

2023年 2月 20日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 20 FEB 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2300171

By Hand

16.1.2023

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/12-TT/589
	Date Received 收到日期	20 FEB 2023

- 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)

LAU YIU CHUEN 劉耀傳

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 NO 1504 RP
(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 609 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 200 sq.m 平方米 <input checked="" 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	S/YL-TT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	農地

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (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_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展擬議臨時動物寄養所(為期三年)
和填土

(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

409 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

200 sq.m ☒ About 約

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

2個構築物加一個上蓋

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

200 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

200 sq.m ☒ About 約

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

列於布局設計圖

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

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

星期一至日早上8點至晚上8點
(包括公眾假期)

(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

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

由大樹下西路經小徑到達

☐ 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)

No 否

☐

(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

☐ Please provide details 請提供詳情

No 否

☒

(ii) Does the development proposal involve the operation on the right?
擬議發展是否涉及右列的工程?

Yes 是

☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
(請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 m 米 ☐ About 約

☒ Filling of land 填土

Area of filling 填土面積 200 sq.m 平方米 ☒ About 約

Depth of filling 填土厚度 0.08 m 米 ☒ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☐

(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 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☐

	<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。


此申請對周邊環境沒有影響，也不會對
周邊住戶造成滋擾
申請場地內約200平方米的上蓋構築物
地面將用紅磚和不銹鋼鉄皮鋪砌，
可隨時移動，厚度大約0.08米（不銹鋼鉄皮厚度大約不超
過0.01米）

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


LAU YIU CHAU

☒ 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

16/1/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

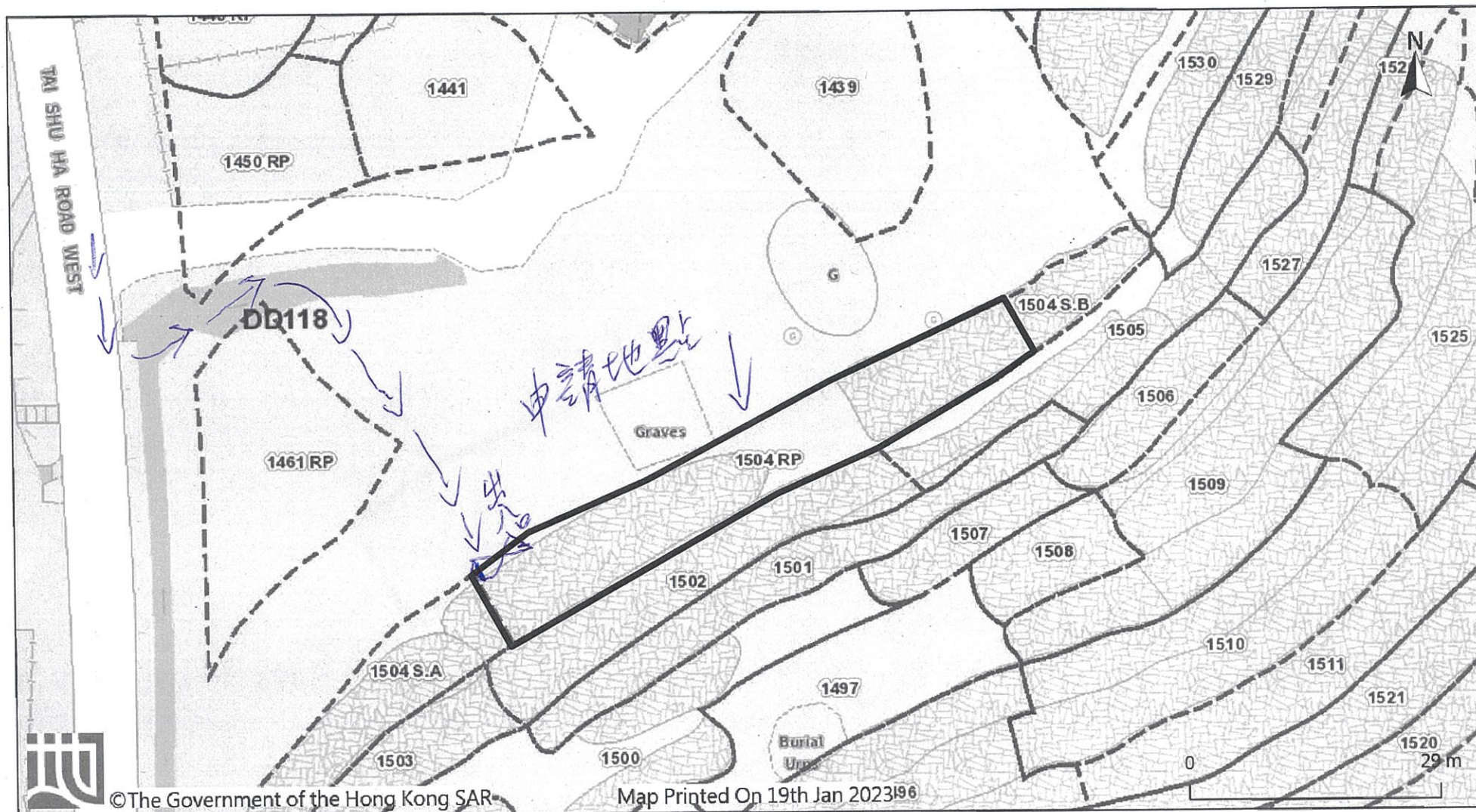
Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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。
- 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。
- 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。

