEP 2022
The Town Planning Board formally acknowledge the date of receipt of the application only upon receipt

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION

A/YL-TT/573 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 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 notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

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

General Note and Annotation for the Form 填寫表格的一般指引及註解

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

& Please attach documentary proof. 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-TT 1573
	Date Received 收到日期	26 SEP 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)

Choi Fai Man (蔡輝文)

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)	Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 R.P. in D.D.118, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,292 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,125 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	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
09/09/2022 (DD/MM/YYYY)[#]
於_____ (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 08/09/2022 (DD/MM/YYYY)[#]
於_____ (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 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) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,292 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </div> <p>(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))</p>
(b) Intended use/development 有意進行的用途/發展	"Proposed Temporary Animal Boarding Establishment with Ancillary Office" for a Period of 5 years and Filling of Land

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

"Proposed Temporary Animal Boarding Establishment with Ancillary Office" for a Period of 5 years and Filling of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 1,125 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.49	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 39.6 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 5	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 - 2 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約 not exceeding 8 m 米 <input type="checkbox"/> About 約	

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他 (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)
 Please refer to Layout Plan (Plan 3) and....
 Appendix I for details.

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	Please refer to Layout Plan (Plan 3) and Appendix I for details.

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Open Space and Parking Spaces

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2 years after obtaining planning approval from Town Planning Board

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) Local track from Tai Shu Ha Road West</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (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)</p> <p>Private Car Parking Spaces 私家車車位 4</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>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。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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。


Please refer to Appendix 1 for details.

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

Signature
簽署



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

LAU TAK FRANCIS

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師
Others 其他 MRTPI, FRICS, RPS(GP)



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

09/09/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

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

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

[@] 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; and
在該靈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。

GoldRich 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 application site is on Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 R.P. in D.D.118, Yuen Long, New Territories.
2. Site area is about 2,292m². No Government Land is involved.
3. The site falls within "Agriculture" ("AGR") zone under the the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18.
4. The applied use is "Proposed Temporary Animal Boarding Establishment with Ancillary Office" for a Period of 5 years and Filling of Land.
5. 5 temporary structures are proposed on site for animal boarding rooms and ancillary office uses. Total Floor Area of the proposed structures is about 1,125m².
6. Office hours of the proposed development are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal boarding service operates 24 hours daily (including Sundays and public holidays).
7. The proposed use would help to satisfy the demand of animal boarding services in the area.

行政摘要

1. 申請地點位於新界元朗丈量約份第 118 約地段第 673 號 A 分段、第 673 號 B 分段、第 673 號 C 分段、第 673 號 D 分段及第 673 號餘段。
2. 申請面積為大約 2,292 平方米。不涉及政府土地。
3. 申請地點處於大棠分區計劃大綱核准圖編號 S/YL-TT/18 的「農業」地帶。
4. 申請用途為「擬議臨時動物寄養所連附屬辦公室」(為期 5 年)及填土工程。
5. 申請地點擬議提供 5 個構築物作動物寄養房及附屬辦公室用途。擬議構築物的總樓面面積約 1,125 平方米。
6. 擬議發展的營業時間為每天上午 9 時至晚上 7 時 (星期日及公眾假期照常營業)。動物寄養服務為 24 小時營業 (星期日及公眾假期照常營業)。
7. 申請用途有助滿足當地對動物寄養服務的需求。

Justifications

Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Office' for a Period of 5 years and Filling of Land.

Location

2. The application site is on Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 R.P. in D.D.118, Yuen Long, New Territories. It is accessible via a local track from Tai Shu Ha Road West.

Site Area

3. The area of the site is about 2,292m². No Government Land is involved.

Planning Context

4. The site falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18.
5. 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.
6. Animal Boarding Establishment is a column 2 use of the "AGR" zone under the OZP which may be permitted by the Town Planning Board ("TPB").
7. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

Development Parameters

8. Please see the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about) (m ²)	Floor Area (about) (m ²)	Height	No. of Storeys
1.	U/F: Animal Boarding Room	116	116	8m	2
	G/F: Animal Boarding Room		109		
2.	U/F: Animal Boarding Room	116	116	8m	2
	G/F: Animal Boarding Room		109		
3.	Animal Boarding Room	225	225	5m	1
4.	Animal Boarding Room	225	225	5m	1
5.	Ancillary Office	225	225	5m	1
Total:		907	1,125		

9. Office hours of the proposed development are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal boarding service operates 24 hours daily (including Sundays and public holidays).
10. About 20 dogs will be staying in the proposed development.
11. Structures no. 2 - 5 i.e. animal boarding rooms are soundproofing and fully air-conditioned. Animal odours and noises would thus be minimal.
12. 4 parking spaces for private cars (2.5m x 5m) including 1 parking space for unexpected visitors and 1 parking space for light goods vehicles (3.5m x 7m) are provided on-site.

Previous Applications and Similar Applications

13. There are 2 similar applications for animal boarding establishments approved within the same "AGR" Zone in the vicinity as shown below.

