

2024年 7月 1 6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。

Appendix I of RNTPC
Paper No. A/YL-TT/665A

Form No. S16-I
表格第 S16-I 號

This document is received on 2024 -07- 16
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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 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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or
Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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	33-40-4505 A/YL-TT/665
	Date Received 收到日期	2024-07-16

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Kei Ip Asia Engineering Limited 基業亞洲工程有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lot 1756 (Part) in D.D. 118, Tai Tong, 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 166 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 224 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)	..... N/A 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/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(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 at17/06/2024..... (DD/MM/YYYY), this application involves a total of1..... "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) of1..... "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)
1	Lot 1756 in D.D. 118	17/06/2024

(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

- ☐ 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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different 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	<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 166 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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 <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 Facilities for a Period of 5 Years and Associated Filling of Land

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

(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 Facilities
for a Period of 5 Years and Associated 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 224 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 1.35 ☒ About 約
- Proposed site coverage 擬議上蓋面積 67 % ☒ About 約
- Proposed no. of blocks 擬議座數 1
- Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ 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) ☐ About 約
- 7 m 米 ☒ 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT SITE OFFICE AND WASHROOM	112 m ² (ABOUT)	224 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		112 m ² (ABOUT)	224 m ² (ABOUT)	

☐ 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]		
.....
.....	.....	STRUCTURE	USE	COVERED AREA
.....	.....	.....	.....	GFA
.....	.....	.....	.....	BUILDING HEIGHT
.....	B1	ANIMAL BOARDING ESTABLISHMENT SITE OFFICE AND WASHROOM	112 m ² (ABOUT)	224 m ² (ABOUT)
.....	.....	.....	.....	7 m (ABOUT)(2-STOREY)
.....	TOTAL		112 m ² (ABOUT)	224 m ² (ABOUT)
.....

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

Circulation space

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)

December 2025

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Accessible from Tai Shu Ha Road East via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<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) <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>1</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <input type="checkbox"/>	Private Car Parking Spaces 私家車車位	1	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)					
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Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<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) <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <input checked="" type="checkbox"/>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)					
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Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
Others (Please Specify) 其他 (請列明)																		

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。

<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><input checked="" type="checkbox"/></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><input type="checkbox"/></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>.....</p> <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 the supplementary statement.



11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such 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

Michael WONG

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

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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



Date 日期

21/06/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

For Developments involving Columbarium Use, please also complete the 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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	166	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No.: S/YL-TT/20		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	224 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.35 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	67 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	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) _____ _____	1 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	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) _____ _____	N/A N/A N/A N/A N/A

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

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land**' (the proposed development) (**Plans 1 to 3**). The applicant intends to operate an animal boarding establishment to serve local pet owners in the vicinity.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, 'Animal Boarding Establishment' is a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not entirely in line with the planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.3 The Site is not subject of any previous S.16 planning application. Similar applications for 'Animal Boarding Establishment' use (Nos. A/YL-TT/584, 616, 621 etc.) have been approved by the Board within the same "AGR" zone. As such, approval of the application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The site area is 166 m² (about) (**Plan 3**). A two-storey structure is proposed at the Site for animal boarding establishment, site office and washroom with total GFA of 224 m² (about) (**Plan 4**). The operation hours of the Site are 09:00 to 19:00 daily (including public holidays), except for overnight animal boarding activities. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 3. The proposed development serves as a rescue home for abandoned and stray animals. As such, visitor is not anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	166 m ² (about)
Covered Area	112 m ² (about)
Uncovered Area	54 m ² (about)
Plot Ratio	1.35 (about)
Site Coverage	67% (about)
Number of Structure	1
Total GFA	224 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	224 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.4 The Site is proposed to be filled entirely with concrete of not more than 0.2 m in depth for site formation of structure and circulation space (**Plan 5**). Concrete site formation is required to meet the operational needs and that has been kept minimal. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.5 Not more than 15 dogs will be kept at the Site. All dogs will be kept indoor at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems. No public announcement system, whistle-blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at all time during the planning approval period.
- 3.6 The Site is accessible from Tai Shu Ha Road East via a local access (**Plan 1**). A private car parking space for staff is proposed at the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of the parking space provision are shown at **Table 2** below:

Table 2 – Parking Space Provision

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1

- 3.7 As traffic generated and attracted by the Site is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network is not anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	0
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	0
Traffic trip per hour (average)	1	1	2

- 3.8 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.

4) Conclusion

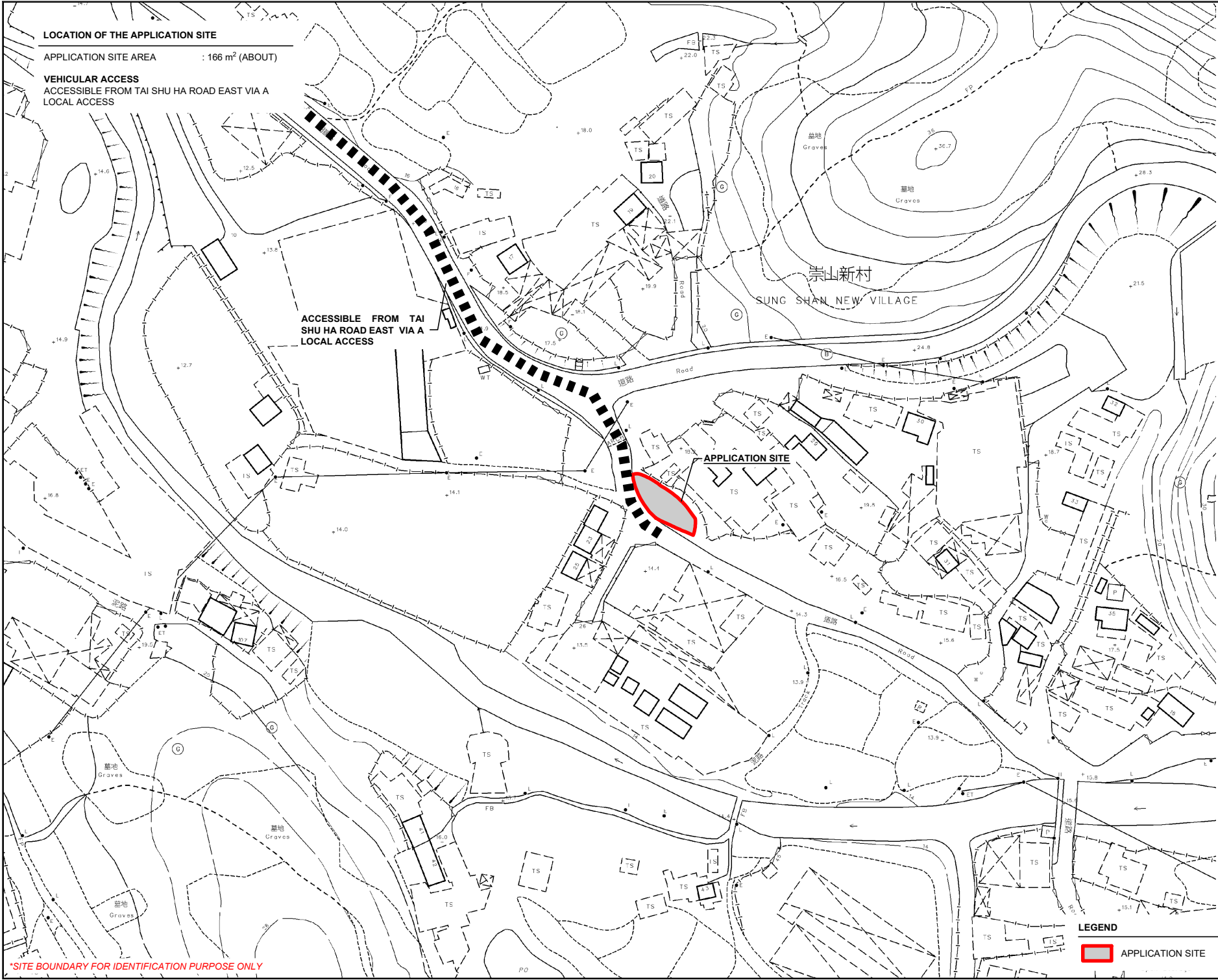
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