位置圖

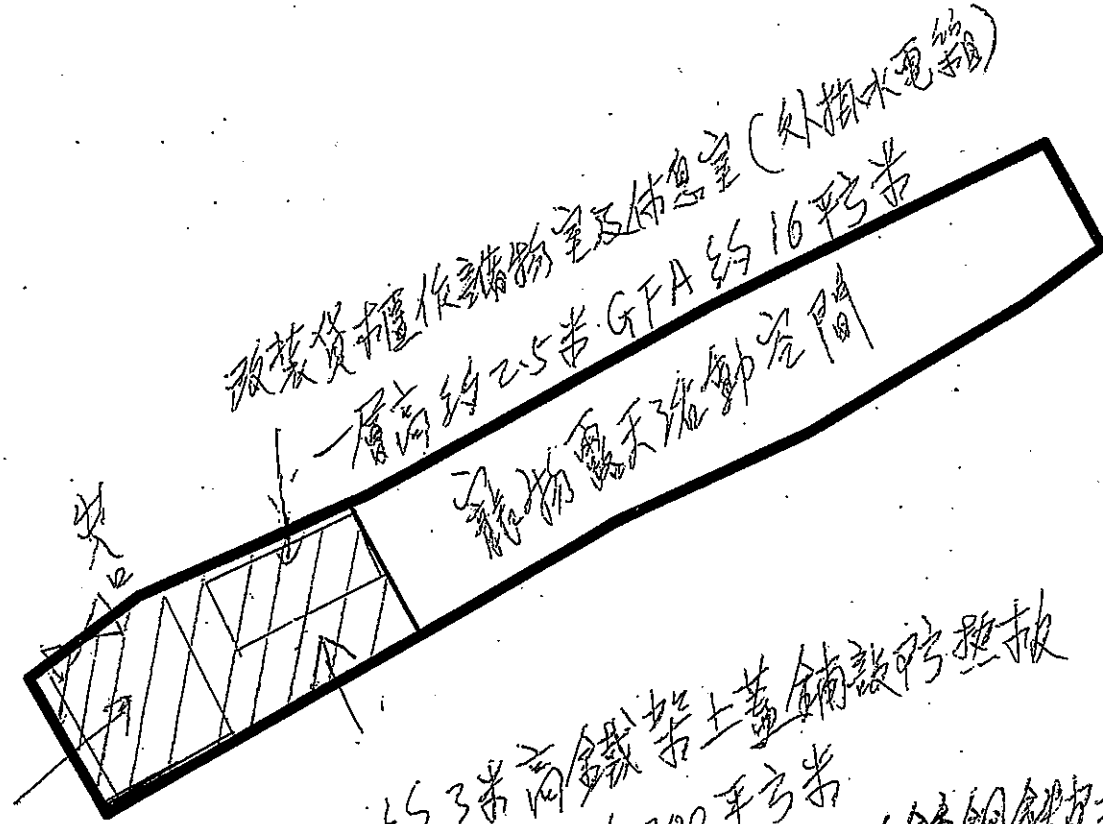
Go to map: <https://www2.map.gov.hk/gm/geo:22.4189,114.0395?z=564>



Powered by GeoInfo Map: <https://www2.map.gov.hk>

Note: The use of this map is subject to the Terms and Conditions and the IP Rights Notice of GeoInfo Map.

