

此文件在 2022/10/31 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 31 OCT 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.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TT/577 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/1577
	Date Received 收到日期	31 OCT 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)

簡雲輝

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)

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)

DD118 lot 1444 & 1445 RP
Tai Tong, Yuen Long, NT

(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 373⁰² sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 182⁶⁴ 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)

..... 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	S / YL - TT / 18
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	露天存放物件 <small>(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)</small>

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 2022 年 04 月 23 日的記錄，這宗申請共牽涉 7 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[#]
於 22/10/2022 (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 (DD/MM/YYYY)[#]
於 25/10/2022 (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

臨時動物寄養所 (為期3年)

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

180³⁸sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

192⁶⁴sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

3

Proposed domestic floor area 擬議住用樓面面積

.....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

192⁶⁴sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

192⁶⁴sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

① 動物構築物 約 168 平方米

② 辦公室 約 20 平方米 不超過 4 米高

③ 廁所 約 4 平方米

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

1

Motorcycle Parking Spaces 電單車車位

/

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

1

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

/

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

/

Others (Please Specify) 其他 (請列明)

/

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

/

Coach Spaces 旅遊巴車位

/

Light Goods Vehicle Spaces 輕型貨車車位

/

Medium Goods Vehicle Spaces 中型貨車車位

/

Heavy Goods Vehicle Spaces 重型貨車車位

/

Others (Please Specify) 其他 (請列明)

/

Proposed operating hours 擬議營運時間			
<p style="text-align: center;">場地作業時間為每日上午8時至下午6時</p>			
(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))	
	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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 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 <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 checked="" 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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

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>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。

① 可以善用土地資源。

② 可以幫助一些流浪動物。

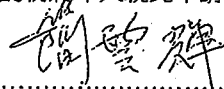

8. Declaration 聲明

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

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

2022年 10月 25日

..... (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。

行政摘要

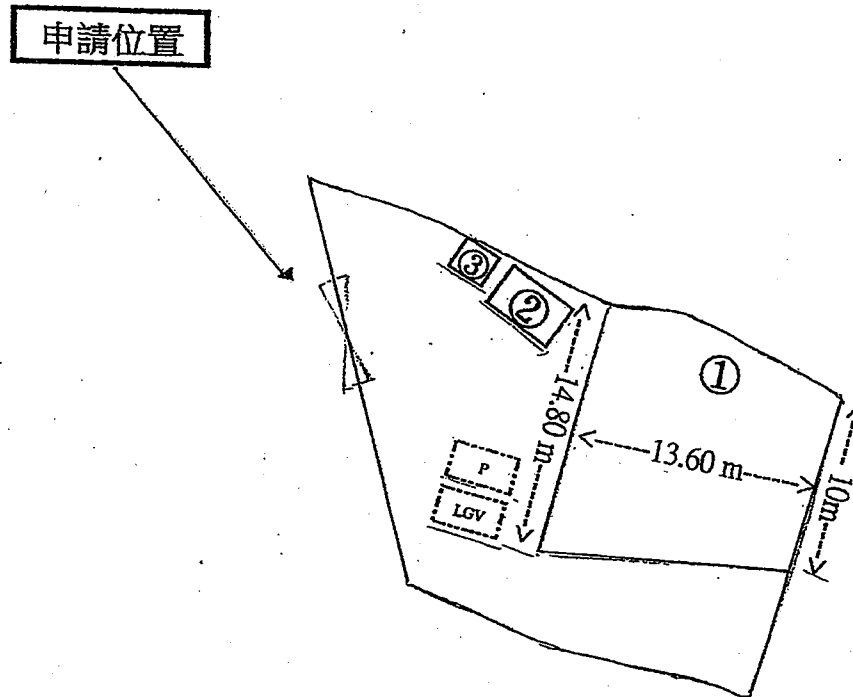
1. 申請地點位於新界元朗丈量約份第 118 約地段第 1444 號 及 1445 號餘段。
2. 申請地點位於「農業」用途地帶。
3. 申請用途為「擬議臨時動物寄養所」用途,為期 3 年。
4. 申請面積為大約 373.02 平方米。
5. 申請地點將提供 3 個構築物 (總樓面積大約為 192.64 平方米及高度不高於 4 米) 作動物寄養構築物、附屬辦公室及廁所用途。
6. 場地作業時間為每日上午 9 時至下午 6 時。

The map displays a proposed site (申請地點) outlined in black, containing a star symbol. This site is situated between several areas designated as 'Statutory Planning Portal 2'. A road labeled '大樹下西路' runs diagonally across the upper left portion of the map. A north arrow is located in the top right corner, and a scale bar at the bottom indicates distances from 0 to 45 meters.

