

This document is received on 2024 -07- 17
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-I
表格第 S16-I 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 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	A/YL-TT/666
	Date Received 收到日期	2024-07-17

- 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)

CHAN SEE LAM 陳施霖

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)

AU TAT WING 區達榮

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)	DD 117 LOT 578
(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 490 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 284 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/L - TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR.
(f) Current use(s) 現時用途	農地和空置構築物 (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

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □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	sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input checked="" type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(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))			
(b) Intended use/development 有意進行的用途/發展	擬議臨時動物寄養所連附屬辦公室 (為期五年)及填土工程		

(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												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(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

擬議臨時動物寄養所連附屬辦公室(為期五年)
及填土工程

(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284..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率0.58..... ☒About 約
- Proposed site coverage 擬議上蓋面積54.3..... % ☒About 約
- Proposed no. of blocks 擬議座數3.....
- Proposed no. of storeys of each block 每座建築物的擬議層數1-2..... 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4.1-5.5..... mPD 米(主水平基準上) ☐About 約
.....4.1-5.5..... 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

☐ 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 44 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)

動物室養所 (約 240 平方米)

☐ 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]
A	地下及閣樓	辦公室 約 44 平方米 (閣樓: 約 18 平方米)
B	1	動物室養所 約 120 平方米
C	1	動物室養所 約 120 平方米
.....
.....

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

通道及動物活動範圍

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)

2024 年 12 月

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 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)) <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 checked="" 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 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 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) _____ _____ _____ <input checked="" type="checkbox"/>
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 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) _____ _____ _____ <input checked="" type="checkbox"/>

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>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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 <u>464</u> sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 <u>0.15</u> m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p><u>不會砍伐樹木</u></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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

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。

主要用途用於流浪貓狗寄養服務，待貓狗健康及各方面沒有問題，便會給有心人去領養回家，現場內已有一個空置的構築物，將用於附屬辦公室用途，預計場內會興建兩個構築物，用作收養被遺棄的貓狗，因現在香港土地不斷發展，令到人住及動物棲息之所也越來越少，不少貓狗亦走頭無路被遺棄，因此極需要這個地方位置去使用，望貴署批准。

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

.....
.....
.....

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

9-7-2024

..... (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.
在該骨灰安置所內，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	DD117 Lot 578		
Site area 地盤面積	490 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/L - TT/20		
Zoning 地帶	AGR.		
Applied use/ development 申請用途/發展	擬議臨時動物寄養所連附畜辦公室(為期五年) 及填土工程		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數		284	0.58
	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		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	4.1M - 5.5M m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2 層 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	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		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	54.3 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	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 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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 checked="" type="checkbox"/>	<input 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) <u>位置圖, 填土範圍圖</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		<input type="checkbox"/>

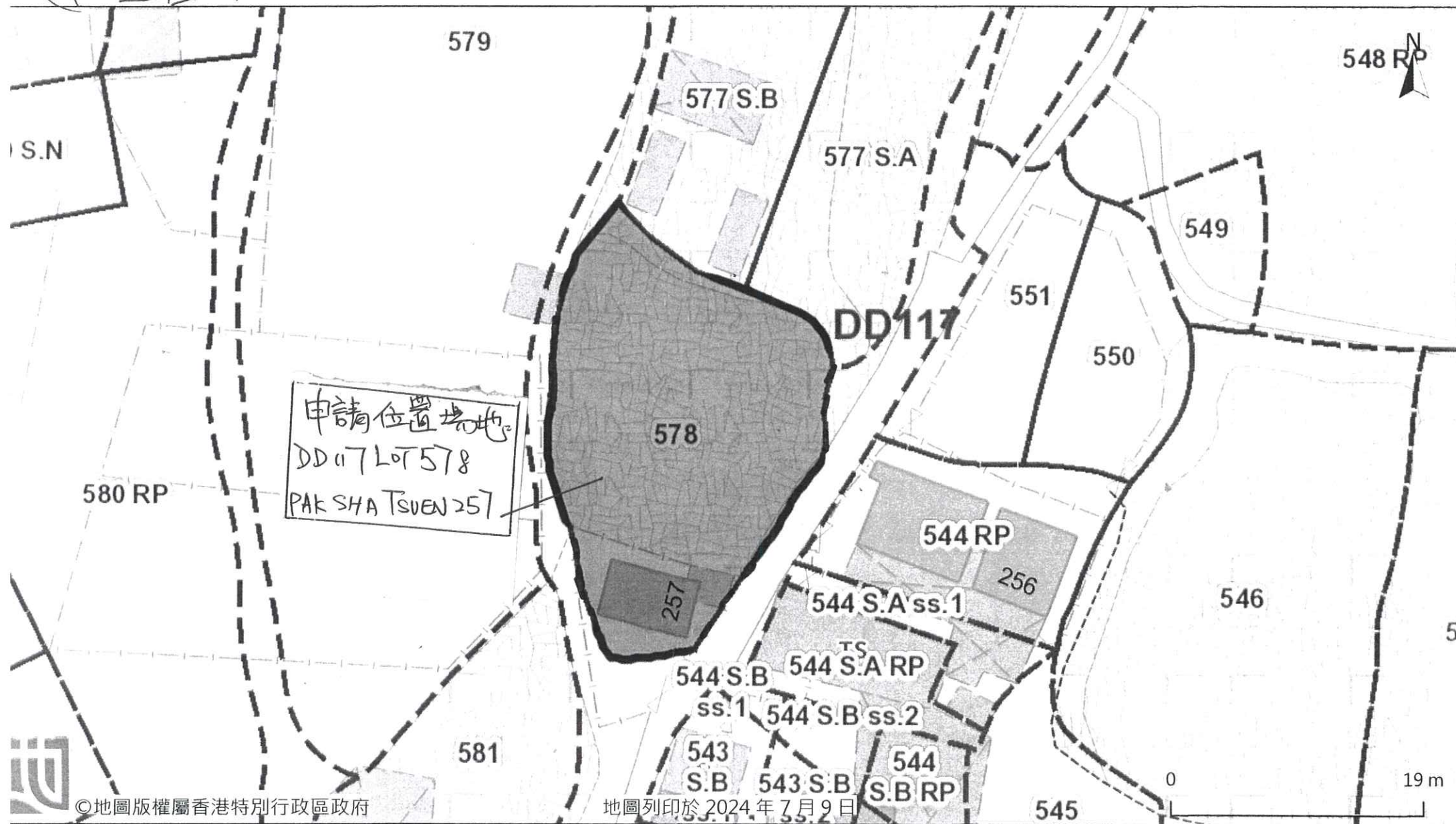
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