布局設計圖



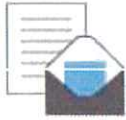
用鐵皮圍起的
寵物活動空間
犬舍寵物休息
沖涼清潔室

約3米高鐵架土蓋鋪設防熱板
GFA約200平方米

地面用紅磚和不銹鋼鋁皮板鋪砌
可隨時變動,厚度大約0.08米(不銹鋼鋁皮厚度大約不超過0.01米)

玻璃貨櫃作儲物室及休息室(外掛水電箱)
一層高約2.5米 GFA約16平方米
寵物露天活動空間

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



Fw: FW:
24/05/2023 14:05

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 24/05/2023 14:04 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 24/05/2023 12:13
Subject: FW:

From: [REDACTED]
Sent: Wednesday, May 24, 2023 11:53 AM
To: tpbpd@pland.gov.hk
Subject:

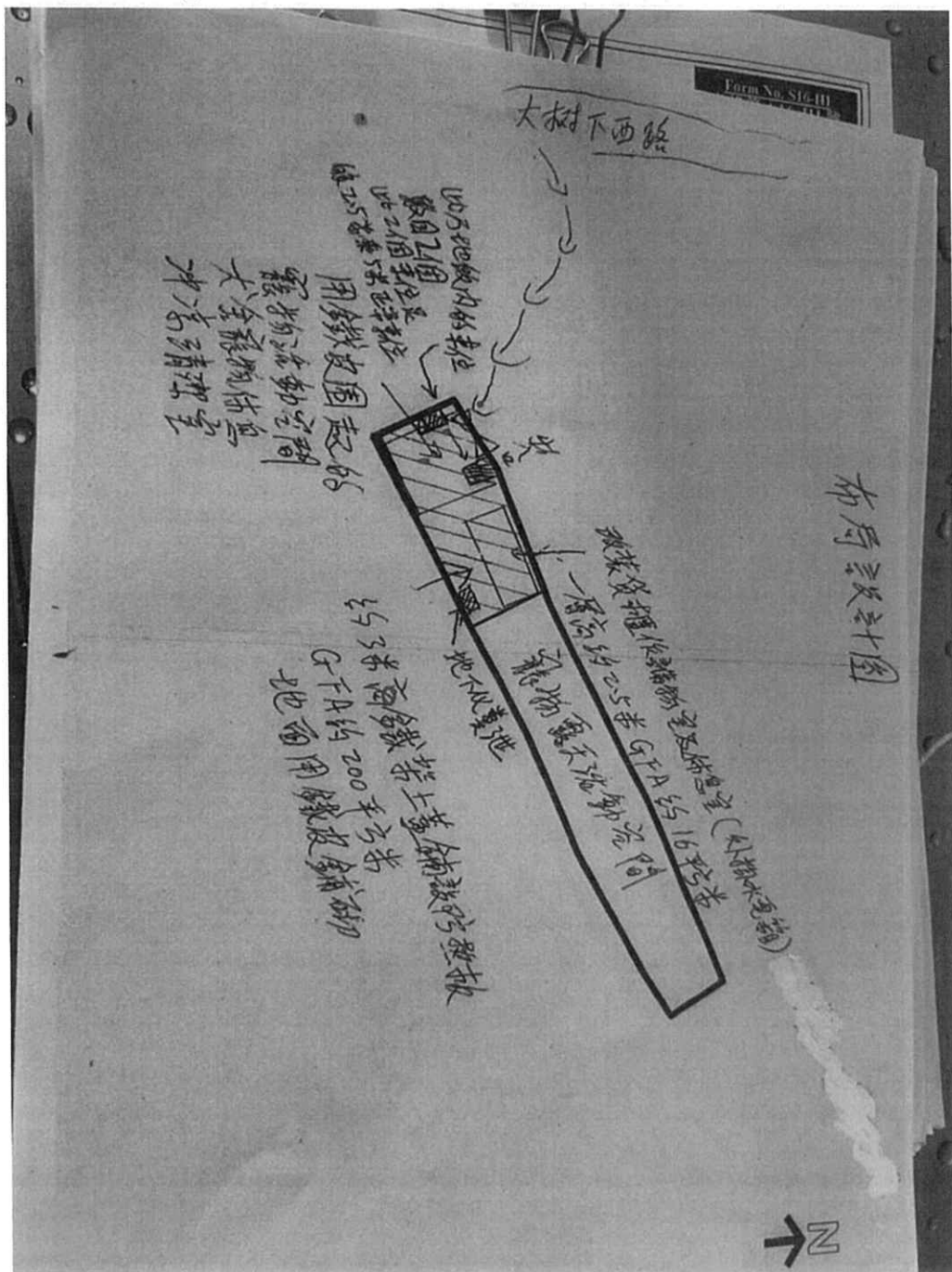
致城市規劃委員會
這是TPB/A/YL-TT/589 的申請



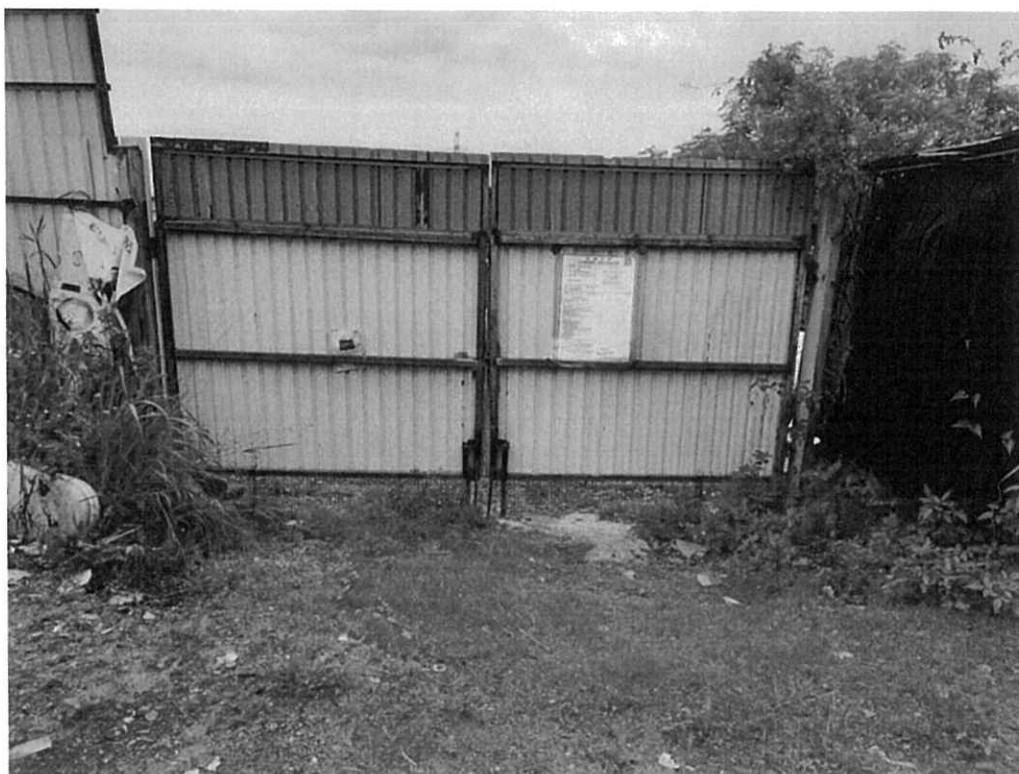
敬希跟進 批准 IMG_20230414_152128.jpg IMG_20230413_181312.jpg IMG_20230413_181256.jpg