◎規劃資料由城市規劃委員會提供，數碼地形圖由地政總署提供

布局設計圖

DD118 LOT 1444 & 1445 RP



比例： 1:400
 建築高度： 不超過 4 米

土地總面積：373.02平方米

NO.	建築物/使用	面積 (約)	高度	層數
1	動物構築物	168.64 平方米	不超過 4 米	1
2	辦公室	20 平方米		
3	廁所	4 平方米		
	合計：	192.64 平方米		



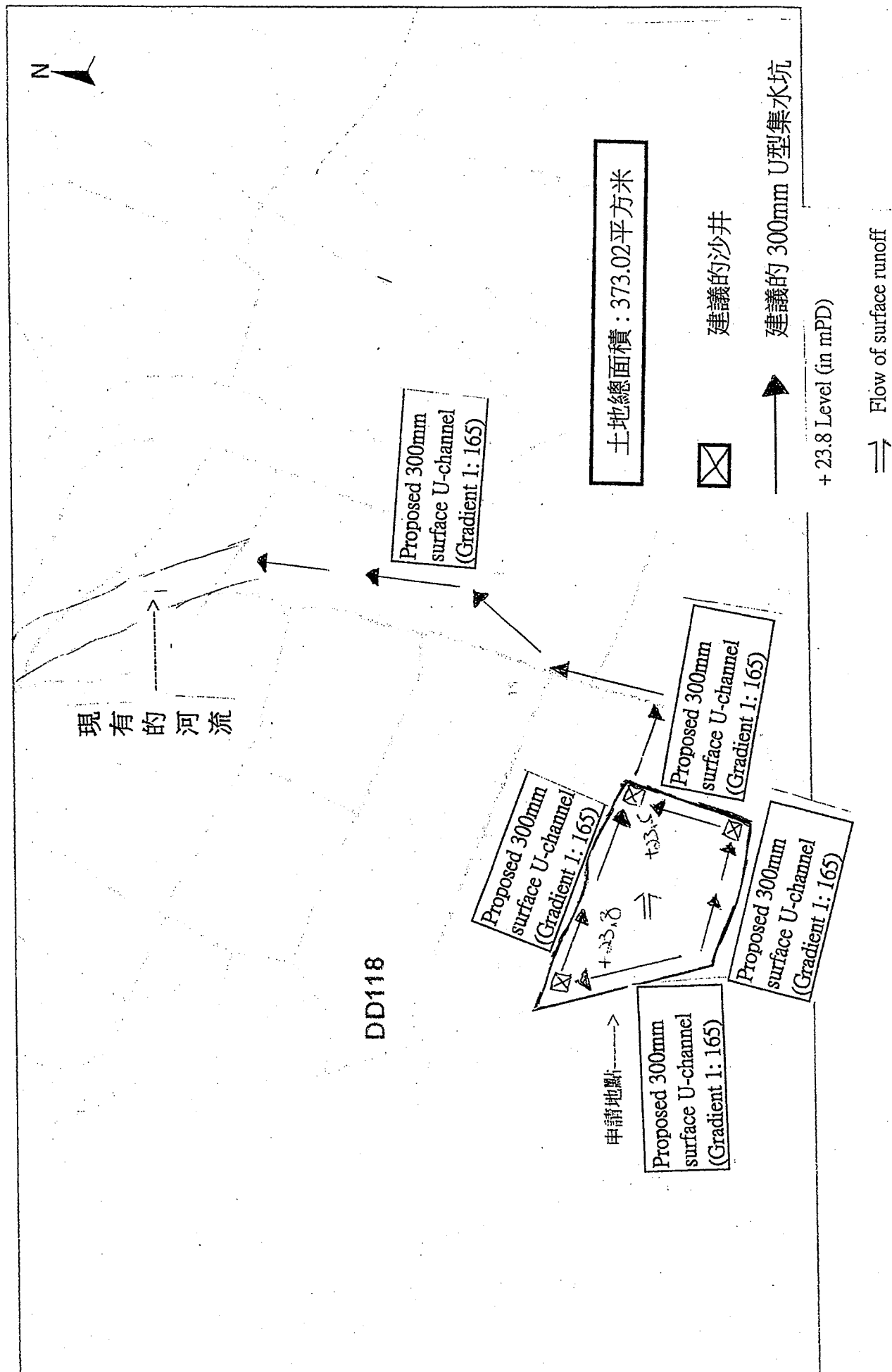
私家車位 (5米 (L) X 2.5米 (W))