	Application No.	Applied Use	Date of Consideration
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

14. Approval of the current application is in line with the decisions of the RNTPC.

No Adverse Impact to the Surroundings

15. Town Planning Board (TPB) was approved "Pond Filling for Farming" on Lots 666(Part), 683(Part), 697A(Part), 697B(Part), 698(Part), 699A, 699B(Part), 700(Part), 701(Part), 702(Part), 703(Part), 704, 705 and 706(Part) and adjoining Government Land, Tai Tong, Yuen Long. The planning application no. is A/YL-TT/65 which was approved on 17.12.1999.
16. The ponds near the application site have been filled. These ponds do not exist for many years. The proposed development will not cause adverse impact to the surroundings.
17. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
18. No residential area was observed nearby. The development will not cause nuisance to the surroundings.
19. The site will be paved with concrete. But the proposed development are temporary in nature. The application site will be reinstated when the operation is ended.
20. No public announcement system and whistle blowing will be allowed at the application site. No dog training session will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All kennels were soundproofing and are fully air-conditioned. All dogs will be staying in the kennels from 7:00 p.m. to 9:00 a.m. to avoid any noise nuisance to nearby sensitive receivers.
21. The estimate trip generation and attraction rates for weekdays and weekends are as follow:

Timeslot	Weekdays		Weekends	
	Trip Generation Rate	Trip Attraction Rate	Trip Generation Rate	Trip Attraction Rate
09:00 – 10:00	0	0	0	0
10:00 – 11:00	0	1	0	2
11:00 – 12:00	0	1	1	1
12:00 – 13:00	1	0	2	0
13:00 – 14:00	0	0	2	1
14:00 – 15:00	1	1	1	2
15:00 – 16:00	0	1	0	2

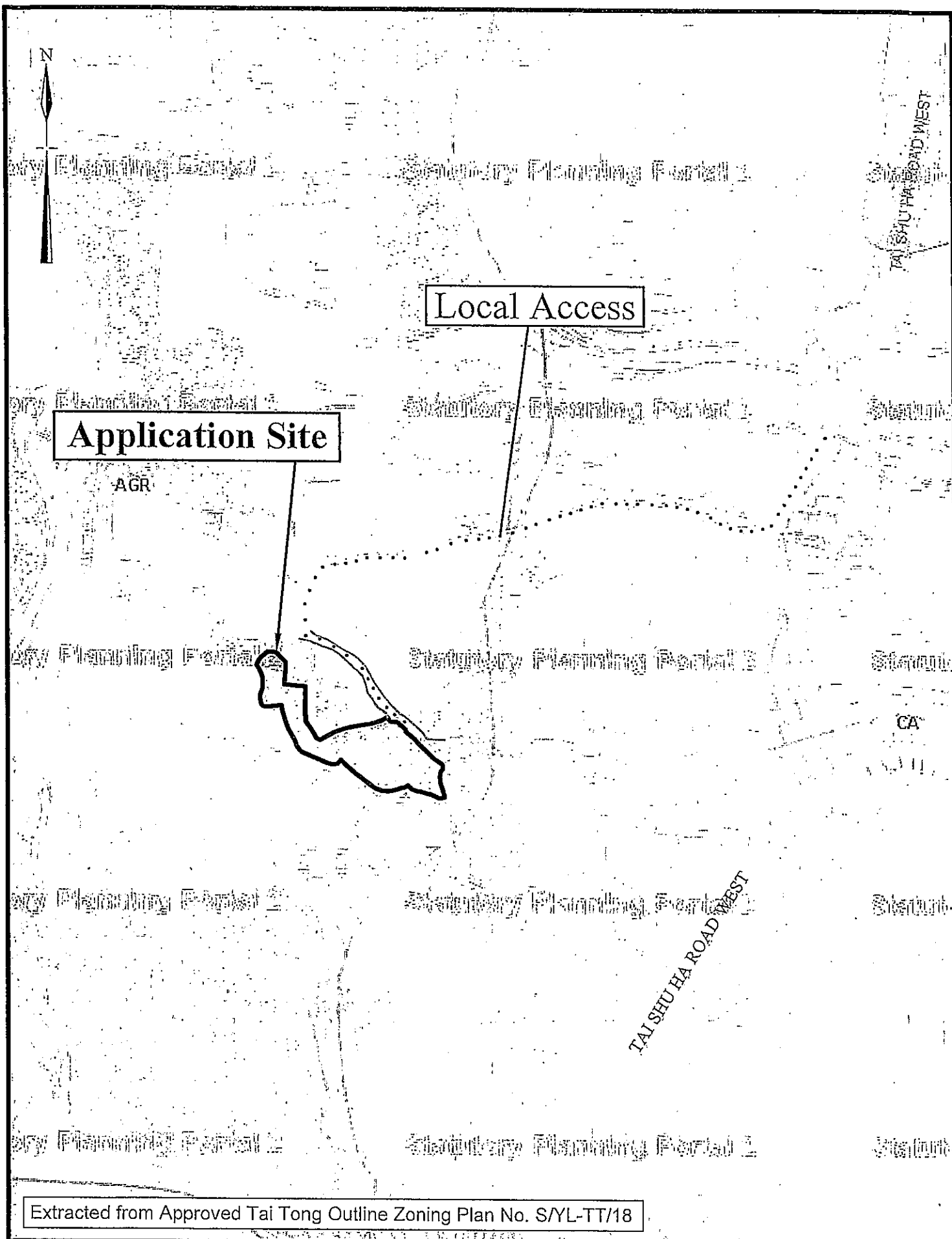
Timeslot	Weekdays		Weekends	
	Trip Generation Rate	Trip Attraction Rate	Trip Generation Rate	Trip Attraction Rate
16:00 – 17:00	1	1	0	1
17:00 – 18:00	0	0	1	0
18:00 – 19:00	<u>2</u>	<u>0</u>	<u>2</u>	<u>0</u>
Total:	<u>5</u>	<u>5</u>	<u>2</u>	<u>2</u>