July 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan showing Area of Filling of Land
Plan 6	Swept Path Analysis



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 166 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM TAI SHU HA ROAD EAST VIA A LOCAL ACCESS

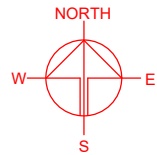
ACCESSIBLE FROM TAI SHU HA ROAD EAST VIA A LOCAL ACCESS

APPLICATION SITE

崇山新村
SUNG SHAN NEW VILLAGE

LEGEND
[Red Shaded Area] APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

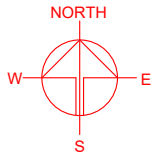
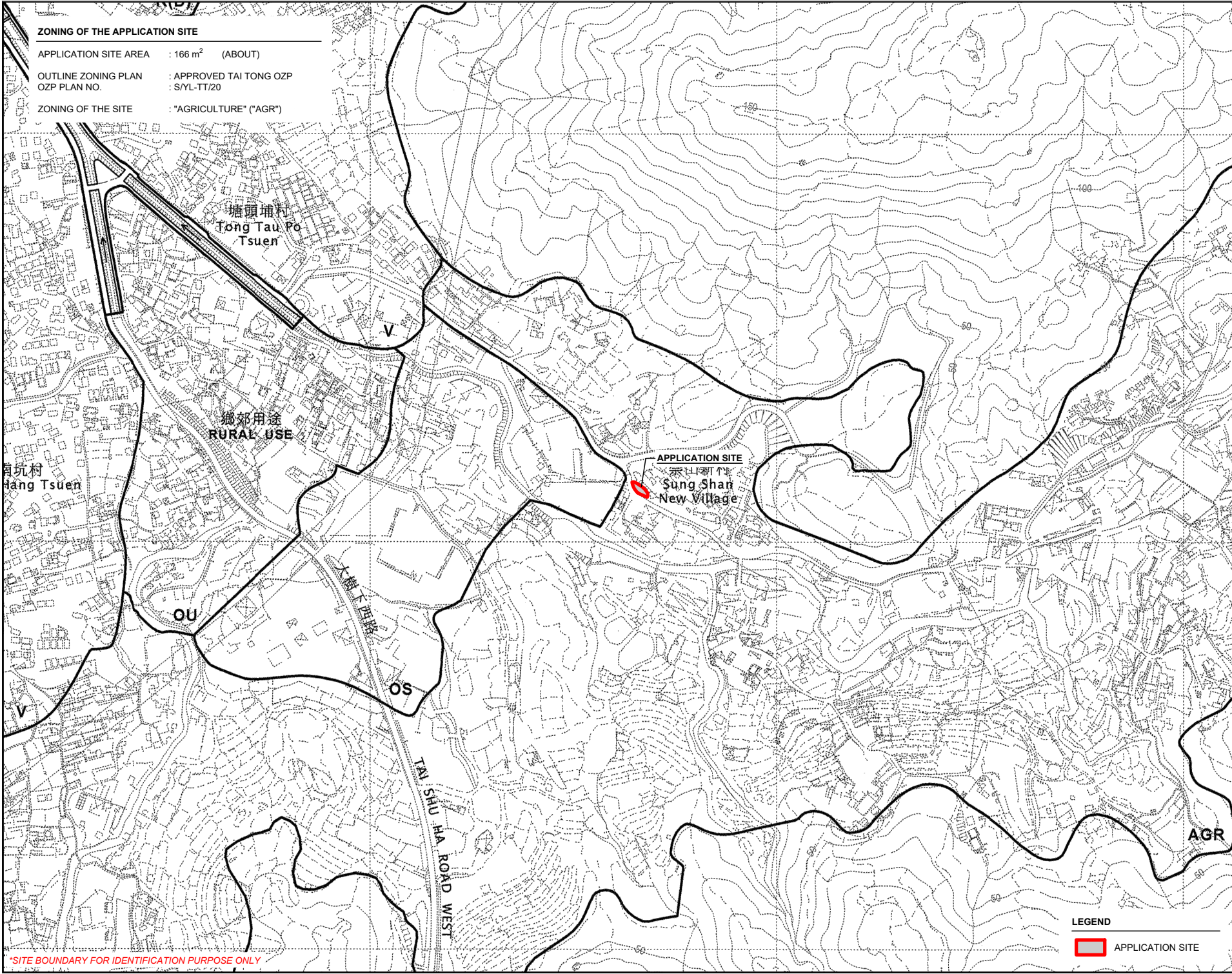


PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND
TEMPORARY BOARDING WITH

SITE LOCATION
LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

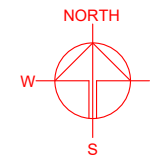
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DRAWN BY MN	DATE 17.6.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001



PLANNING CONSULTANT	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	
TEMPORARY BOARDING WITH	
SITE LOCATION	
LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES	
SCALE	
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DRAWN BY	DATE
MN	17.6.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 166 m² (ABOUT)
 AREA OF PRIVATE LAND : 166 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