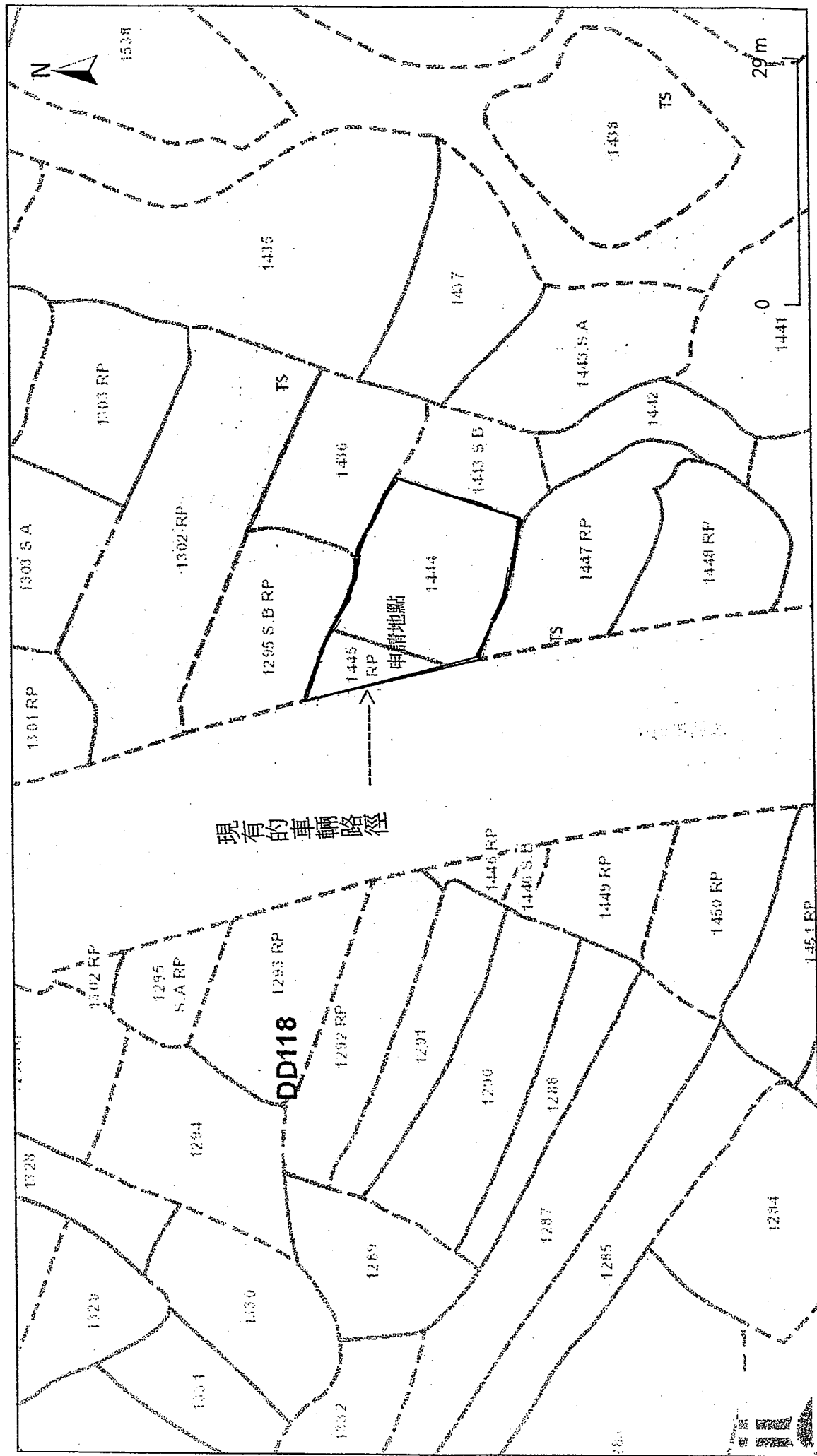
輕型貨車位 (7米 (L) x 3.5米 (W))

排水設計圖

DD118 LOT 1444 & 1445RP



車輛路徑圖 DD118 LOT 1444 & 1445 RP



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Re: Planning Application No. A/YL-TT/577 - Departmental comments
09/12/2022 11:55

From: PROPERTIES CO LTD JASVAN [REDACTED]
To: jhltam@pland.gov.hk, ocmwong@pland.gov.hk, tpbpd@pland.gov.hk
File Ref:

DEAR ALL :

有關 RUN-IN/OUT 的車路大約 3.6m, thx!

B.RGDS

MS CHIU (TEL: [REDACTED])

PROPERTIES CO LTD JASVAN <[REDACTED]> 於 2022年12月8日週四 下午
2:07寫道 :

DEAR MS JOYCE TAM :

(一) 回覆運輸署如下 :

- (a) 預算每小時車流量大約0.3架車, 即約 3小時1架車進出.
- (b) 現附上有關圖.
- (c) 後補相片.
- (d) 私家車及貨車位各一個 (請參看 (b) 的圖.

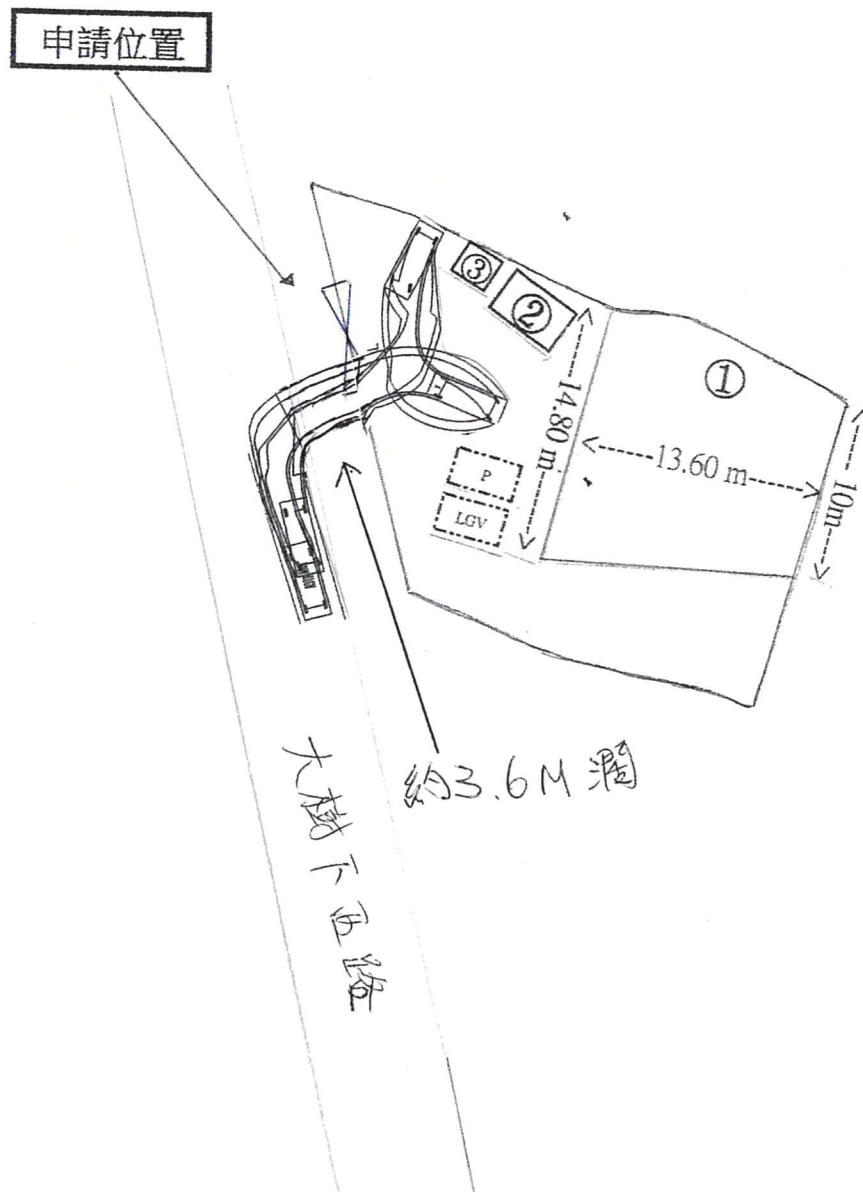
(二)