IMG_20230413_181328.jpg



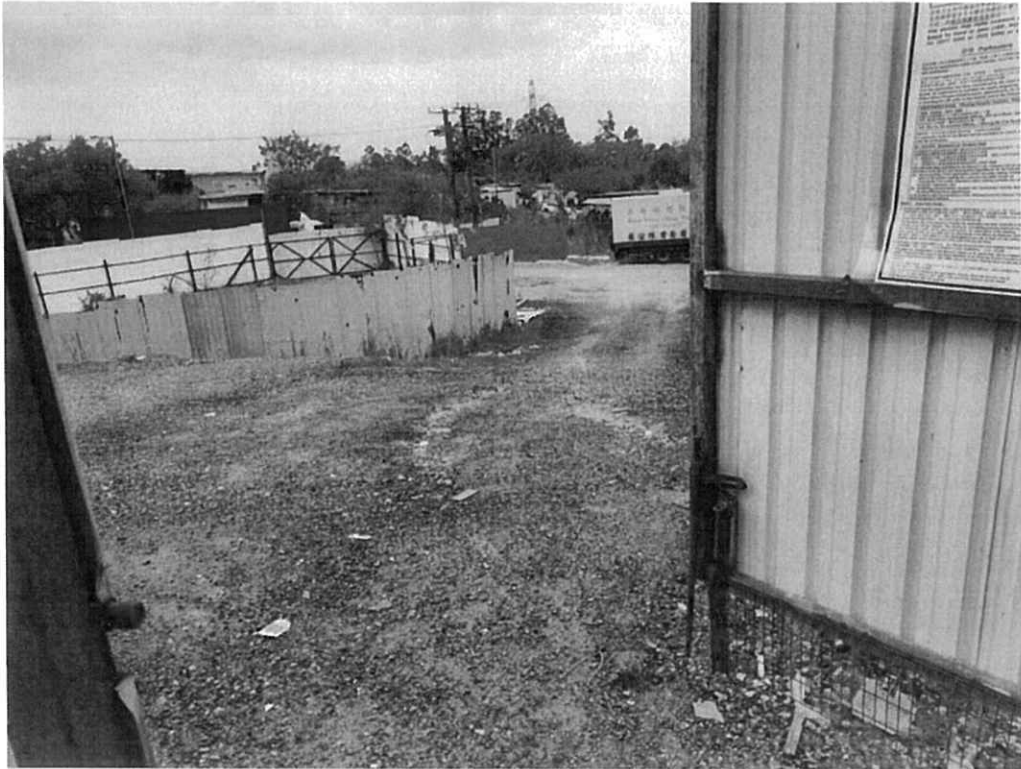
IMG_20230413_181312



IMG_20230413_181256



IMG_20230413_181328



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



Fw: [Departmental Comments] Planning Application No. A/YL-TT/589
27/06/2023 10:27

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 27/06/2023 10:27 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 27/06/2023 09:31
Subject: FW: [Departmental Comments] Planning Application No. A/YL-TT/589

From: [REDACTED]
Sent: Monday, June 26, 2023 8:55 PM
To: tpbpd@pland.gov.hk
Subject: Fwd: [Departmental Comments] Planning Application No. A/YL-TT/589.

Dear Ms Tam,

Please see my feedback below:

1. No
2. Dogs
3. Not more than 20 dogs
4. Not more than 10 dogs
5. No
6. Yes when necessary
7. Not more than 10 dogs
8. no現場不會使用公告系統、吹哨器 手提擴音器或任何形式的擴音系統
9. Septic tank will be built
10. 地段範圍內有二個足夠 2.5 米x5米的停車位置

Above are my proposal of the business plan. Should you have any questions/suggestions from the Department in order to process this application, please feel free to call me at [REDACTED].