22. Given low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network.
23. 300mm U-channels are proposed along the site for collection of surface water. The surface water will be discharged to woodlands on the north and the south. Please refer to Drainage Proposal (Plan 4) for details.

Planning gain

24. The proposed use would help to satisfy the demand for animal boarding services in the area.

- End -



Extracted from Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18

Not to Scale	Location Plan Lot No. 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 RP in D. D. 118 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
August 2022		Plan 1 (P 21090)

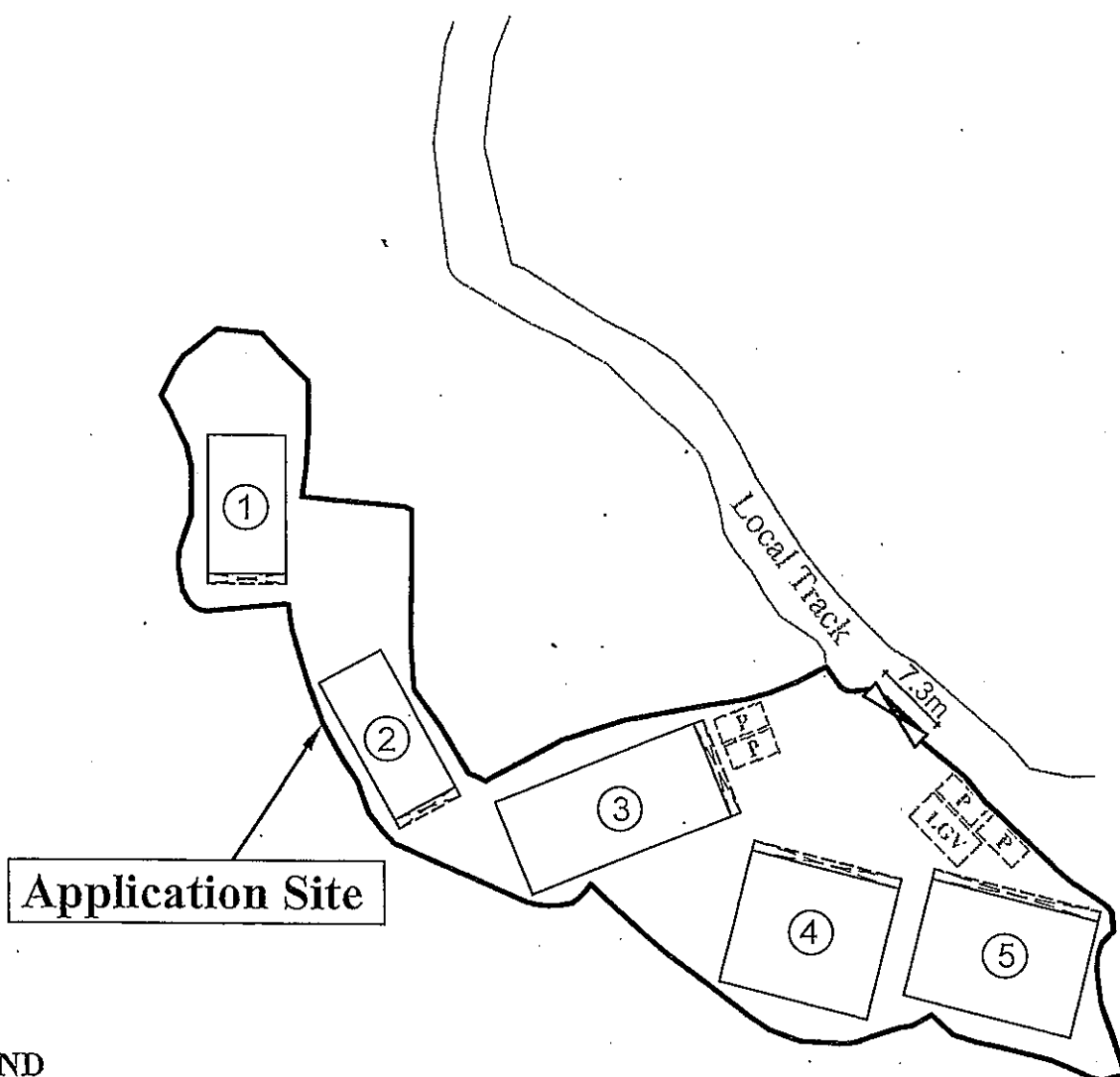


(Site Area: about 2,292m²)