- (a) 有關申請地點會鋪設英泥石屎地, 約4吋厚.
- (b) 收養流浪狗, 預計 8-10隻, 牠們會在申請地點住及過夜.
- (c) 狗隻一般不會狂吠.
- (d) 用坑板搭建構築物, 有門, 窗及抽氣扇, 待空氣流通.
- (e) 將會建做一個化糞池排放污水.

B.RGDS

MS CHIU (TEL: [REDACTED])

Layout Plan with Dimensions of the proposed RUN-IN/OUT
OF DD118 LOT 1444 & 1445RP



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Re: Planning Application No. A/YL-TT/577 - 補交相片
09/12/2022 09:35

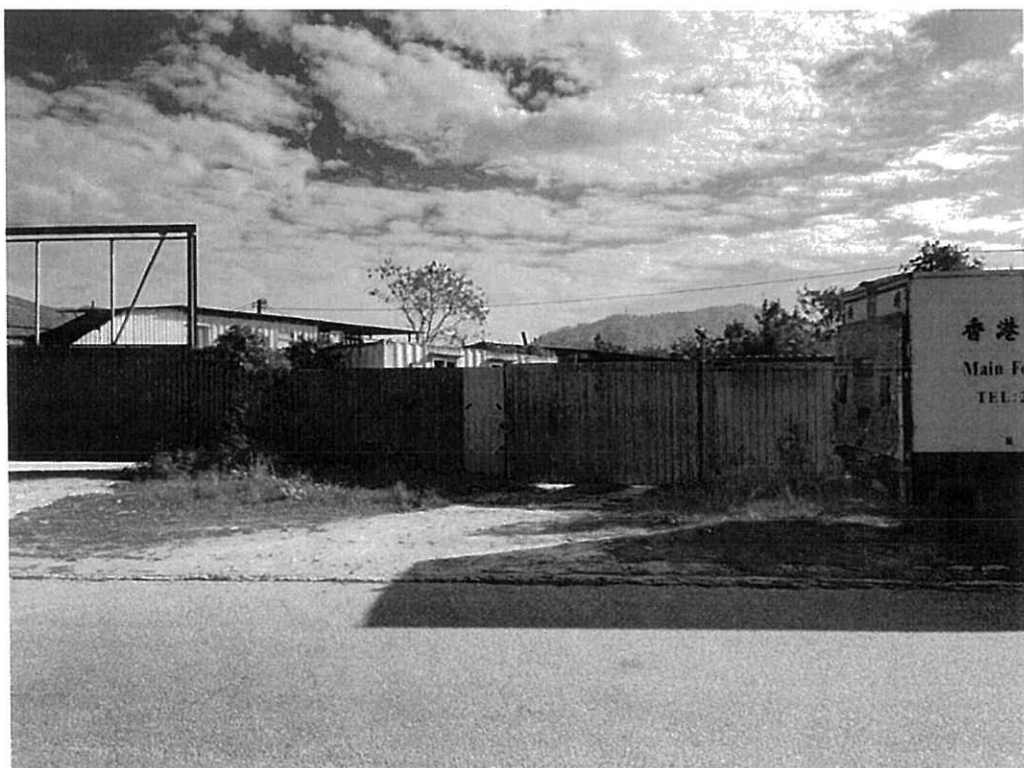
From:

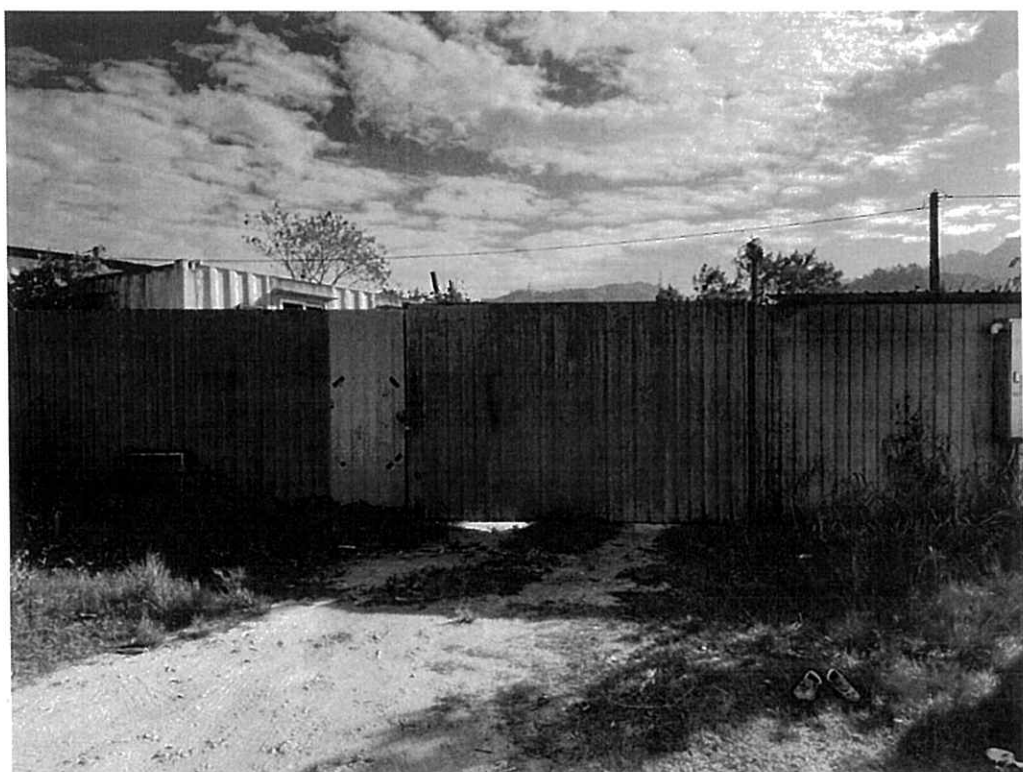
PROPERTIES CO LTD JASVAN [REDACTED]

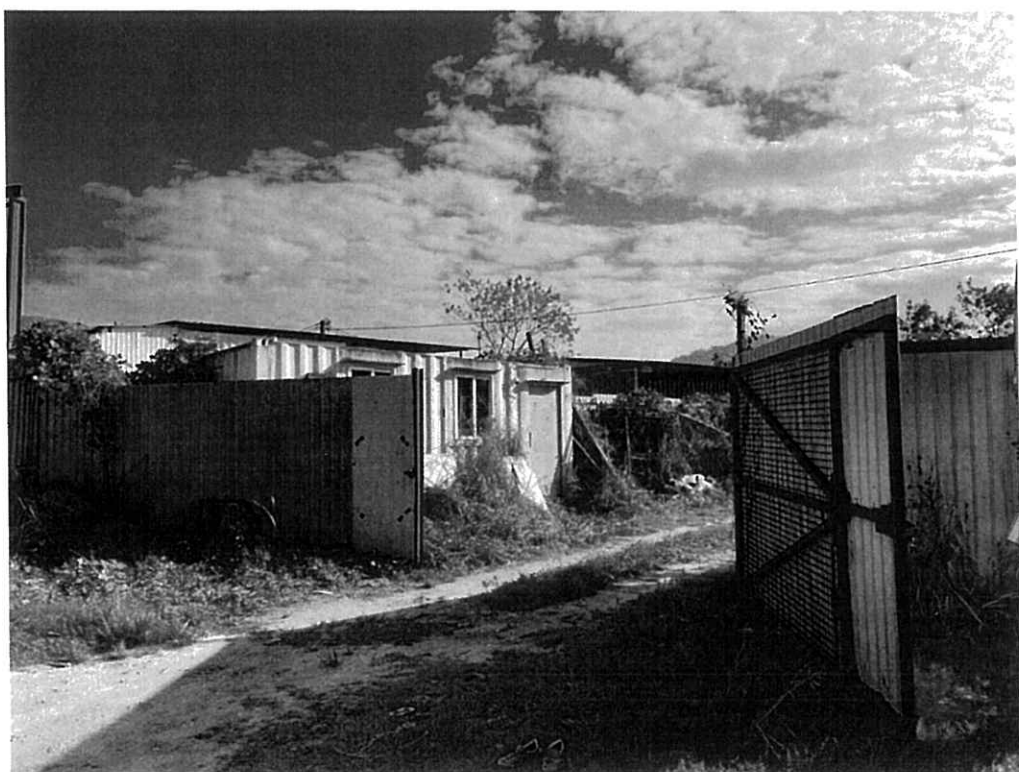
To:

jhlam@pland.gov.hk, ocmwong@pland.gov.hk, tpbpd@pland.gov.hk

File Ref:









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



Re: Planning Application No. A/YL-TT/577 - Departmental comments

08/12/2022 16:14

From: PROPERTIES CO LTD JASVAN [REDACTED]
To: jhltam@pland.gov.hk, ocmwong@pland.gov.hk, tpbpd@pland.gov.hk
File Ref:

DEAR MS JOYCE TAM :

現附上更新資料, 謝謝幫忙!

B.RGDS

MS CHIU (TEL: [REDACTED])

PROPERTIES CO LTD JASVAN [REDACTED] 於 2022年12月8日週四 下午
2:07寫道:

DEAR MS JOYCE TAM :

(一) 回覆運輸署如下:

- (a) 預算每小時車流量大約0.3架車, 即約 3小時1架車進出.
- (b) 現附上有關圖.
- (c) 後補相片.
- (d) 私家車及貨車位各一個 (請參看 (b) 的圖.