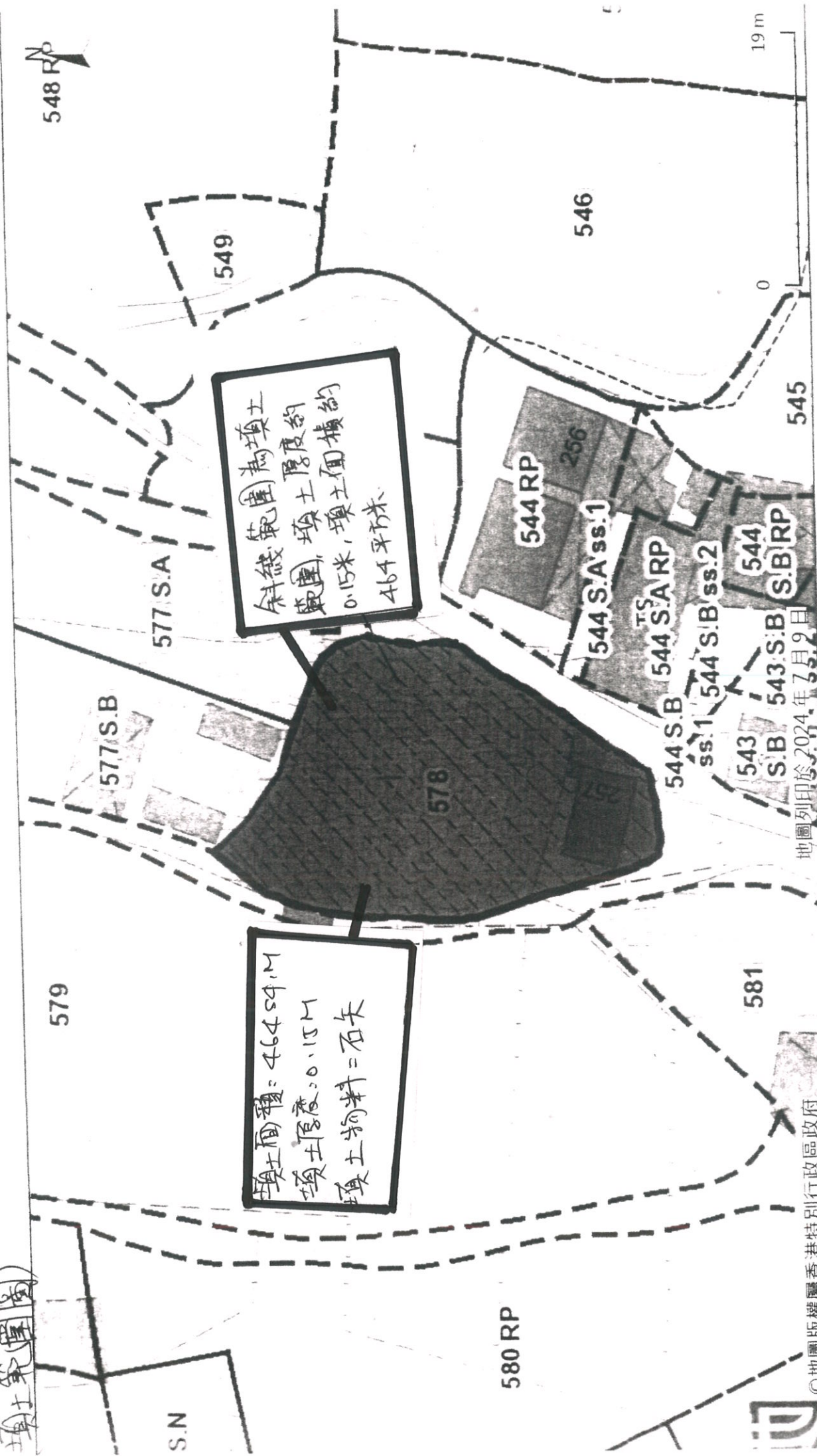
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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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寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年07月29日星期一 16:13
收件者: Eva Ka Yan TAM/PLAND
副本: Chi Ting LAU/PLAND; Bosco Tak Ko YUNG/PLAND
主旨: 轉寄: *Restricted: A/YL-TT/666 SI
附件: 狗房29072024.pdf