Best regards
Lau Yiu Chuen

----- Forwarded message -----

寄件者: [REDACTED]
Date: 2023年3月14日週二 下午11:04
Subject: Re: [Departmental Comments] Planning Application No. A/YL-TT/589
To: <jhltam@pland.gov.hk>

Dear Ms Tam,

Please see my feedback below:

1. No
2. Dogs
3. Not more than 20 dogs
4. Not more than 10 dogs
5. No
6. Yes when necessary
7. Not more than 10 dogs
8. no現場不會使用公告系統、吹哨器 手提擴音器或任何形式的擴音系統
9. Septic tank will be built
10. Yes 但是不在地段範圍內 停車位在近地段道路旁邊

Above are my proposal of the business plan. Should you have any questions/suggestions from the Department in order to process this application, please feel free to call me at [REDACTED]

Best regards

Lau Yiu Chuen

在 2023年3月14日週二 下午1:50 , [REDACTED] 寫道 :

Dear Ms Tam,

Please see my feedback below:

1. No
2. Dogs
3. Not more than 20 dogs
4. Not more than 10 dogs
5. No
6. Yes when necessary
7. Not more than 10 dogs
8. Yes
9. Septic tank will be built
10. Yes

Above are my proposal of the business plan. Should you have any questions/suggestions from the Department in order to process this application, please feel free to call me at [REDACTED].

Also, may I request for future correspondence in Chinese which will be easier for me?

Best regards

Lau Yiu Chuen

在 2023年3月10日週五 下午4:19 , <jhltam@pland.gov.hk> 寫道 :

Dear Mr. Lau,

I refer to the captioned application. As discussed, please find the below comments from the Environmental Protection Department for your reference.

Please clarify and confirm:

1. whether no "quarantine station or quarantine lairage for animals" will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance
2. what types of animals are referred to in the application (dogs or others?)
3. **total** number of animals will be kept at the site during the operation hours (i.e. 8:00am to 8:00pm)
4. number of animals allowed for outdoor activities at the same time during the operation hours
5. whether all the animals are kept inside enclosed animal boarding establishment structures on the site (equipped with soundproofing materials and provided with mechanical ventilation and air-conditioning system) during the operation hours
6. all animals shall wear dog masks during outdoor activities
7. whether all the animals will leave the application site after the operation hours (if no, please state the number of animals will be kept at the site)
8. whether no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used at the site
9. whether all waste water generated on the site would be disposed of at septic tank and soakaway system on site or by other means
10. whether car parking spaces/ loading & unloading spaces are proposed to be provided

In regard to the first comment, please refer to point N.2 from the following link for your information: https://www.epd.gov.hk/eia/english/guid/ordinance/sh2_a-c.html

N.2 A quarantine station, or quarantine lairage, for animals.

N.2 為動物而設的檢疫站或檢疫關禁處。

If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office and the Government department concerned for further consideration. In submitting any further information to the Town Planning Board, you may refer to the Town Planning Board Guidelines (TPB PG-No. 32A) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Alternatively, you can request the TPB to defer the consideration of the application in order to allow more time to prepare the further information. For details, please refer to the TPB Guidelines No. 33A on Deferment of Decision on Representations, Comments, Further Representations and Applications.