(二)

- (a) 有關申請地點會鋪設英泥石屎地, 約4吋厚.
- (b) 收養流浪狗, 預計 8-10隻, 牠們會在申請地點住及過夜.
- (c) 狗隻一般不會狂吠.
- (d) 用坑板搭建構築物, 有門, 窗及抽氣扇, 待空氣流通.
- (e) 將會建做一個化糞池排放污水.

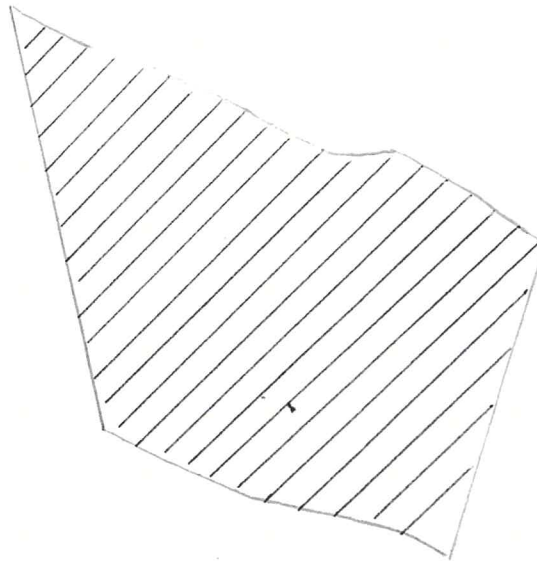
B.RGDS

MS CHIU (TEL: [REDACTED])

Proposed operating hours 擬議營運時間																																	
<div style="border: 1px solid black; padding: 5px; display: inline-block;">場地作業時間為每日上午8時至下午6時</div>																																	
(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))																															
	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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/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 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0" style="width:100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
.....																																	

鋪設英泥石屎地
DD118 LOT 1444 & 1445 RP

申請位置



土地總面積：373.02平方米

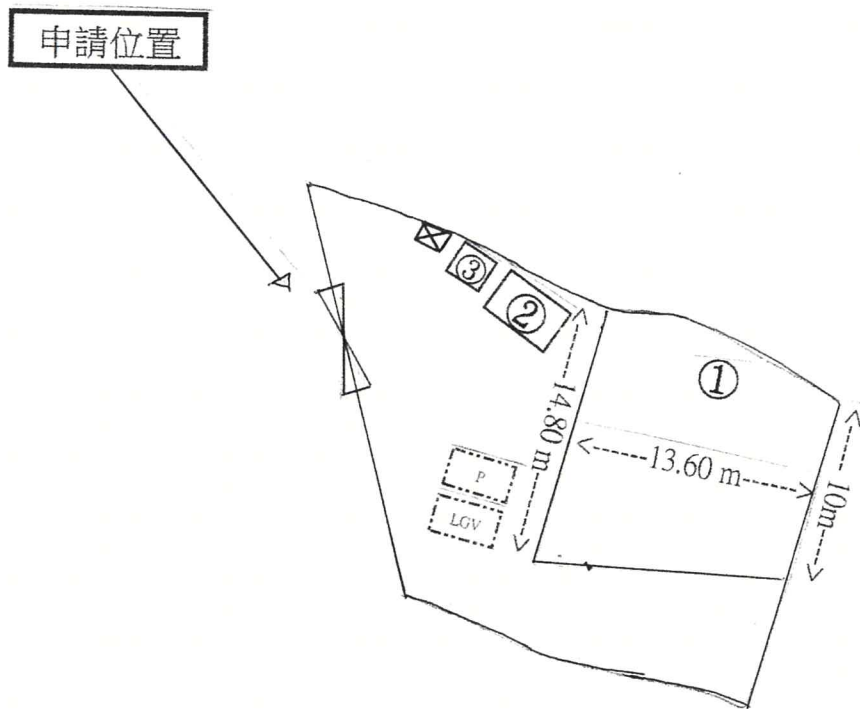
比例： 1 : 400



斜線面積 = 鋪設英泥石屎地

布局設計圖

DD118 LOT 1444 & 1445 RP



比例： 1:400
 建築高度： 不超過 4 米

土地總面積：373.02平方米

NO.	建築物/使用	面積 (約)	高度	層數
1	動物構築物	168.64 平方米	不超過 4 米	1
2	辦公室	20 平方米		
3	廁所	4 平方米		
	合計：	192.64 平方米		



私家車位 (5米 (L) X 2.5米 (W))



化糞池



輕型貨車位 (7米(L) x 3.5米(w))

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



Re: Planning Application No. A/YL-TT/577 - Departmental comments
12/12/2022 15:39

From: PROPERTIES CO LTD JASVAN [REDACTED]
To: jhltam@pland.gov.hk, ocmwong@pland.gov.hk, tpbpd@pland.gov.hk
File Ref:

1 attachment



LAYOUT PLAN WITH DIMENSIONS (REV 2 12.12.2022).pdf

DEAR ALL :

- 1) 更改有關車路大約 6m闊 (請看附圖)..
- 2) 由於環保署尚未回覆有關評論, 請幫忙延期多2個月時間, 即是 23/2/2023 過會, 謝謝!

B.RGDS

MS CHIU (TEL: [REDACTED])

PROPERTIES CO LTD JASVAN <[REDACTED]> 於 2022年12月9日週五 上午
11:55寫道 :

DEAR ALL :

有關 RUN-IN/OUT 的車路大約 3.6m, thx!