From: TAT WING AU <[REDACTED]>
Sent: Monday, July 29, 2024 4:00 PM
To: Bosco Tak Ko YUNG/PLAND <btkyung@pland.gov.hk>
Subject: A/YL-TT/666

申請編號:A/YL/-TT/666

本申請將會興建兩個動物寄養所，營業時間為星期一至日(09:00-18:00)，每天大約 6 位義工及 3 位員工,本貓狗寄養所最多容納 15 隻狗+20 隻貓，貓隻只會在室內飼養，狗隻只會上午 10:00-11:00 及下午 4:00-5:00 在戶外散步外，其他時間只會在室內活動，兩個動物寄養所將會採用高端隔熱隔音板物料外，每個動物寄養所會安裝 4-5 部 5 匹恆溫式天花空調及抽濕系統，將室內溫度和濕度調至 25 度，並會安裝多部抽風及過濾系統，能夠使貓狗得到一個舒適環境生活外，亦不會騷擾附近人仕，本寄養所不會設有任何廣播系統(如喇叭、擴音機、哨子) 等及任何電子擴音揚聲系統，對附近人仕及貓狗不會造成噪音磁擾，申請地點將用石矢物料填土約 0.15 米，目的是令貓狗可在舒適及衛生環境下生活，填土位置只會在動物寄養所範圍及狗隻活動位置，在環保情況下不會擴大其他填土範圍，對自然生態不會受影響，5 年到期後將還原土地(把石矢打掉運走, 還原為土地，盡量將附近人仕及自然生態不會造成影響及滋擾，本申請希望貴處許可。

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Wednesday, August 21, 2024 3:57 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: *Restricted: A/YL-TT/666 附加文件

From: [REDACTED]
Sent: Wednesday, August 21, 2024 3:54 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Subject: A/YL-TT/666 附加文件

申請編號: A/YL-TT/666

申請位置現在只有雜草和廢物，另有一個很久沒有使用的構築物，當申請許可後，將會活化該地段內構築物及露天位置，構築物用作公室，另外露天位置興建兩個臨時寵物收容所，該收容所會採用隔音及隔熱的優質厚身鋁板作為牆身及頂部以組合型式建造，並每個收容所安裝 4-5 部 5 匹 24 小時恆溫式天花空調及抽濕過濾系統，能使貓狗得到舒適環境外，更可將噪音減至最低，不會影響附近居民及環境，並會在周邊種植 20 棵以上樹木進行綠化，目的可以美化環境及環保作用，令附近居民及動物可有更舒適的環境下生活。收容所不會有任何廣播系統(如喇叭、擴音機，哨子等) 用品，對居民及動物不會造成噪音滋擾，申請位置將用石矽物料填土約 0.15 米，目的不容易積水及滋生蚊蟲及細菌，令居民及動物可以在更舒適及衛生環境下生活，本申請只會收容貓及狗，營業時間為每天 09:00AM-18:00PM，每天大約 6 位義工及 3 位員工工作，收容所最多飼養不超過 15 隻狗及 20 隻貓，貓隻只會在室內飼養，狗隻每天只會上午 10:00-11:00 及下午 4:00-5:00 在戶外散步，其他時間只會在室內活動，在戶外活動時均帶上口罩，對附近居民不會做成任何滋擾，申請地點一般並沒有大型裝卸活動，如狗糧及日用品都是少量，一般都會在白沙村牌坊下車，由小徑路進入，因此路段出入人仕不多，不會影響附近人士，申請地點沒有車路，因此申請地點並沒有停收車輛位置，此外申請位置會建設沙井及其設計，目的把範圍內的地面水，以明渠引至附近溪流，排出前會把沉澱物過濾，並會定期清理及檢查渠道和沙井，確保渠道暢通整潔，雨水渠只會收集雨水，不會連接化糞池和滲水井。有關動物寄所所產生的廢水，由於申請地點內及附近沒有大型公眾廢水處理關係，現計劃將所有動物寄養所所產生的廢物接駁到化糞池及滲水井，在申請地點建造一個符合環保署所定下的 ProPECC PN 1/23 指引及參考村屋污水排放指南的化糞池來收集寄養所的廢水。在興建化糞池並會安排認可合格人士參與及設計工程，並會定時安排泵車清理化糞池及滲水井的工程，興建化糞池及滲水井距離會遠離河道 15 米以上，離任何構築物超過 3 米，由於申請地點附近河道及渠道並不是飲用用途，此距離並符合環保署所定下的 ProPECC 1/23 指引。除了以上措施外，申請地點不會使用任何有化學成份的清潔用品，只會用清水及高壓水槍清潔室內及露天位置，不會影響附近環境生態，確保不會污染附近水源、河道及渠道，並不會興建及提供移動式洗手間及廁所。