Lot Index Plan

Lot No. 673 S.A, 673 S.B, 673 S.C,
673 S.D and 673 RP in D. D. 118
Yuen Long, New Territories

Plan 2
(P 21090)



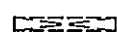
LEGEND



Parking space for private cars
(5m (L) x 2.5(W))



Parking space for light goods vehicles
(7m (L) x 3.5(W))



Canopy

Site Area: about 2,292m²

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	U/F: Animal Boarding Room	116m ²	116m ²	8m	2
	G/F: Animal Boarding Room		109m ²		
2	U/F: Animal Boarding Room	116m ²	116m ²	8m	2
	G/F: Animal Boarding Room		109m ²		
3	Animal Boarding Room	225m ²	225m ²	5m	1
4	Animal Boarding Room	225m ²	225m ²	5m	1
5	Ancillary Office	225m ²	225m ²	5m	1
Total:		907m ²	1,125m ²		

1 : 750

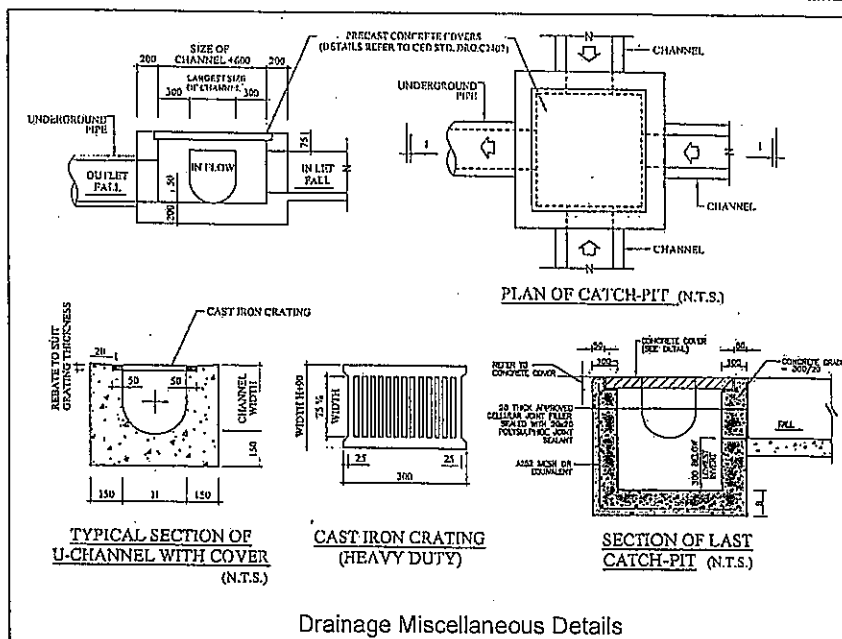
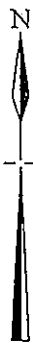
Layout Plan

Goldrich Planners &
Surveyors Ltd.