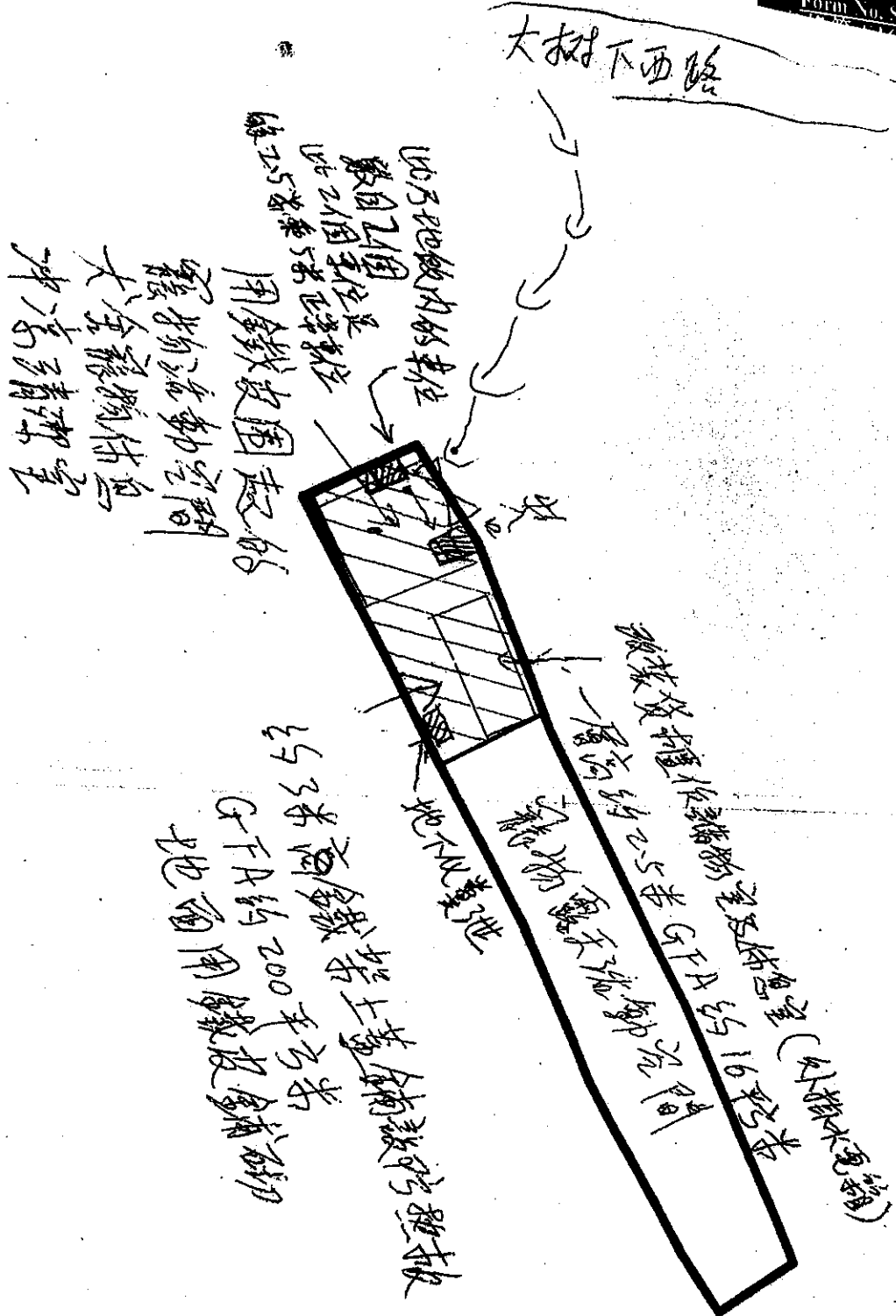
Regards,

Joyce TAM
Tuen Mun & Yuen Long West District Planning Office
Planning Department
Tel.: 2158 6234



Fax.: 2489 9711 IMG_20230314_224845.jpg

布局設計圖



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



Fw: TPB/A/yL-TT/589

10/07/2023 09:18

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND

History: This message has been forwarded.

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 10/07/2023 09:18 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 07/07/2023 17:57
Subject: FW: TPB/A/yL-TT/589

From: [REDACTED]
Sent: Friday, July 7, 2023 5:51 PM
To: tpbpd@pland.gov.hk
Cc: dhhng@pland.gov.hk
Subject: TPB/A/yL-TT/589



Tpb/A/YL_TT/589IMG_20230707_154357.jpg

局設計圖

2015.9.28

[illegible]

根茎 木匣 水壩 811, GFH 4-
一層高約 2-5 米 水深 1 米

Handwritten signature: *Dr. [illegible]*

卷下

以万地做内的工作

數目2個

此以國產正幣

鐵皮圍起

此和子

有以作之

大余縣物價

清涼

地下水泥
鋪設
約 200 平方公尺，此空間內設有空氣調
節系統及鋪設紅磚地面

200 年 5 月 21 日
GFA 组 200 年 5 月 21 日
GFA 组 200 年 5 月 21 日

“地通中”

Previous Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-TT/107	Temporary Open Storage of Building Materials for 3 Years	15.6.2001	(1), (2), (3), (4)
2	A/YL-TT/184	Temporary Open Storage of Building Materials for a Period of 3 Years	23.6.2006 on review	(2), (3), (4), (5), (6)

Rejection Reasons

- (1) Not compatible with the surrounding area.
- (2) Adverse environmental/drainage/traffic impacts on the surrounding area.
- (3) “Open Storage” zone is available for the proposed use in the same OZP.
- (4) Undesirable precedent in the “Agriculture” (“AGR”) zone.
- (5) Not in line with the planning intention of the “AGR” zone.
- (6) Not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses.