希望此附加文件可令貴處釋除隱憂，並批准本申請。

申請人: 區達榮

21/8/2024

**Appendix Ic of RNTPC
Paper No. A/YL-TT/666B**

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年10月14日星期一 8:59
收件者: Eva Ka Yan TAM/PLAND
副本: Ka Lo KAN/PLAND; Bosco Tak Ko YUNG/PLAND
主旨: 轉寄: A/YL-TT/666
附件: 666 行車路線圖 (1).pdf; 666 種植樹木位置圖.pdf

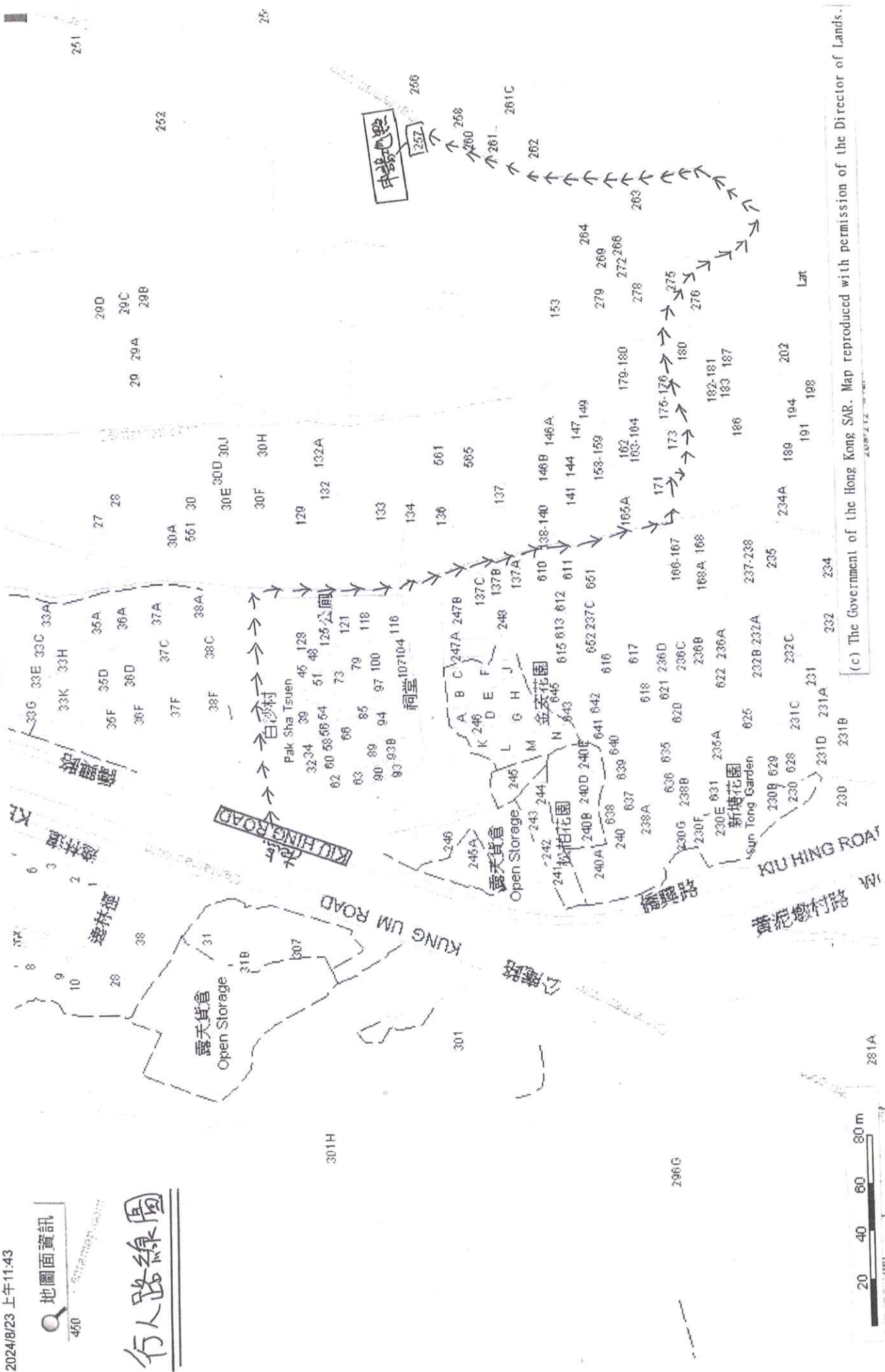
From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, October 10, 2024 4:05 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-TT/666

From: T W AU
Sent: Thursday, October 10, 2024 3:52 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Bosco Tak Ko YUNG/PLAND <btkyung@pland.gov.hk>
Subject: Re: A/YL-TT/666