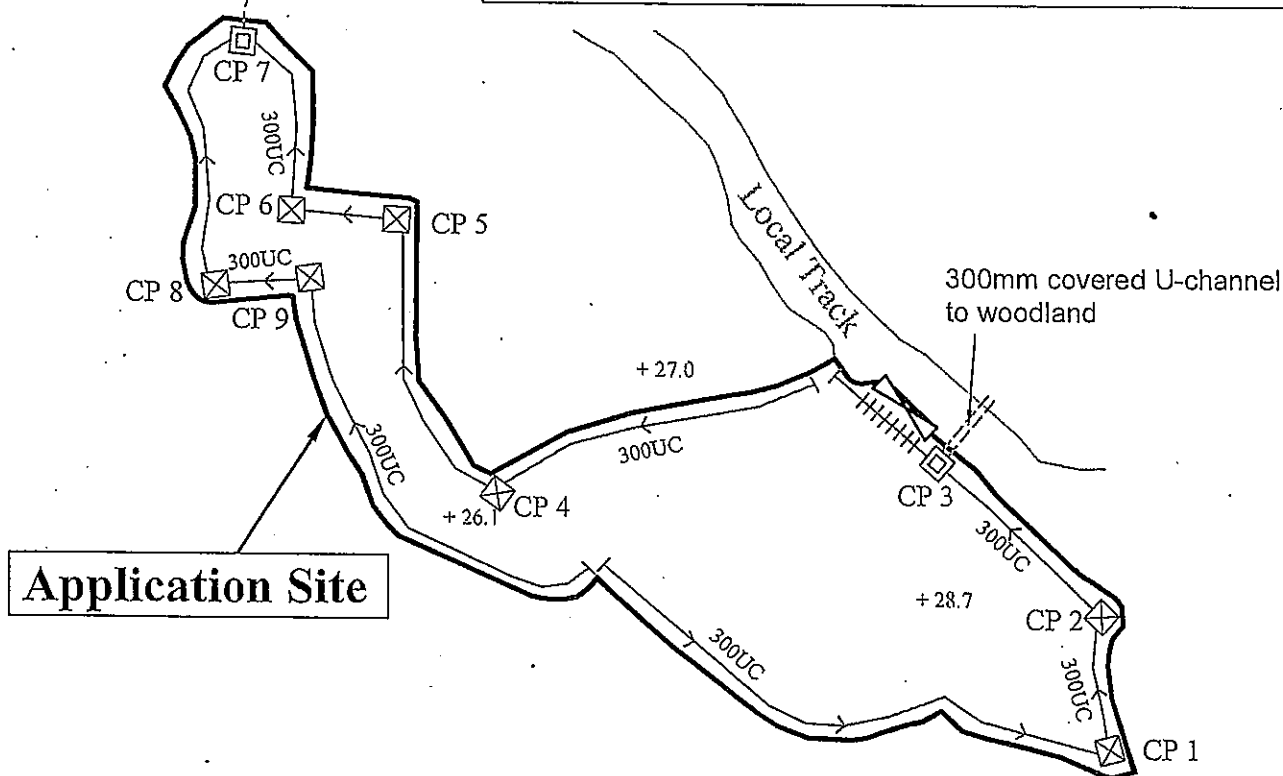
August 2022

Lot No. 673 S.A, 673 S.B, 673 S.C,
673 S.D and 673 RP in D. D. 118
Yuen Long, New Territories

Plan 3
(P21090)



To woodland on the north



Site Area: about 2,292m²

Legend:

- Vehicular Ingress/ Egress
- Proposed Catch-pit
- Proposed Last Catch-pit
- Proposed U-Channel (1:200)
- Existing U-Channel with C.I. Cover (1:200)

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 300mm is the acceptable size of U-channels within catchment area between 1,200m² and 2,400m².

Catchpit No.	G.L.(m.P.D.)	I.L.(m.P.D.)
CP 1	+ 28.7	28.12
CP 2	+ 28.7	28.06
CP 3	+ 26.1	27.97
CP 4	+ 26.1	25.64
CP 5	+ 26.1	25.49
CP 6	+ 26.1	25.45
CP 7	+ 26.1	25.37
CP 8	+ 26.1	25.54
CP 9	+ 26.1	25.57

1 : 750

Drainage Proposal

Goldrich Planners & Surveyors Ltd.

September 2022

Lot No. 673 S.A, 673 S.B, 673 S.C,
673 S.D and 673 RP in D. D. 118
Yuen Long, New Territories

Plan 4
(P21090)

GoldRich 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

Your Ref.: A/YL-TT/573

Our Ref.: TL22405/ P21090

23 December 2022

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

By Post and E-mail:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S. 16 Application

**‘Proposed Temporary Animal Boarding Establishment with Ancillary Office’
for a Period of 5 Years and Filling of Land
Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 R.P. in D. D. 118
Yuen Long, New Territories**

We would like to submit further information to respond to the comments from department.