B.RGDS

MS CHIU (TEL: [REDACTED])

PROPERTIES CO LTD JASVAN <[REDACTED]> 於 2022年12月8日週四 下午
2:07寫道 :

DEAR MS JOYCE TAM :

(一) 回覆運輸署如下 :

- (a) 預算每小時車流量大約0.3架車, 即約 3小時1架車進出.
- (b) 現附上有關圖.
- (c) 後補相片.
- (d) 私家車及貨車位各一個 (請參看 (b) 的圖.

(二)

- (a) 有關申請地點會鋪設英泥石屎地, 約4吋厚.
- (b) 收養流浪狗, 預計 8-10隻, 牠們會在申請地點住及過夜.
- (c) 狗隻一般不會狂吠.
- (d) 用坑板搭建構築物, 有門, 窗及抽氣扇, 待空氣流通.
- (e) 將會建做一個化糞池排放污水.

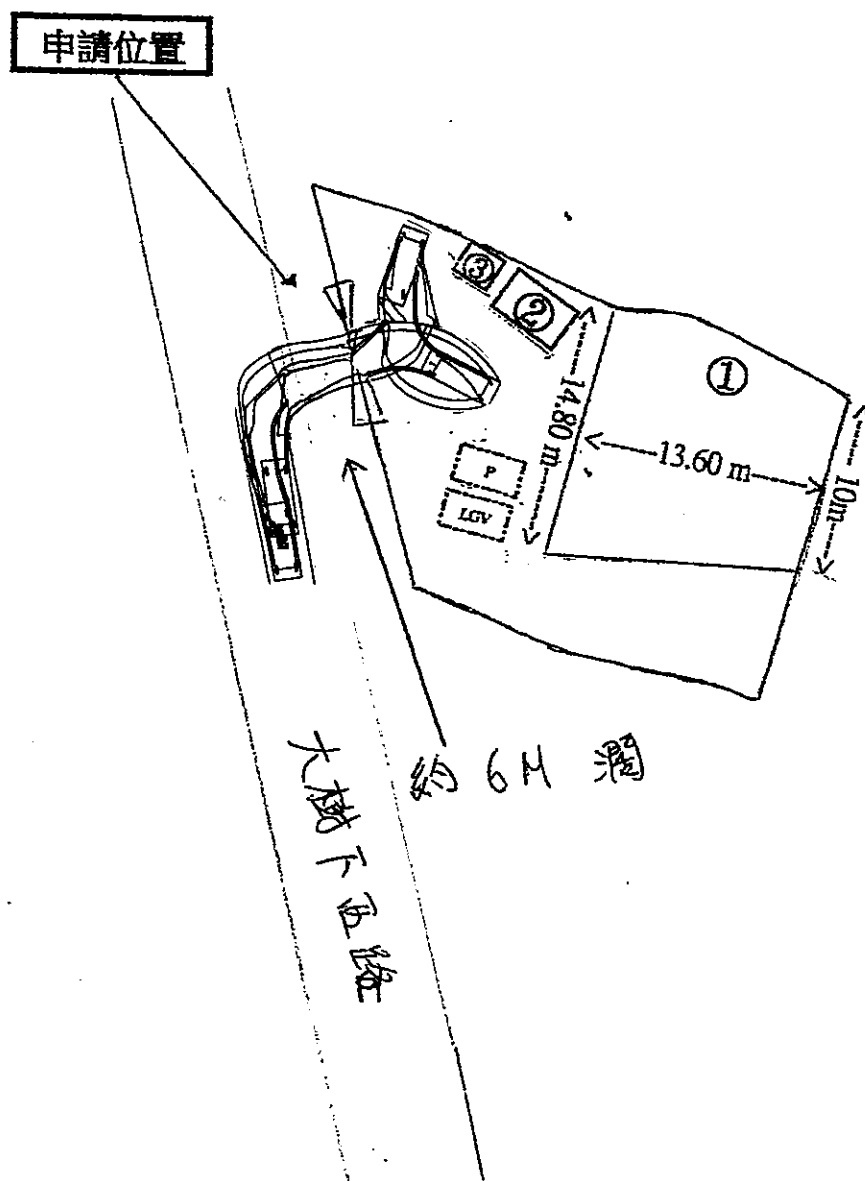
B.RGDS

MS CHIU (TEL: [REDACTED])

<jhltam@pland.gov.hk> 於 2022年12月1日週四 下午5:06寫道 :
Dear Mr. Kan/ Ms. Chiu,

I refer to the captioned application. Relevant departments have been consulted on the application and below please note the comments from Transport

Layout Plan with Dimensions of the proposed RUN-IN/OUT
OF DD118 LOT 1444 & 1445RP



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



Fw: 有關 A/YL-TT/577
04/01/2023 16:18

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ka Lo KAN/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 04/01/2023 16:18 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 04/01/2023 15:01
Subject: FW: 有關 A/YL-TT/577

From: PROPERTIES CO LTD JASVAN <[REDACTED]>
Sent: Wednesday, January 4, 2023 2:47 PM
To: tpbpd@pland.gov.hk; jhltam@pland.gov.hk
Subject: 有關 A/YL-TT/577

DEAR ALL:

回覆環保署如下：

(i) 有關施工階段對水質沒有影響的。

(ii) 所有工地產生的所有廢水是會在工地的化糞池系統STS內處理和處置。
業主承諾確保 STS 的設計、構造、操作和維護符合 ProPECC PN 5/93 的要求，並應由授權人正式認證。另STS的容量應足以處理現場產生的廢水，包括廁所和狗窩的污水、動物尿液/糞便的清除、地板清洗和狗窩的一般清潔等。