A/YL-TT/666

行人路線圖

中原地圖 www.CentaMap.com



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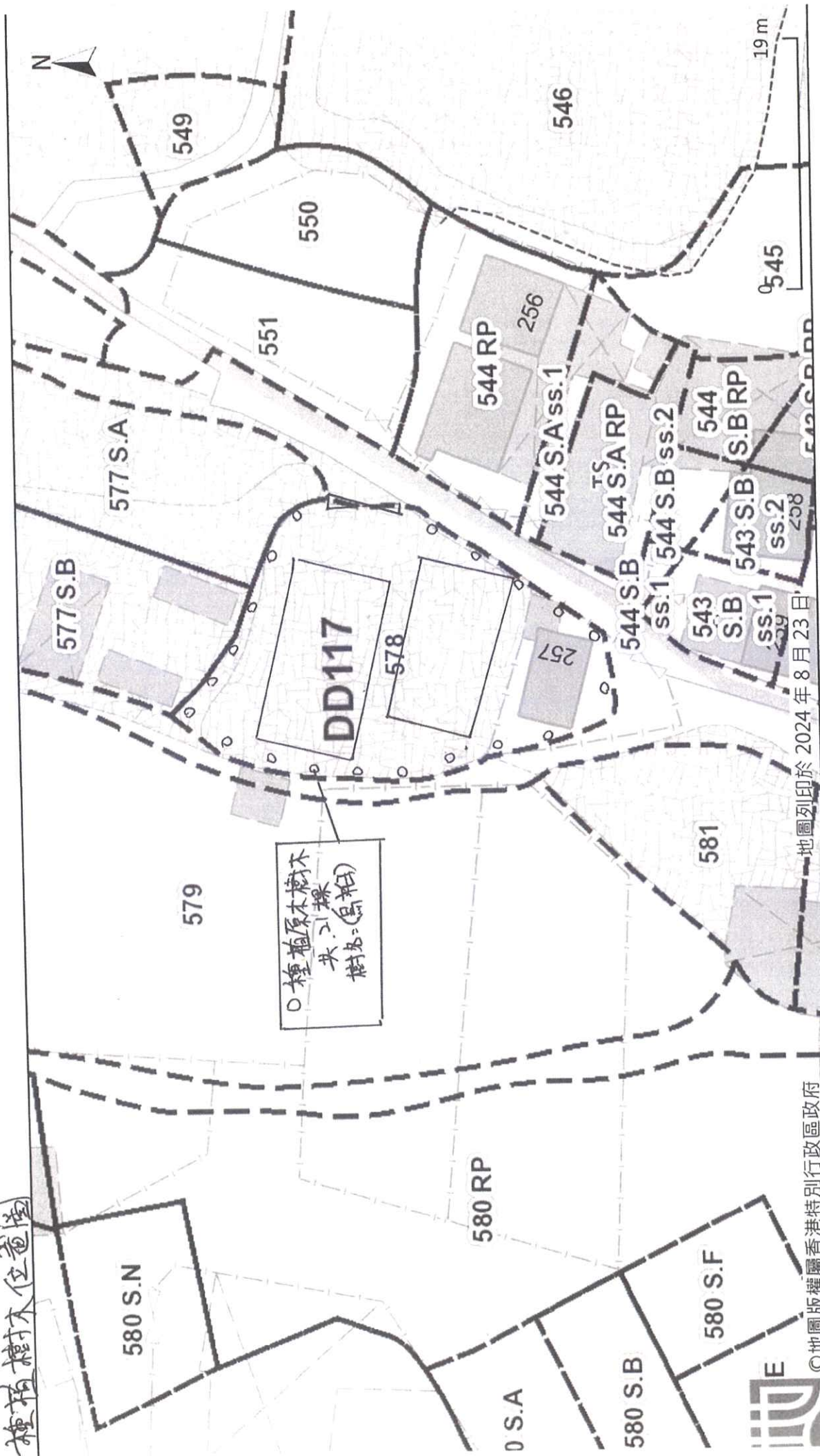


GEOINFO MAP

地理資訊地圖

前往地圖: <https://www.map.gov.hk/gm/geo:22.4211,114.0237?z=564>

種植樹木位置圖



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地圖列印於 2024 年 8 月 23 日

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From: [REDACTED]
Sent: Monday, January 6, 2025 4:32 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: A/YL-TT/666 (資料補充)

 666 行車路線圖.pdf 325 KB	 666 種植樹木位置圖_edited.pdf 482 KB
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地圖面資訊

450

centamap.com

行人路線圖



281A

黃泥墩村路 Wai Nin Tung Village Road

KU HING ROAD

公庵路 KUNG UM ROAD

白沙村 Pak Sha Tsuen

蓮花徑

燒林道

燒林路

128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

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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 III**.

2. Traffic

(a) Comment of the Commissioner for Transport:

- No adverse comment on the application.

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

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

3. Agricultural, Nature Conservation and Animal Management

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls within the “Agriculture” 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 III**.

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 III**.

5. **Drainage**

Comments of the Chief Engineer/Mainland North of 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. **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 III**.

7. **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 III**.

8. **Urban Design and Landscape**

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

- No comment on the application as the applicant proposed to plant 21 new trees of native species (*Sapium sebiferum*) within the Site to mitigate the landscape impact arising from the proposed use.

9. **Building Matters**

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

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the proposed use in the application.
- Advisory comments as detailed in **Appendix III**.