17.6.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

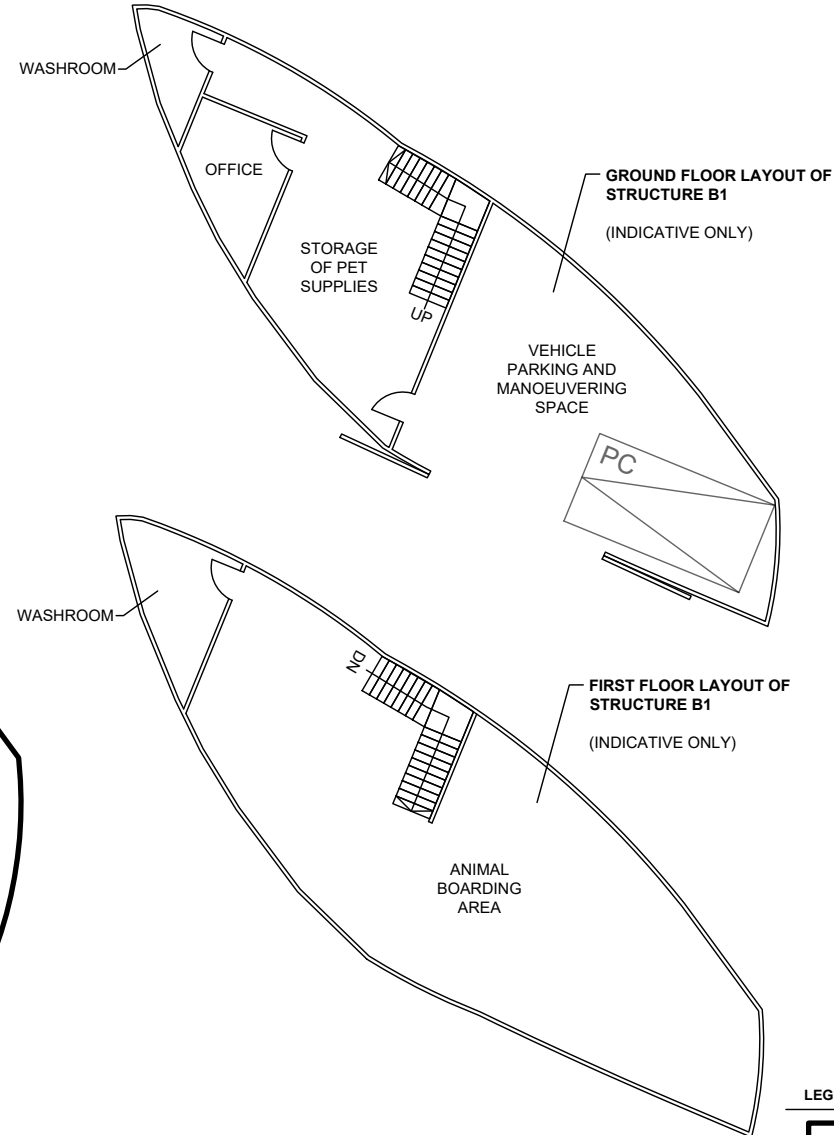
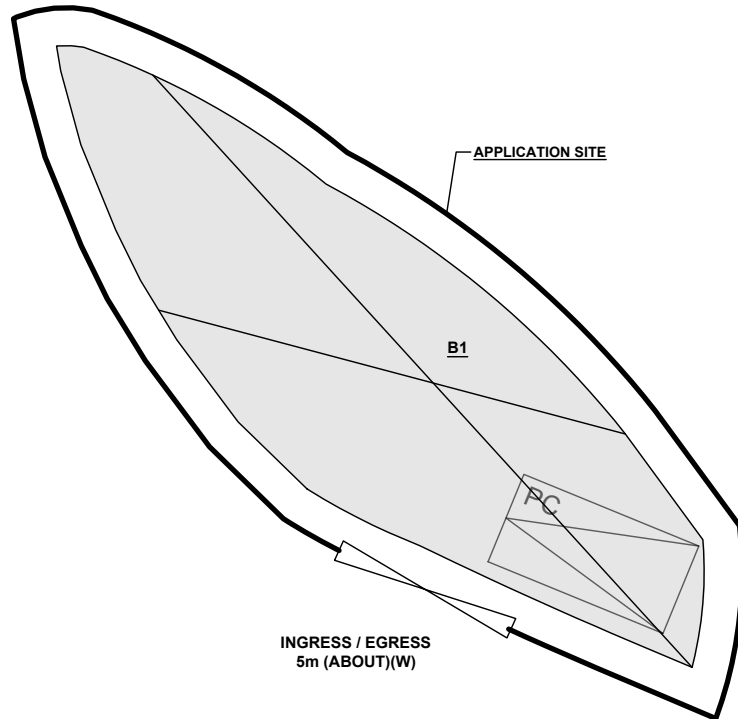
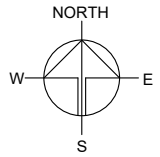
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 166 m ²	(ABOUT)
COVERED AREA	: 112 m ²	(ABOUT)
UNCOVERED AREA	: 54 m ²	(ABOUT)
PLOT RATIO	: 1.35	(ABOUT)
SITE COVERAGE	: 67 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 224 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT SITE OFFICE AND WASHROOM	112 m ² (ABOUT)	224 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		112 m ² (ABOUT)	224 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY MN DATE 3.7.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

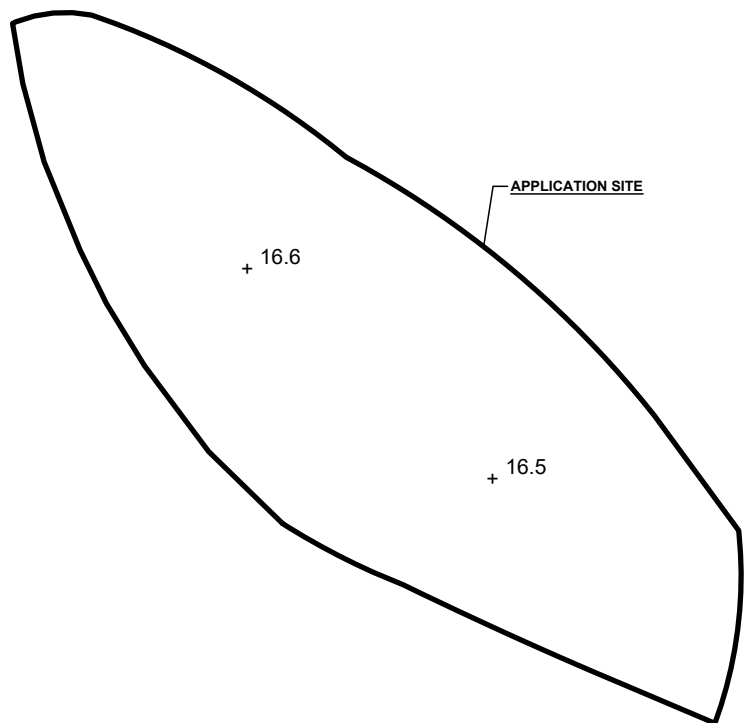
LAYOUT PLAN

DWG NO. VER.