**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 (revoked on 15.4.2023)
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 (revoked on 9.3.2023)
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/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
8	A/YL-TT/582	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023
9	A/YL-TT/584	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023

Government Departments' General Comments

1. 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 (CHE/NTW, HyD):

No adverse comment on the application.

2. 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, there is no sensitive receiver within 100m from the site boundary, 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 planning point of view, approval conditions requiring all animals to be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system, except that up to 10 dogs are allowed for outdoor activities at the same time during the operation hours, 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.

3. Drainage

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

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

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

According to the aerial photo of 2022 (**Plan A-3**), the Site is situated in a rural fringe area predominated by temporary structures, warehouses, open storages, graveyard, farmland and scattered tree groups. According to the applicant, no tree felling and landscape impact would be caused. 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.

5. 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.

6. Building Matters

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

No objection to the application.

7. District Officer's Comments

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

His office has not received any feedback from locals.

8. Other Departments

Chief Engineer/Construction, Water Supplies Department and Commissioner of Police have no comment on the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
- (i) the application site (the Site) comprises an Old Schedule Agricultural Lot 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 structure(s) to be erected or regularise any irregularities on site. 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(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (b) to note the comments of the Commissioner for Transport that:
- (i) the local track leading to the Site is not under her department's purview. Consent of the owners/managing parties of the local track shall be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (c) 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;
- (d) to note the comments of the Director of Environmental Protection that:
- (i) the relevant mitigation measures and requirements shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed;
 - (ii) adequate supporting infrastructure/facilities 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. shall be provided;
 - (iii) the design, construction 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 Authorized Person, or else effluent discharges are controlled under the Water Pollution Control Ordinance and discharge licence would be

obtained before a new discharge is commenced to meet the statutory requirements under relevant pollution control ordinances;

- (iv) dog masks for dogs during outdoor activities shall be used; and
- (v) in the processing of land filling, the land should not be filled with construction waste and it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The "Recommended Pollution Control Clauses for Construction Contracts" should be followed to minimise the environmental impacts during construction;

(e) 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. Detailed information and guidance on animal boarding establishment will be provided when license application is received;

(f) 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, and 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

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) 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 (UBWs) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their

removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs 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; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

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KFBG's comments on three planning applications

21/03/2023 14:05

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230321 s16 HTF 1151.pdf 230321 s16 KTN 898.pdf 230321 s16 TT 589.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

21st March 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and
Associated Filling of Land
(A/YL-TT/589)

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Agriculture zone.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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











KFBG's comments on nine planning applications

21/06/2023 10:23

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

8 attachments

   
230621 s16 SKW 120.pdf 230621 s16 KTS 964.pdf 230621 s16 KTN 920.pdf 230621 s16 PH 955.pdf
   
230621 s12a TYST 9-10c.pdf 230621 s12a TM 24.pdf 230621 s12a TKL 4c.pdf 230621 s16 TT 589.pdf

Dear Sir/ Madam,

Attached please see our comments regarding NINE applications. There are EIGHT pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

21st June 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and
Associated Filling of Land
(A/YL-TT/589)

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Agriculture zone.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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A/YL-TT/589 DD 118 ai Shui Ha Road W,, Yuen Long
20/03/2023 03:13

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-TT/589

Lot 1504 RP in D.D. 118, Tai Shui Ha Road W, Yuen Long

Site area : About 609sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / **Filling of Land**

Dear TPB Members,

The lot is adjacent to burial grounds in an area devoted to this use. A noisy ABE is not appropriate in such a setting that is also close to Conservation Area .

There is no road so one has to question how the 'clients' would access the site.

The application is an excuse to gain approval for filling of land.

Mary Mulvihill