10. Electricity Supply

Comments of the Director of Electrical and Mechanical Services:

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

11. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) failure to reinstate the application site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) 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 578 in D.D. 117 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 for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting to the Site with the nearby public road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with the public road;
- (d) 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 applicant should also be reminded that 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 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;

- (e) 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;
- (f) 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;
- (g) 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;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) 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) three structures are 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 BA should be obtained, otherwise they are unauthorized building works under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vii) 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
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection)

Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關的規劃申請編號：(A/YL-TT/666)

意見詳情：

本人對新界元朗大棠丈量約份第 117 約地段第 578 號的〔擬議臨時動物寄養所連附屬辦公室（為期五年）及填土工程〕之申請表示強烈反對，反對原因如下：

（一）不符合區內「農業」地帶的規劃意向

擬議發展地帶的規劃意向是保存和保護良好的農地，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。申請書內並無提出有力的規劃理據，以支持偏離此規劃意向。

根據過往記錄，沒有批准在本區「農業地帶」內闢設動物寄養所的案例。申請獲批必定會構成先例效應，導致類似申請大量湧現。為了處理那些不合理的申請個案，大大增加貴署員工的工作量，更甚的是浪費委員們的寶貴時間。再者，不排除有早前遭否決的區內違例倉申請者見獲批先例可循，爭相仿效，甚至借用〔擬議臨時動物寄養所〕之名義去重新包裝後再申請，貴署對申請者或營運者是否〔掛羊頭賣狗肉〕，表裏不一？實難以監管。

（二）水浸風險

申請地點有違例填土工程，已導致附近土地及房屋變成低窪地帶，每逢下較大的雨，水浸問題非常嚴重。如果〔擬議臨時動物寄養所連附屬辦公室及填土工程〕之申請獲批，水浸問題必定會更加嚴峻。雖然白沙村代表和村民曾要求元朗渠務署及元朗民政事務處改善區內排水系統，但兩個尊貴的政府部門都互相推諉，所以區內的排水系統在可見的未來不會改善。

（三）火警威脅

火災時刻威脅本村安危，只要搜索白沙村火警幾個字便不難發現火災牽涉到回收場工廠車房貨倉經常在本村周遭發生，不幸中的大幸是大部份火警都在本村外圍人口不太密集的地方，由於欠缺合規格的消防通道及設施，消防車都須花費不少時間才能到達現場並把火種撲滅。一旦發生火警，火乘風勢後果不堪設想。

（四）道路安全

該地段遠離馬路，車輛需經橋與路白沙村第一段或第二段橋進入本村範圍，然後經過鄉間行人道及農地抵達目的地，無論從第一段或第二段橋進入，車輛必須經過一段鄉間行人道，這樣除了加劇交通擠塞問題，往返動物寄養所的貨車及大型車輛對本村村民生命構成威脅。

「提意見人」姓名／名稱：〔注意：以下部份是提意見人的個人資料，不可以公開予公眾查閱。〕

簽署：_____

日期：_____

14-8-2024

A/YL-TT/666

敬啟者：

堅決反對**Lot578 in D.D. 117, Tai Tong, Yuen Long, New Territories****建臨時動物寄養所連附屬辦公室**

在標題地段兩旁有兩道暗渠，附近村屋的排水／排污均需經過此兩道暗渠，是本村主力排水／排污的渠道。每逢大雨來臨，此兩道暗渠經常出現堵塞，排水困難，繼而引致水浸的問題。若在該地段興建臨時動物寄養所連附屬辦公室，該動物寄養所每天均需要用大量的水去清潔場內設施及動物，因而會產生大量的污水。該動物寄養所所產生的大量污水，將大大加重該兩道暗渠的排水／排污壓力，恐令本已經常出現淤塞問題的暗渠情況進一步惡化，加劇水浸的情況，及引致更惡劣的環境衛生問題。

此外，興建臨時動物寄養所連附屬辦公室亦會造成其他多方面的問題：－

- i) 環境：動物叫聲以及增多的人流會引起噪音問題，破壞寧靜舒適環境；
- ii) 治安：更多陌生人出入，令居民擔心人身安全；
- iii) 空氣：動物寄養所的動物糞便及其所產生的污水導致異味出現，令人難以接受及抗拒；
- iv) 健康：鼻敏感的村民因增多的動物，更頻繁出現過敏反應。

為此，村民堅決反對在該地段興建臨時動物寄養所連附屬辦公室。敬請有關當局慎重審視該申請及有關工程對本村村民及環境的惡劣影響。

以下是反對在該地段興建臨時動物寄養所連附屬辦公室的村民的聯名簽署：

駱麗娟 胡衛明 胡耀鴻 胡曉彤 葉麗雲
張英 胡勤華 謝成霞 胡信才 胡靖琳 胡卓雅
胡宛兒 胡宛霞 郭婉芳 胡紹華 楊春月
楊鳳林 劉國華 劉啟明 劉滿然 劉滿林
黃秀貞 Cindy Tang ~~麥美玲~~ 胡安求 董紅 胡樂文
胡樂文 劉鑑泉 郭秋義

5.8.2024

規劃申請 PLANNING APPLICATION



申請編號 Application No.	AYL-TT/666
地點 Location (見下圖 See Plan Below)	博覽元朗大棠文康約117呎地段578號 Lot 578 in D.D. 117, Tai Tong, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	(農業) "Agriculture" 大棠分區計劃大綱(核准編號 S/YL-TT/20) Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
建議 Proposal	擬議臨時動物寄養所建附屬辦公室(為期5年)及填土工程 Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land

任何人士均可就這宗申請提出意見。有關意見必須於2024年8月16日或之前，以專人送交或郵寄(香港北角渣甸道333號北角政府合署15樓)傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)方式向城規會秘書處提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877-0245 or 2522-8426) or e-mail (tppbd@pland.gov.hk) on or before 16 Aug 2024.