PLAN 4 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 166 m ²	(ABOUT)
SOILED GROUND AREA	: 166 m ²	(ABOUT)
EXISTING SITE LEVEL	: +16.5 mPD TO +16.6 mPD	(ABOUT)



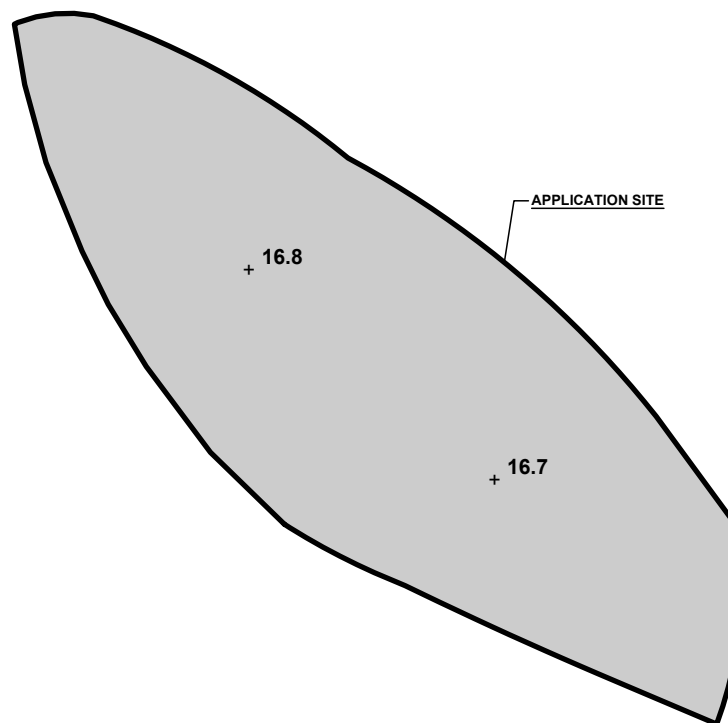
LEGEND

	APPLICATION SITE
	EXISTING SOILED GROUND
+16.6	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

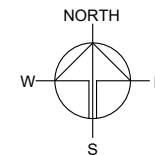
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 166 m ²	(ABOUT)
COVERED BY STRUCTURE	: 112 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 166 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +16.7 mPD TO +16.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	



LEGEND

	APPLICATION SITE
	PROPOSED HARD-PAVED AREA
+16.8	SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

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MN	17.6.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

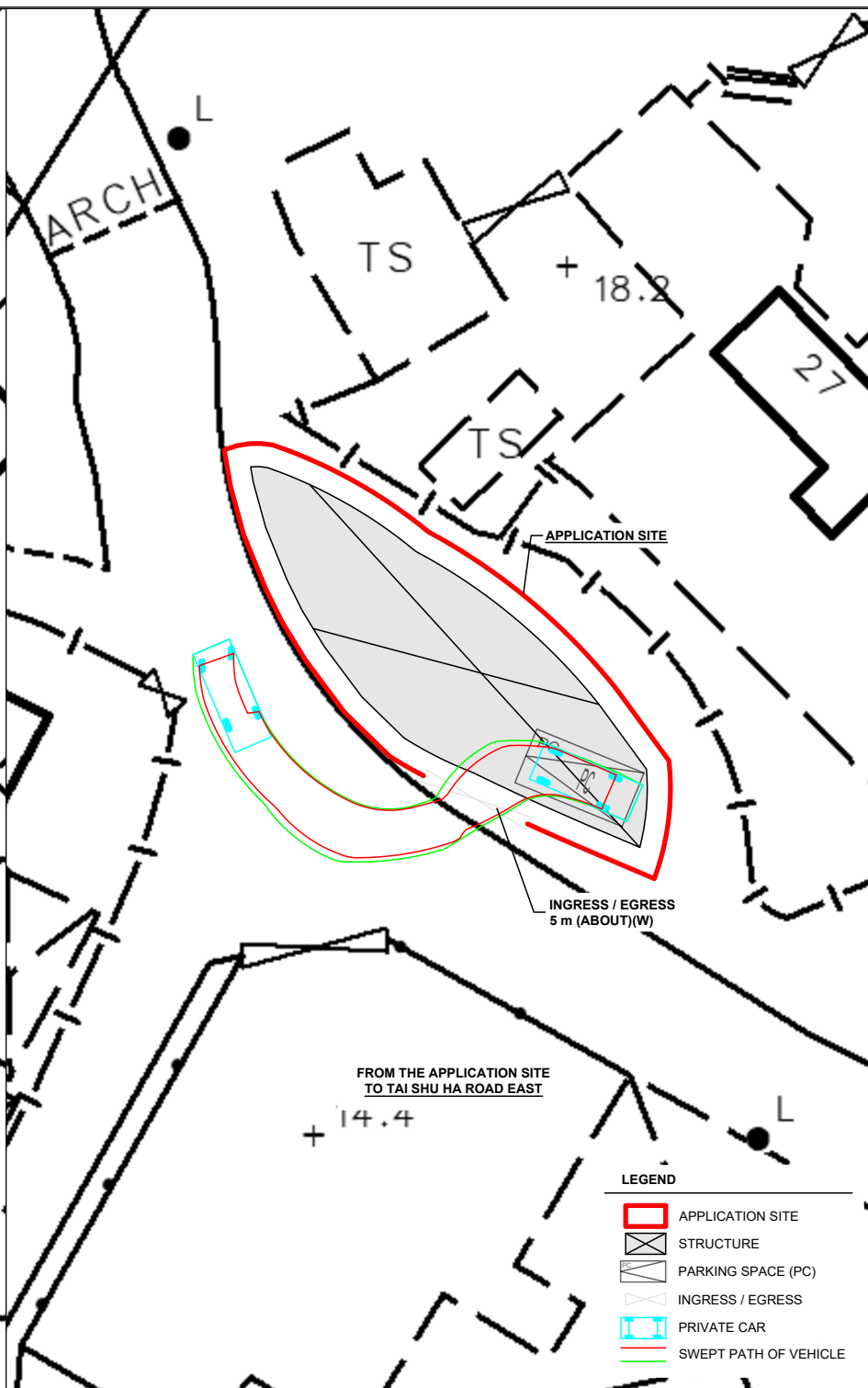
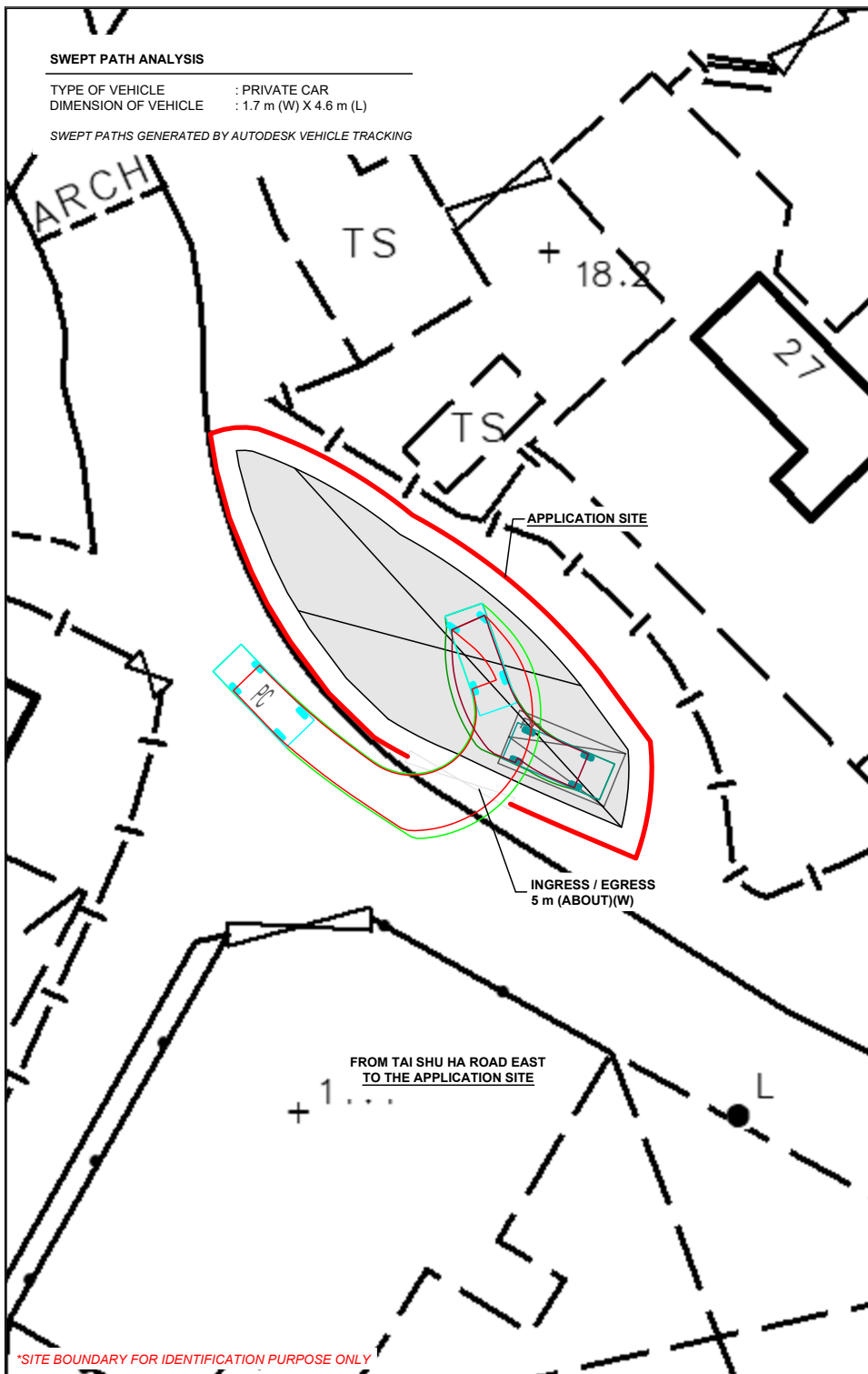
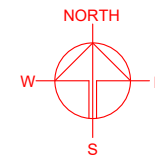
DWG NO.
PLAN 5