(iii) 場內會將動物飼養在設有隔音材料的封閉結構內，以及 24 小時機械通風和空調系統，以盡量減少任何潛在的環境滋擾。

(iv) 本場地不會使用公告系統、吹哨器、手提擴音器或任何形式的擴音系統。

B.RGDS
MS CHIU (Tel: [REDACTED])

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



Fw: Planning Application No. A/YL-TT/577 - Departmental comment
02/02/2023 11:08

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ka Lo KAN/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 02/02/2023 11:08 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: [REDACTED]
Date: 02/02/2023 09:17
Subject: FW: Planning Application No. A/YL-TT/577 - Departmental comment

From: PROPERTIES CO LTD JASVAN <[REDACTED]>
Sent: Wednesday, February 1, 2023 2:55 PM
To: tpbpd@pland.gov.hk
Cc: jhltam@pland.gov.hk; ocmwong@pland.gov.hk
Subject: Fwd: Planning Application No. A/YL-TT/577 - Departmental comment

從我的iPhone傳送

以下為轉寄郵件：

寄件人: PROPERTIES CO LTD JASVAN <[REDACTED]>
日期: 2023年1月26日 下午4:28:24 [GMT+8]
收件人: jhltam@pland.gov.hk
副本: ocmwong@pland.gov.hk
標題: 回覆：Planning Application No. A/YL-TT/577 - Departmental comment
Dear All:

本人澄清 及 確認 工地 內 不會 設有 “為動物而設的檢疫站或檢疫關禁處”, 謝謝
幫忙!

B.RGDS
MS CHIU (Tel: [REDACTED])

從我的iPhone傳送

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YL-577 相片
21/02/2023 14:48

From: PROPERTIES CO LTD JASVAN <[REDACTED]>
To: tpbpd@pland.gov.hk, jhltam@pland.gov.hk, ocmwong@pland.gov.hk

8 attachments



PHOTO-2023-02-21-12-13-20.jpg



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PHOTO-2023-02-21-12-13-23.jpg



PHOTO-2023-02-21-12-13-24.jpg

DEAR MS TAM:

FYI

B.RGDS

MS CHIU (Tel: [REDACTED])

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**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/573	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land	17.2.2023
6	A/YL-TT/574	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	25.11.2022
7	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:

No adverse comment on the application.

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

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, the proposed environmental mitigation measures proposed by the applicant would be properly implemented and no quarantine station or quarantine lairage for animals will be provided on site; 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 with soundproofing materials with surface mass density of not less than 10kg/sqm, mechanical ventilation and air-conditioning system, 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 perspective;
- the Site is zoned "Agriculture" zone and is vacant. 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:

- no comment from landscape planning perspective; and
- according to the aerial photo and site photos, the Site is situated in a rural fringe area predominated by temporary structures, warehouses, open storages, village houses, graveyard, farmland, vacant land and scattered tree groups. The Site is occupied by the temporary structure and wild grass are observed. No significant landscape resources are observed within the Site. Further significant landscape impact on existing landscape resources is not anticipated. Similar applications have been approved in the vicinity of the Site and 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:

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 comment 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:

sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed;
 - (ii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use, including that from toilets, dog kennel, removal of animal urine/excrement, floor washing and general cleaning of dog kennel etc. The design, construction, operation and maintenance 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 completion of percolation test and certification by an Authorised Person (AP);
 - (iii) his department’s ProPECC PN 1/94 “Construction Site Drainage” shall be followed to prevent pollution of the watercourse running near the Site during operation and good housekeeping measures shall be adopted to prevent wastewater and rubbish from polluting

watercourse nearby during operation; and

- (iv) the statutory 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 you 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. Detail information and guidance on animal boarding establishment will be provided when you submit license application to his department;

- (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) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
- (ii) a plan with level(s) showing the catchment area for collecting the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands should be provided;
- (iii) hydraulic calculation should be demonstrated 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;
- (iv) the existing watercourse, to which the stormwater is to be discharged from the Site, as proposed by you, was not maintained by his office. The owner of the existing drainage facilities should be identified and consent from them shall be sought prior to commencement of the proposed works. In the case that it is a local village drain, District Officer (Yuen Long) should be consulted;
- (v) since there is no record of the aforementioned discharge path, clear site photos should be provided to demonstrate its presence and existing condition;
- (vi) the cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan;
- (vii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
- (viii) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap;
- (ix) 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;
- (x) the development should neither obstruct overland flow nor adversely affect existing natural drains, village drains, ditches and the adjacent areas, etc.; and

- (xi) DLO/YL should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside your lot boundary before commencement of the drainage works;
- (h) 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
- (i) 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 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
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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A/YL-TT/577 DD 118 Tai Tong

29/11/2022 02:35

From:

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

File Ref:

A/YL-TT/577

Lots 1444 and 1445 RP in D.D. 118, Tai Tong, Yuen Long

Site area: About 373.02sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

Another Day, Another ABE Application.

It is now very clear from the alarming percentage of these applications that fail to fulfill conditions and they are effectively fronts to gain approval to excavate and fill the site.

Previous history of applications 426 - Temporary Open Storage of Engineering Materials and Storage of Tools for a Period of 3 Years indicates the true objective.

Members should ask to see images of current land use.

Mary Mulvihill