詳情 Particulars

1. 區區圖則(城市規劃條例(第161章))下作提出申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 公眾可在城規會網頁(下列「網頁」)或處索取申請表格、輸入查詢資料或查詢(https://www.tppbd.gov.hk/application/AYL-TT/666.html)或向城規會秘書處查詢。以下列地址及時間可查詢。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.tppbd.gov.hk/application/AYL-TT/666.html) or at the following locations.

查詢詳情請向城規會秘書處查詢 Planning Enquiry Centre, Planning Department
(地址: Hotline: 2231 8000)
香港北角渣甸道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
香港沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Shung Wo Che Road, Sha Tin, N.T.

3. 區區圖則、所有資料及意見均須提交城規會秘書處。所有資料及意見均須提交城規會秘書處。
All comments made to the Board will be available for public inspection under the Ordinance.

4. 個人資料聲明: Statement on Personal Data
區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

(a) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。
(b) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of the application which includes making available the name of the person making the comment (hereinafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments.

In accordance with the provisions of the Ordinance and the related Town Planning Board Guidelines.

重要提示: Important Notes
(1) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

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(4) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

(5) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

(6) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

(7) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

(8) 區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。區區圖則及區區圖則的個人資料及資料均須提交城規會秘書處。

位置圖 Location Plan

(只作識別用) for identification purpose only



城市規劃委員會
2024年7月26日
Town Planning Board
26 Jul 2024



(任何人在未經許可的情況下，偷竊、毀壞或移走本局、約或城規會的任何資料，均屬違法行為。)
(Any person who obtains, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

From:

Sent:

2024-08-14 星期三 20:39:11

To:

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

Cc:

Subject:

(A/YL-TT/666)

Attachment:

14-8-2024.jpg

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關的規劃申請編號：(A/YL-TT/666)**意見詳情：**

本人對新界元朗大棠文量約份第 117 約地段第 578 號的〔擬議臨時動物寄養所連附屬辦公室（為期五年）及填土工程〕之申請表示強烈反對，反對原因如下：

（一）不符合區內「農業」地帶的規劃意向

擬議發展地帶的規劃意向是保存和保護良好的農地，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。申請書內並無提出有力的規劃理據，以支持偏離此規劃意向。

根據過往記錄，沒有批准在本區「農業地帶」內開設動物寄養所的案例。申請獲批必定會構成先例效應，導致類似申請大量湧現，為了處理那些不合理的申請個案，大大增加貴署員工的工作量，更甚的是浪費委員們的寶貴時間。再者，不排除有早前遭否決的區內違貨倉申請者見獲批先例可循，爭相仿效，甚至借用〔擬議臨時動物寄養所〕之名義去重新包裝後再申請，貴署對申請者或營運者是否〔掛羊頭賣狗肉〕，表裏不一？實難以監管。

（二）水浸風險

申請地點有連例填土工程，已導致附近土地及房屋變成低窪地帶，每逢下較大的雨，水浸問題非常嚴重，如果〔擬議臨時動物寄養所連附屬辦公室及填土工程〕之申請獲批，水浸問題必定會更加嚴峻。雖然白沙村代表和村民曾要求元朗渠務署及元朗民政事務處改善區內排水系統，但兩個尊貴的政府部門都互相推諉，所以區內的排水系統在可見的未來不會改善。

（三）火警威脅

火災時刻威脅本村安危，只要搜索白沙村火警幾個字便不難發現火災牽涉到回收場工廠車房貨倉經常在本村周遭發生，不幸中的大幸是大部份火警都在本村外圍人口不太密集的地方，由於欠缺合規格的消防通道及設施，消防車都須花費不少時間才能到達現場並把火種撲滅。一旦發生火警，火乘風勢後果不堪設想。

（四）道路安全

該地段遠離馬路，車輛需經橋與路白沙村第一段或第二段橋進入本村範圍，然後經過鄉間行人道及農地抵達目的地，無論從第一段或第二段橋進入，車輛必須經過一段鄉間行人道，這樣除了加劇交通擠塞問題，往返動物寄養所的貨車及大型車輛對本村村民生命構成威脅。

「提意見人」姓名／名稱：〔注意：以下部份是提意見人的個人資料，不可以公開予公眾查閱。〕

簽署：_____ 日期：14-8-2024

From:

Sent:

2024-08-16 星期五 02:51:59

To:

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

Subject:

A/YL-TT/666 DD 117 Pak Sha Tsuen ABE

A/YL-TT/666

Lot 578 in D.D. 117, Pak Sha Tsuen, Tai Tong, Yuen Long

Site area: About 490sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong Objections. The lot is in an area with extensive market gardening and agricultural activity.

The application provides little detail but this is almost certainly yet another FAKE ABE APPLICATION with the ultimate aim of applying for approval for brownfield use.

Even if it genuine, has any approach been made to AG and Fish for the requisite licence?, animal boarding close to residences is not desirable.

The villagers of Pak Sha Tsuen have objected to a number of similar application that would lead to the degradation of their living environment.

Members should respect that not all NT village residents want their surroundings to be transformed into rusting ramshackle operations.