VER.
001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

17.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



Our Ref.: DD118 Lot 1756
Your Ref.: TPB/A/YL-TT/665

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

By Email

20 September 2024

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/665)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/665)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	Whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided at the Site. It will be design and constructed in accordance with requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.
(b)	Whether all dogs will be kept indoor at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside the operation hours 9 am to 7 pm.	All dogs will be kept indoor within the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside the operation hours.
2. Comments of the Chief Town Planner/Urban Design & Landscape Section, Planning Department (CTP/UD&L, PlanD)		
(a)	No mitigation measures and landscape proposal are proposed by the applicant to demonstrate the proposed uses and associated filling of land would not have adverse landscape impact on the existing trees/vegetation within the Site. We would reserve our comment upon receipt of the required landscape technical information.	<p>The site inspection conducted on 13.09.2024 identified 3 nos. of tree within the Site. The tree survey report is enclosed at Annex 1.</p> <p>The existing trees are of common species i.e. <i>Ficus hispida</i> (對葉榕) which are in direct conflict with the proposed structure. Given their low amenity value and suitability for transplanting, all existing trees are proposed to be felled.</p>


Tree Survey Report

Date of Survey: 13th September 2024

Location:

Lot 1756 (Part) In D.D. 118, Tai Tong, Yuen Long, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 16th September 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 13th September 2024. Plants with DBH less than 95mm were not recorded in the survey.

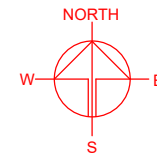
2. Summary of Existing Trees

The surveyed site is located at Lot 1756 (Part) In D.D. 118, Tai Tong, Yuen Long, New Territories.

At the time of inspection on 13th September 2024, **3 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1756 (PART) IN D.D. 118, TAI
TONG, YUEN LONG, NEW
TERRITORIES

SCALE

AS SHOWN

DRAWN BY

MN	17.6.2024
----	-----------

REVISÉD BY

[illegible]

APPROVED BY _____

DWG. TITLE

TREE SURVEY PLAN

DWG NO.