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

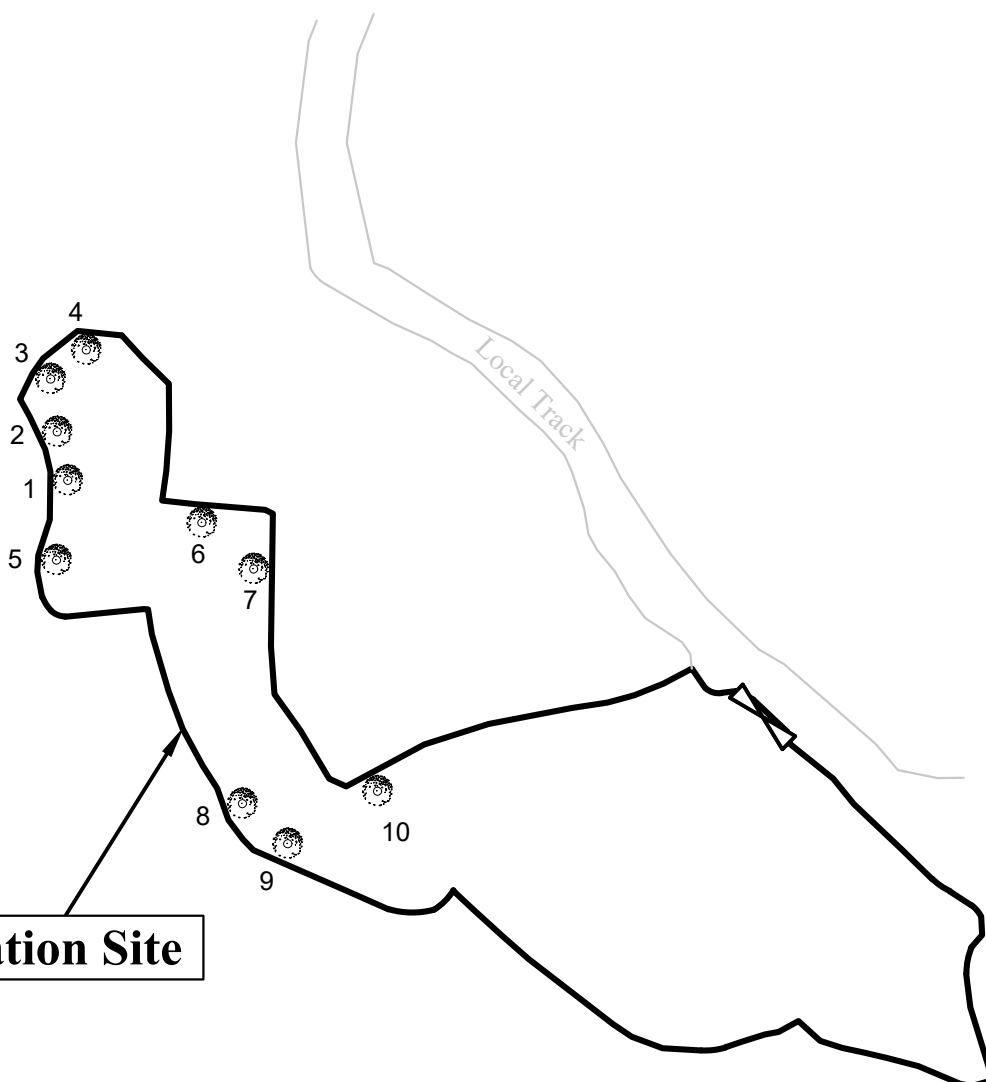



Francis Lau

Encl.

Comments from UD&L

Comments	Responses
<p>With reference to the submitted Layout Plan of the Planning Statement, locations of the proposed structures for animal boarding room and office uses, the parking spaces and filling of land with concrete of whole area of the Site may have conflict with the existing landscape resource including the existing trees, however, the Applicant stated that no landscape impact and tree felling would be conducted and caused no adverse impact under the proposed development as shown in Item 9 “Impacts of Development Proposal”. As no information on the landscape proposal/plan for the development use is included in the planning statement for mitigating the landscape impact arising from the development, the Applicant should clarify the untallied information and provide the landscape treatment for the proposal.</p>	<p>Most of the area of the site are weeds and fallen trees. There is no existing trees on the locations of the proposed structures for animal boarding room and office uses, the parking spaces and filling of land with concrete.</p> <p>There are some trees along the boundary of the application site. A plantation area of 1m x 1m will be provided for each trees. No tree felling needs to be conducted.</p> <p>Please refer to the Tree Preservation and Landscape Proposal (Plan 6) and trees photographs for details.</p>



	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Naturally existing trees	4m	7m	10
Total:			10

--

1 : 750	Tree Preservation and Landscape Proposal Lot No. 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 RP in D. D. 118 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
December 2022		Plan 6 (P21090)