Mary Mulvihill

From:
Sent: 2024-08-16 星期五 22:21:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 240816 s16 TT 664.pdf; 240816 s16 TT 666.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

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)

16th August 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Office for a
Period of 5 Years and Filling of Land
(A/YL-TT/666)**

1. We refer to the captioned.
2. Kadoorie Farm and Botanic Garden (KFBG) worked with several other organisations to investigate the agricultural value of some farmland areas within the scope of the Northern Metropolis (NM)¹, and a report on the findings was published recently². Although Tai Tong is not within the core area of the NM and not included in the study, the report considers that Tai Tong would still contain some farmlands which should be evaluated. Indeed, we visited the locality recently and we did observe many active farmlands (**Figure 1**). We could even observe paddy field in the area (**Figure 1**). Although the present application site contains no active farming activities, it is largely vegetated and would still be arable (**Figure 2**). We also observed active farmlands adjacent to the present application site (**Figure 3**).
3. The proposed use is unlikely to be in line with the planning intention of Agriculture (AGR) zone. We also urge the Board to consider the potential cumulative impact of approving this application on the AGR zone of this area, which contains many active

¹<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

²[https://www.kfbg.org/images/download/\[text\]%20nm%20farmland%20survey%20\(eng\)-compressed-compressed.pdf](https://www.kfbg.org/images/download/[text]%20nm%20farmland%20survey%20(eng)-compressed-compressed.pdf)

farmlands.

4. We also urge the Board to consider whether more and more AGR-zoned farmlands (both active and abandoned), especially those still largely arable, should be converted to areas for non-AGR uses (even ‘temporary’) – the Board should seriously consider after these ‘temporary’ uses whether the site(s) would still be arable and whether the planning intention of the site (i.e., planning intention of this AGR zone: primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes; it is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes) can be maintained.
5. Indeed, the Board should seriously calculate with relevant authorities as to how many sites under AGR zone have been gradually turned into sites for non-agricultural uses over the past years through the approval of ‘temporary’ use(s). In this regard, we also urge the Board to make reference to a recent news article relating to planning applications involving ‘Animal Boarding Establishment’³.
6. We urge the Board to seriously consider whether or not this kind of trend – turning farmland into non-farmland – should be continued, under the fact that now there is already a National Policy entitled ‘Construction of Ecological Civilisation’.
7. Overall, we urge the Board to reject this application as it is not in line with the planning intention of the AGR zone.
8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

³ <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/>本研-5 年批 60 狗場用地-半不符實-疑作跳板-至少 15 幅兩年內申棕地作業

Figure 1. Active farmlands in the Tai Tong area.



Figure 1. Cont'd.



Figure 2. The application site (approximately indicated by the circle) and its surroundings.



Figure 2. Cont'd.

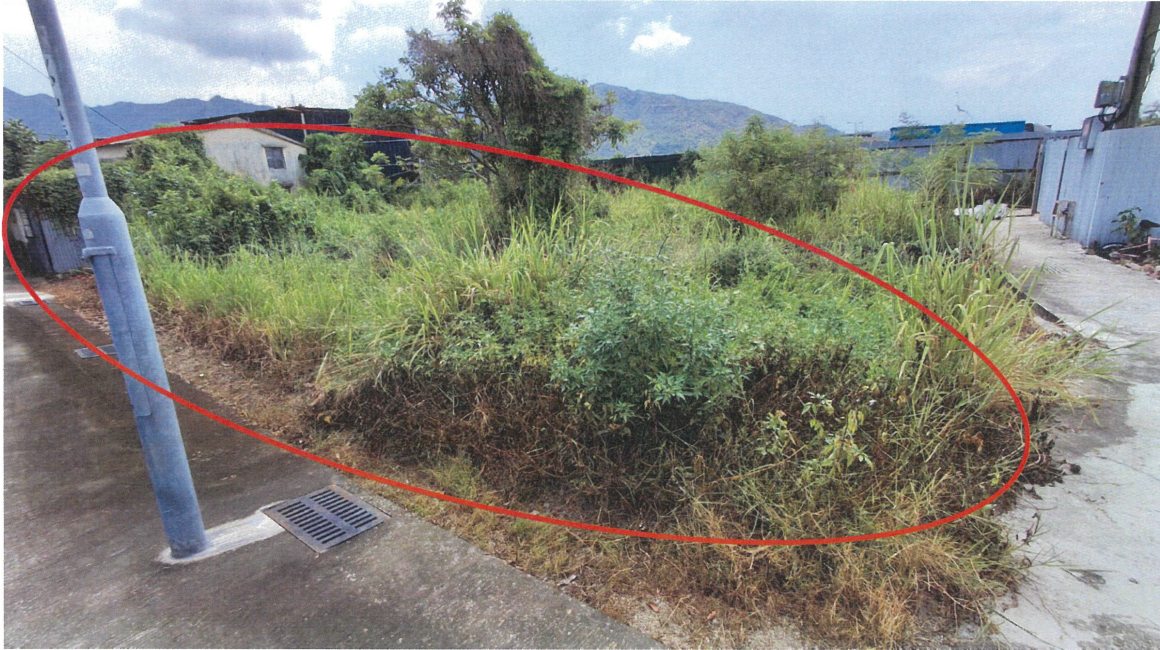


Figure 3. Active farmlands (approximately indicated by the arrows) adjacent to the site.