TSP

VER

000

LEGEND



APPLICATION SITE



SURVEYED TREE

GVXX

GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Private Area, Shek Kong, Pat Heung
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 13 September 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	120	4.0	Low	Fair	Fair	Fair	Low	multi-trunks
T2	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	95	4.0	Low	Fair	Fair	Fair	Low	multi-trunks
T3	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	160	6.0	Low	Fair	Fair	Fair	Low	multi-trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01

Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)

Our Ref.: DD118 Lot 1756
Your Ref.: TPB/A/YL-TT/665

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

By Email

16 October 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/665)

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Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

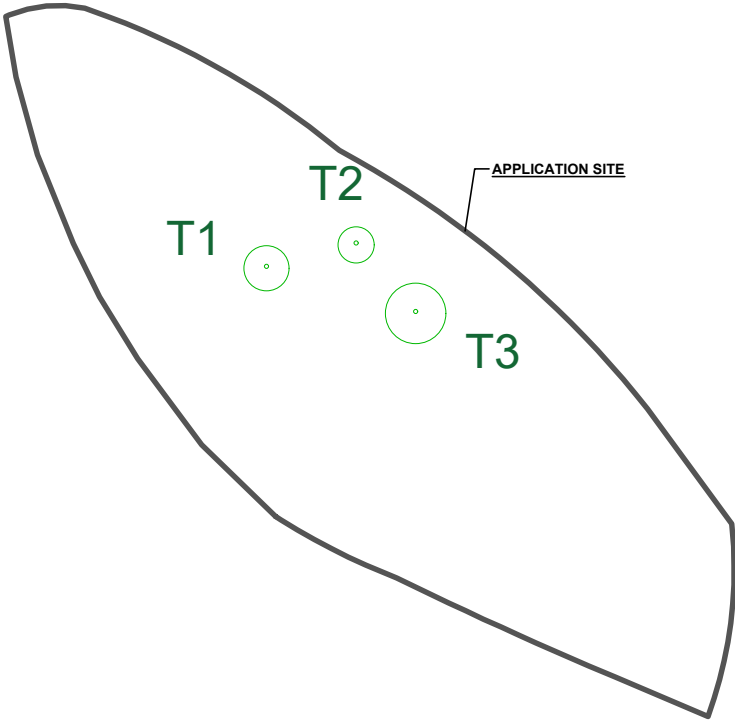
(Application No. A/YL-TT/665)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	According to the applicant stated in Item 2(a) of the Responses-to-Comments that “...3 nos. of tree within the Site. The existing trees are of common species i.e. Ficus hispida (對葉榕) which are in direct conflict with the proposed structure. Given their low amenity value and suitability for transplanting, all existing trees are proposed to be felled”, we noted that 3 existing trees within the Site are proposed to be felled. Without the provision of landscape plan, adverse landscape impact on the existing landscape resources within the Site arising from the proposed development uses and associated filling of land with concrete is envisaged. The applicant should provide the landscape plan to mitigate the impact caused by the purpose use for our further consideration.	In response to the comments from CTP/UD&L, PlanD, the applicant proposes to plant 3 nos. of new trees of local species i.e. <i>Syzygium hancei</i> at the Site on a 1:1 ratio, with a view to compensating for the 3 nos. of existing tree to be felled. Please refer to the enclosed landscape plan at Plan 7 .

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 166 m² (ABOUT)
NO. OF EXISTING TREES : 3 (T1 TO T3)
SPECIES OF TREE : T1, T2, T3 - *Ficus hispida*
NO. OF TREES TO BE FELLED : 3 (T1 TO T3)

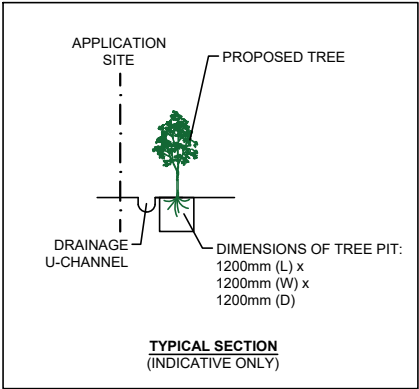
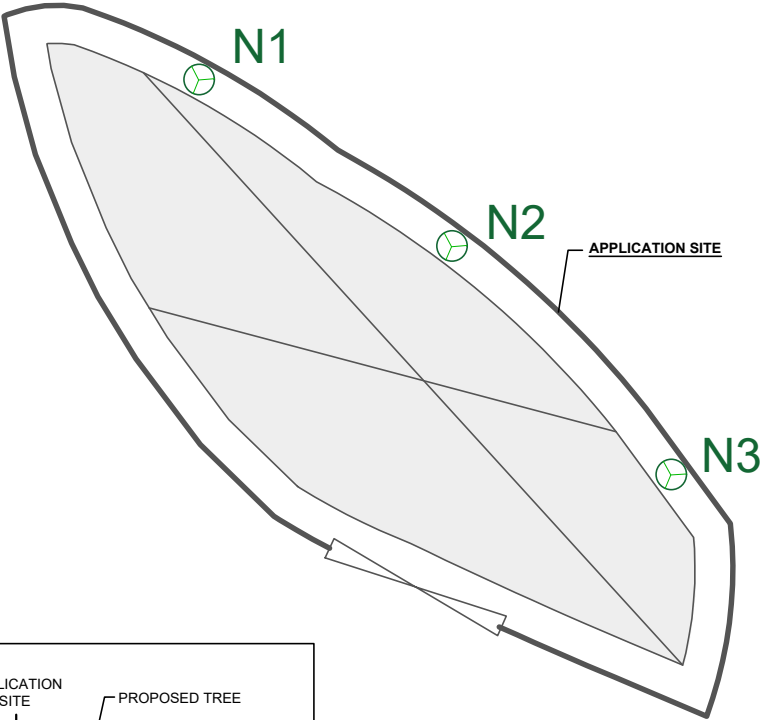


LEGEND
[Outline] APPLICATION SITE
[Circle with dot] EXISTING TREE

SITE LEVELS ARE FOR REFERENCE ONLY.

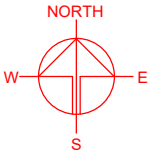
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 166 m² (ABOUT)
NO. OF TREES TO BE PLANTED : 3 (N1 TO N3)
SPECIES OF NEW TREES : SYZYGIUM HANCEI
HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
SPACING OF NEW TREES : NOT LESS THAN 4 m
DIMENSION OF TREE PITS : 1.2 m (W) X 1.2 m (L) X 1.2 m (D)



LEGEND
[Outline] APPLICATION SITE
[Cross-hatch] STRUCTURE
[X] INGRESS / EGRESS
[Circle with cross] PROPOSED TREE

- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY CC	DATE 15.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PLAN

DWG NO. PLAN 7	VER. 001
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**Similar Applications within the Subject “AGR” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/512	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021 (revoked on 9.3.2023)
2	A/YL-TT/525	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	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	24.6.2022
4	A/YL-TT/562	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	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
6	A/YL-TT/574	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	25.11.2022 (revoked on 25.11.2023)
7	A/YL-TT/577	Temporary Animal Boarding Establishment for a Period of 3 Years	3.3.2023 (revoked on 3.9.2023)
8	A/YL-TT/582	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023
9	A/YL-TT/584	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
10	A/YL-TT/589	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	14.7.2023 (revoked on 14.1.2024)
11	A/YL-TT/616	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
12	A/YL-TT/621	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
13	A/YL-TT/655	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	16.8.2024

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Agricultural, Nature Conservation and Animal Management

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls within the “AGR” zone and is generally abandoned. Agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors.
- He has no strong view against the application from agricultural perspective.
- No comment on the application from the perspective of nature conservation;
- Advisory comments as detailed in **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

5. **Drainage**

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

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

- No in-principle objection to the application.
- As existing water mains will be affected (**Plan A-2**), the applicant should note the advisory comments as detailed in **Appendix IV**.