T1



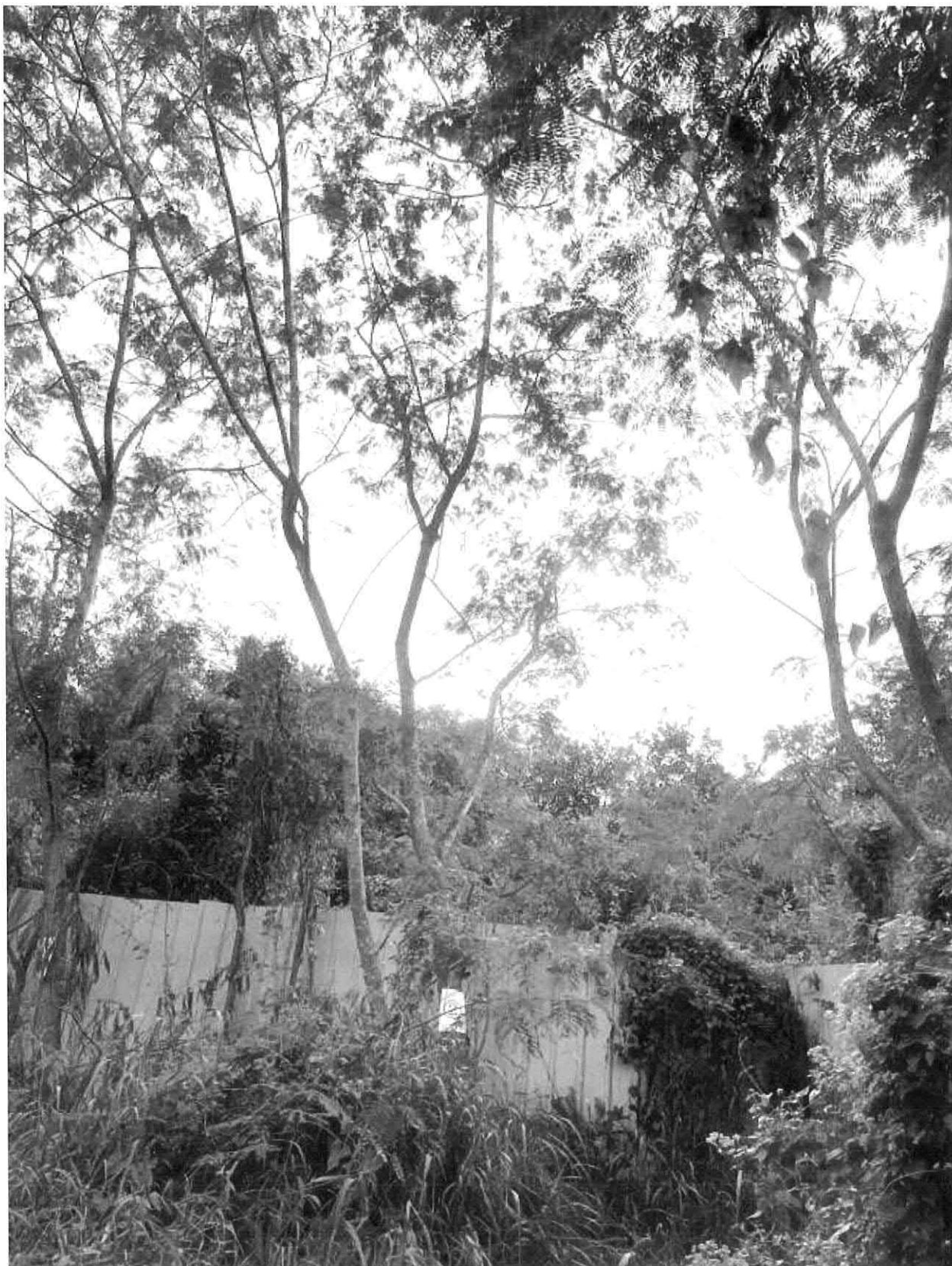
T1



T2



T2



T3



T3



T4



T4



T5



T5



T6



T6



T7



T7



T8



T8



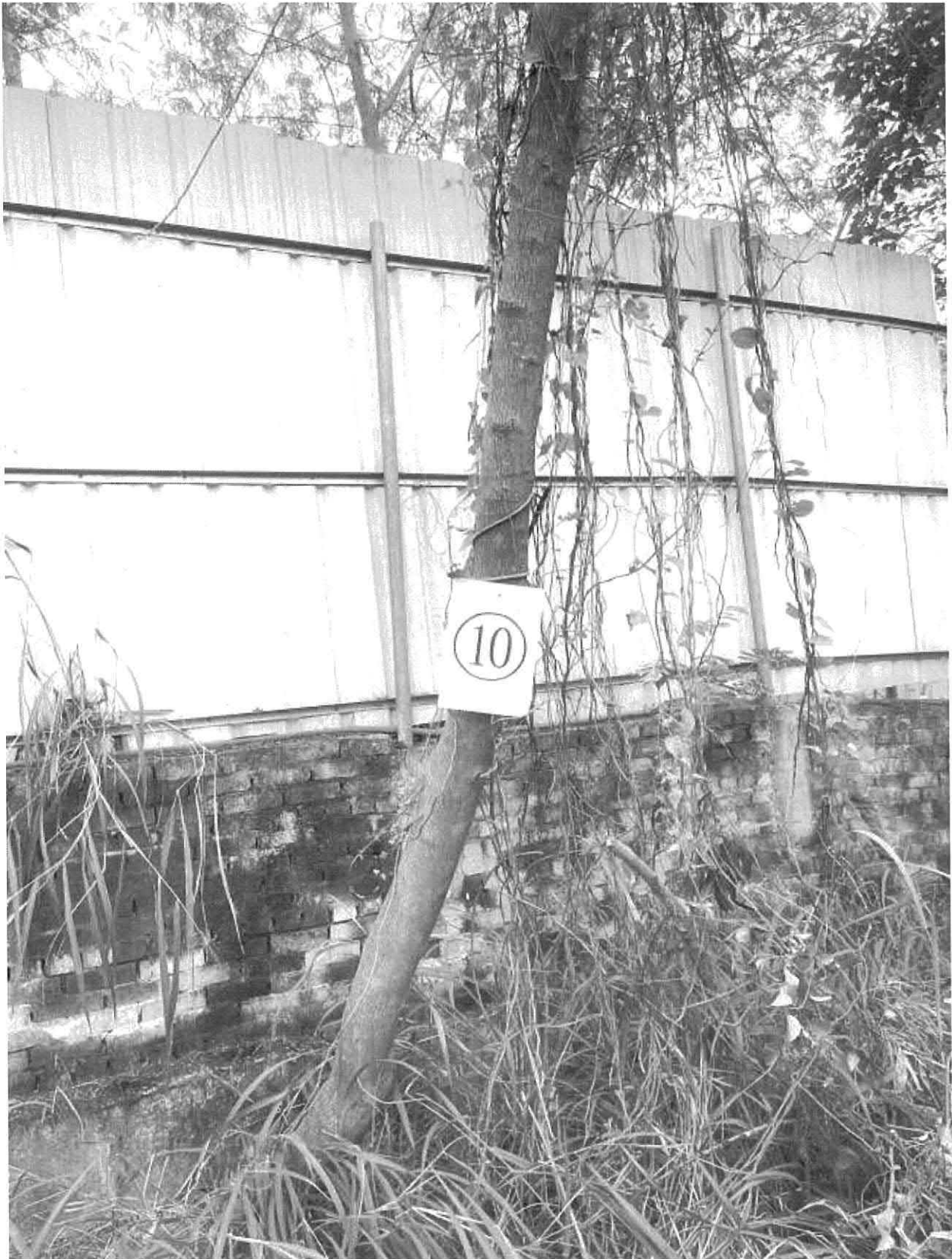
T9



T9



T10



T10



Similar Applications within the subject “AGR” Zone
on the Tai Tong OZP

Approved Applications

	<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 (Dog Kennel) for a Period of 3 Years	9.9.2022
5	A/YL-TT/574	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	25.11.2022
6	A/YL-TT/582	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

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

(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:

- no objection to the application provided that the facilities will be properly designed and maintained; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring all animals to be kept inside enclosed structures between 7:00p.m. to 9:00a.m. and no usage of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed on the Site, at any time during the planning approval period, should be stipulated.