7. **Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

9. **Urban Design and Landscape**

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

- No comment on the application as the applicant has proposed to plant three new trees of native species (*Syzygium hancei*) within the Site to mitigate the landscape impact arising from the proposed use.
- Advisory comments as detailed in **Appendix IV**.

10. Building Matters

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

11. District Officer's Comments

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

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

12. Other Departments

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

- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) any unauthorized development on the Site would be subject to planning enforcement action;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot 1756 in D.D. 118 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) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site are not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with Tai Shu Ha Road East is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road East;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - (i) from animal management perspective, the Site does not associate with any licence granted or any application received by his department;
 - (ii) under the Public Health (Animals) (Boarding Establishment) Regulations, Cap.

139I (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the animal owner must apply for a Boarding Establishment Licence from his department. The establishment and ancillary facilities licensed under the Regulations must always fulfil the criteria listed in the Regulations;

- (iii) the dogs kept by the applicant should also be properly licensed in accordance with the Rabies Ordinance (Cap. 421) and the applicant should to observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and
 - (iv) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (g) to note the comments of the Director of Environmental Protection that:
- (i) all dogs shall be kept inside the enclosed structure on the Site, as proposed by the applicant, during the planning approval period;
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period;
 - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
 - (iv) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas; and
 - (v) the applicant is obliged to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The applicant shall bear the cost of any necessary diversion. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the contractor of the WSD to carry out construction, inspection, operation, maintenance and repair works;
 - (ii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and

- (iii) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected by the proposed use;
 - (ii) proper license/permit issued by FEHD is required if there is any food business /catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
 - (iii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on his/her own expenses;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

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 is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
- (k) to note the comments of the Director of Fire Services that:
 - (i) the layout plans for the proposed fire service installations (FSI) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (l) 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) for unauthorized building works (UBW) 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 UBW on the Site under the BO;
- (iv) one structure is proposed in the application. 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 Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (v) 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

1

From:

Sent:

2024-07-25 星期四 09:57:56

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

有關 反對規劃申請 A/YL-TT/665 – 新界元朗大棠丈量約份第 118 約地段第 1756 號 (部份)

親愛的市政府相關部門:

我寫信反對您們計劃在本村附近建設一個養狗場的提議。作為居民,我對此感到非常擔憂,並有以下幾點考慮:

1. 噪音污染: 養狗場會產生大量的狗叫聲,這會嚴重干擾我們社區的寧靜生活。許多居民,尤其是老年人和年幼的孩子,很容易受到這種噪音的影響,影響休息和生活品質。
2. 環境衛生: 大量狗隻的活動和排泄物會導致周圍環境變得不衛生,增加疾病傳播的風險。這可能會對附近居民的健康造成直接威脅。

基於以上考慮,我強烈反對在我們社區建立養狗場的計劃。我希望您能慎重考慮這一決定,並選擇一個對居民影響較小的更合適的地點。我們期待您能充分聽取社區居民的意見,做出更明智的選擇。

感謝您的關注,祝工作順利!

此致

崇山新村居民

From:
Sent: 2024-07-26 星期五 10:37:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關 規劃申請 A/YL-TT/665 – 新界元朗大棠丈量約份第 118 約地段第 1756 號(部份) 擬議臨時動物寄養所

致城市規劃委員會,

最近見到規劃署在上述地方擬議臨時動物寄養所，我反對在此位置設臨時動物寄養中心,因為擬建寄養所就在崇山新村入口處附近，將會對村居民或來村的市民生活做成影響。而且寄養中心也在村民住戶附近，它會帶來噪音和衛生等問題，對村民嚴重影響。請署方考慮其他地方擬議臨時動物寄養所。

香港市民

李先生

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240726-202714-98010

提交限期**Deadline for submission:**

13/08/2024

提交日期及時間**Date and time of submission:**

26/07/2024 20:27:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/665

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Cheung

意見詳情**Details of the Comment :**

首先，崇山新村牌坊周圍及牌坊內的位置一向都沒有改善雨水水浸的渠務安排，多年來的雨季都導致有水浸情況出現，亦有倒灌的跡象。

此外，此地區申請的位置為低窪地區，從山上面累積雨水後繼而造成大量雨水浸蓋路面狀況，形成一個個水氹，這會令將來狗隻造成生命影響。

在社區衛生安全方面，由於附近水管老化，雨水渠亦有定時清理，造成一定淤塞。日後若有狗隻飼養，每天亦會產生大量糞便和尿液，對周圍街坊造成氣味上的滋擾，而且大量排泄物亦沒有合適污水渠道處理，會令衛生環境情況更差，無論對當地的居民或是狗隻都帶來更多病菌。

除此之外，地區附近一向沒有噪音滋擾的情況發生。

這路段亦是主要來往崇山新村附近村屋一帶的主要通道，每天來往此路段的車輛都很多，包括綠色專線小巴；車輛經過此路段時亦會刺激狗隻，導致狗隻發出噪音，帶來對居民造成一定的滋擾。

所以提交此文件反對城規會作出改動，不適宜作動物宿舍之用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

240726-195308-95074

Reference Number:**提交限期**

13/08/2024

Deadline for submission:**提交日期及時間**

26/07/2024 19:53:08

Date and time of submission:**有關的規劃申請編號**

A/YL-TT/665

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Cheung Ho Yeung

Name of person making this comment:**意見詳情****Details of the Comment :**

I strongly disagree with reclaiming this piece of land for building temporary animal boarding establishment facilities. The main reason is that it is extremely close to houses and it is very close to the main entrance of the village. It is very likely to create lots of disturbance to the villagers around that area since there is no way the people who will be in charge can control noise pollution from this facility. Also, the facility is very close to the main route of Shung Shan New Village which has heavy traffic during the day and it is located at a blind spot where drivers may not be able to see clearly when driving. There is a possibility that humans or animals from this facility may get hit by cars which increases the chances of accidents. I suggest not accepting the application and please run a detailed risk assessment, site survey and method statement before any work commences. Thanks.