4. Agriculture, Animal Management and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment from animal management and nature conservation perspectives; and
- the Site is zoned “Agriculture” zone and is abandoned. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site could be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether agricultural activities will take place on a specific site will hinge on a lot of factors; and
- the Site does not associate with any licence granted by his department, nor has any application regarding the Site been received.

5. **Drainage**

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

- no objection in principle to the proposed development from a drainage point of view; and
- should the Board consider the application acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a revised 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:

- with reference to the submitted Further Information (**Appendix Ia**), she has no comment from landscape planning perspective; and
- according to the aerial photo and site photos (**Plan A-3, A-4a and A-4b**), the Site is situated in a rural fringe area predominated by temporary structures, village houses, graveyard, farmland, vacant land and woodland. The Site is covered with existing trees and vegetation, one existing structure at the southeast corner of the Site was observed.

7. **Fire Safety**

Comments of the Director of Fire Services:

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:

No objection to the application.

9. **District Officer's Comments**

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

His office has not received any comments from the village representatives in the vicinity.

10. **Other Departments**

- Chief Engineer/Construction, Water Supplies Department, Project Manager (West), Civil Engineering and Development Department and Commissioner of Police 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 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 his 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 his 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 his department;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the applicant shall obtain consent of the owner(s)/ relevant parties of the local track 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 that:
 - (i) the access roads connecting the Site with Tai Shu Ha Road West is not and will not be maintained by his office; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant should enclose the proposed structure for animal boarding establishment with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system;
 - (ii) the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed;
 - (iii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. The design and construction of the septic tank and soakaway system should comply with the requirements of his department’s Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93. “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and should be duly certified by an Authorised Person (AP); and

- (iv) the relevant requirements under relevant pollution control ordinances should be observed;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that:

under the Public Health (Animals) (Boarding Establishment) Regulations (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. The establishment and ancillary facilities which are licensed under Cap. 139I must always fulfil the criteria listed in the Regulations. Besides, the dogs kept by the applicant should be properly licensed in accordance with the Rabies Ordinance (Cap. 421). The Prevention of Cruelty to Animals Ordinance (Cap. 169) should be observed at all times;
- (g) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department and his specific comments on the submitted drainage proposal that:
 - (i) the applicant should demonstrate the hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
 - (ii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The applicant should also demonstrate the proposed catchment area is adequate;
 - (iii) the full alignment of the discharge path from the Site to the ultimate discharge point (e.g. a well-established stream course/public drainage system) should be clearly indicated;
 - (iv) the proposed woodland(s), to which the applicant proposed to discharge the stormwater from the Site were not a proper discharge point (e.g. a well-established stream course/public drainage system). The applicant should review and propose adequate discharge path(s) from the Site;
 - (v) the applicant should ensure that the proposed gradients of all proposed U-channels are feasible and should be shown on the drainage plan;
 - (vi) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site and the details should be provided in the drainage plan;
 - (vii) the development should neither obstruct overland flow nor adversely affect existing natural drains, village drains, ditches and the adjacent areas, etc.; and
 - (viii) DLO/YL should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside the applicant's lot boundary before commencement of the drainage works;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the existing trees seems to be undesirable and invasive species (i.e. *Leucaena leucocephala*), the applicant should refer to Development Bureau Technical Circular (Works) No. 4/2020 if the trees of undesirable and invasive species within the Site should be removed due to "their aggressive and invasive growing habits and ability to prevent natural succession of native species"; and

- (ii) the approval of the S.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority / government department(s) direct to obtain the necessary approval on tree works;
- (i) to note the comments of the Director of Fire Services 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; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department 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) 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 Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (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) 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;
 - (vi) if the proposed use is subject to issue a license, any existing structures of 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
 - (vii) 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/573 DD 118 Yuen Long near country park
26/10/2022 02:45

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

A/YL-TT/573

Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 RP in D.D. 118, Yuen Long

Site area: About 2,292sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / **Filling of Land** / 5 Vehicle Parking

Dear TPB Members,

Strong objections. This is yet another Destroy to Build by filling in the land. No previous history of approvals. No mention of how many trees would be felled.

It is high time that members demand composite data on these 'animal boarding' operations. This should include a full list of all the establishments, how many animals kept, what is the ratio with regard to the number of animals registered in the territory. What is the level of compliance with conditions, etc.

The lots are very close to Conservation Area.

Agriculture land is for growing food. It is time that the HK Administration plays its part in the drive to ensure a certain level of local produce in line with the Central Govt policy of self determination.

Mary Mulvihill