From:
Sent: 2024-07-27 星期六 03:05:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對臨時動物寄養所及附屬設施規劃申請(申請編號:A/YL-TT/665)

城市規劃委員會執事先生/小姐:

您好，我是崇山新村居民趙先生。我寫信來表示對所提出的臨時動物寄養所及附屬設施於新界元朗大棠丈量約份第 118 約地段第 1756 號(部份)的規劃申請提出反對意見。

在這個地點建設臨時動物寄養所可能對社區和周邊環境帶來一系列問題。以下是我反對的主要原因：

首先是噪音和氣味問題，類似設施通常伴隨著動物叫聲和排泄物的氣味。而且距離居民非常接近，這不僅對周邊居民的健康造成負面影響，還干擾到附近居民的生活質量與環境。特別是有可能散播病菌或病毒和夜間可能對居民的休息造成困擾。

第二是影響安全問題，由於這個地點非常鄰近居民區，動物寄養所可能吸引不特定的人群，增加社區的犯罪風險。此外，動物可能造成的逃脫事件也可能對周邊環境和居民安全構成威脅。

還有垃圾處理問題，動物寄養所每天會產生大量廢棄物和垃圾，如果不得當地處理，可能導致垃圾處理設施超負荷運轉，甚至導致環境污染。嚴格的廢物處理計劃和監控機制是必不可少的。

另外可能造成交通擁擠問題，該地點的主要進出口道路已經存在交通擁擠問題。新增的動物寄養所和附屬設施將使這些問題更加嚴重，可能導致道路擁堵，增加交通事故的風險。此外，當動物被運送或領養時，可能需要大型車輛進出，進一步加劇交通問題。

謝謝貴部門的寶貴時間，我真誠希望我的意見能夠被納入考量。如果貴部門需要進一步的信息或討論，請隨時與我聯繫。電郵地址

最後附上有關規劃申請告示給方便參考。

順祝商祺，

崇山新村居民趙先生

27/7/2024

[illegible]

關於 A/YL-TT665 申請編號事宜

敬啟者：

關於申請編號第 118 地段第 1756 號（部分）臨時
動物寄養所連附屬設施（為期五年）及相關填土工程。
我村道路狹窄彎多等因素，堅決反對以上申請。

此致

城市規劃委員會



元朗十八鄉區崇新居民協會



二零二四年八月六日

From:

Sent:

2024-08-06 星期二 15:12:34

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Re: 申請編號：A/YL-TT/665 反對意見書

敬啟者：

本會收悉編號 A/YL-TT/665 的臨時動物寄養場所申請，並對此表示嚴重關切。本會就此申請對村內民生所帶來的負面影響提出以下反對意見：

1. 環境衛生與公眾健康隱憂

- 寄養大量動物會導致環境衛生問題，如噪音污染、環境髒亂及滋生蚊蟲等，嚴重影響村民生活質素。
- 疾病傳播風險增加，對老幼居民的身體健康構成隱憂。

2. 交通負荷加重

- 進出寄養場所的車輛及人流增加，將加重村內道路負荷，影響居民的出行。
- 村內停車位不足，可能導致車輛亂泊，進一步加劇人車爭路的問題。

3. 村民生活質素下降

- 寄養場所可能帶來噪音、氣味等滋擾，影響鄰近居民的生活環境及日常活動。
- 大量陌生人流進出，會增加治安隱患，影響居民人身安全。

希望城市規劃委員會能審慎考慮上述因素，並拒絕是次申請。以維護本村良好的生活環境及公眾利益。

此致

城市規劃委員會

元朗崇山新村居民協會 謹啟

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240812-110436-33423

提交限期**Deadline for submission:**

13/08/2024

提交日期及時間**Date and time of submission:**

12/08/2024 11:04:36

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/665

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. kccheung

意見詳情**Details of the Comment :**

您好，我是崇山新村本地居民。我寫信來表示對所提出的臨時動物寄養所及附屬設施於新界元朗大棠丈量約份第118約地段第1756號(部份)的規劃申請提出反對意見。

在這個地點建設臨時動物寄養所可能對社區和周邊環境帶來一系列問題。以下是我反對的主要原因：

首先是噪音和氣味問題，類似設施通常伴隨著動物叫聲和排泄物的氣味。而且距離居民非常接近，這不僅對周邊居民的健康造成負面影響，還干擾到附近居民的生活質量與環境。特別是有可能散播病菌或病毒和夜間可能對居民的休息造成困擾。

第二是影響安全問題，由於這個地點非常鄰近居民區，動物寄養所可能吸引不特定的人群，增加社區的犯罪風險。此外，動物可能造成的逃脫事件也可能對周邊環境和居民安全構成威脅。

還有垃圾處理問題，動物寄養所每天會產生大量廢棄物和垃圾，如果不得當地處理，可能導致垃圾處理設施超負荷運轉，甚至導致環境污染。嚴格的廢物處理計劃和監控機制是必不可少的。

另外可能造成交通擁擠問題，該地點的主要進出口道路已經存在交通擁擠問題。新增的動物寄養所和附屬設施將使這些問題更加嚴重，可能導致道路擁堵，增加交通事故的風險。此外，當動物被運送或領養時，可能需要大型車輛進出，進一步加劇交通問題。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240812-160613-55695

提交限期**Deadline for submission:**

13/08/2024

提交日期及時間**Date and time of submission:**

12/08/2024 16:06:13

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/665

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Chan hing wan

意見詳情**Details of the Comment :**

反對興建臨時動物寄養所，因為是附近嘅居民，會擔心狗隻噪音問題，影響生活素質，再加上會在附近等小巴，亦擔心衛生問題。

10

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240813-174437-27128

提交限期**Deadline for submission:**

13/08/2024

提交日期及時間**Date and time of submission:**

13/08/2024 17:44:37

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/665

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Li Tsz Cheung

意見詳情**Details of the Comment :**

最近見到規劃署在上述地方擬議臨時動物寄養所，我反對在此位置設臨時動物寄養中心，因為擬建寄養所就在崇山新村入口處附近，將會對村居民或來村的市民生活做成影響。而且寄養中心也在村民住戶附近，它會帶來噪音和衛生等問題，對村民難免有所影響。建議找些不近村民居所的地方。請署方考慮其他地方擬議臨時動物寄養所。

From:
Sent: 2024-08-13 星期二 03:20:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/665 DD 118 Tai Tong

A/YL-TT/665

Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long

Site area: About 166sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Another fake ABE application. While the applicant states it is to be a rescue centre, the wording of the applicant indicates that this is a commercial operation.

Rescue shelters do not have the same licencing requirements. Two storey building to house a mere 15 animals?

And why do these ABE applications state 5 years when the TPB guidelines clearly state that the approval period should be 3 years.

R-Rches has been involved in multiple fake ABE applications. Recent media reports have revealed the extent of corruption involved in the applications with the ultimate purpose of brownfield operations.

Members are not kindergarten students. It is time to demonstrate a minimum level of streetwise when appraising these applications.

Has AG and Fish been approached with regard to application for the necessary licences?

Mary Mulvihill