

This document is received on 2024-08-05.
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 1670
	Date Received 收到日期	2024-08-05

- 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)

Yuen Long Land Planning & Development Co. Ltd.
元朗土地規劃發展有限公司

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)

Goldrich Planners and Surveyors Ltd.
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1581(Part), 1656, 1657, 1658(Part) and 1659(Part) in D.D. 116 and adjoining Government Land, 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 1,071 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 205 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) 104 sq.m 平方米 <input checked="" 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" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
23/05/2024-05/06/2024 (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 24/05/2024 (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	1,071 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	0.2 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	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													
	<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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Animal Boarding Establishment with Ancillary 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	205	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.2		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	14.5	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約	
	not more than 6	m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☒ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)Please refer to Layout Plan (Plan 3) for
details.

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

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

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

Outdoor activity area, parking space and vehicle manoeuvring 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 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Yau Shin Street via a local track</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 4</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> <p><input checked="" type="checkbox"/></p>

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

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

如需要的話，請另頁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 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 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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

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。

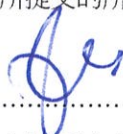
.....Refer to Appendix I

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

.....
LAU Tak Francis

Name in Block Letters
姓名（請以正楷填寫）

.....
Planning Manager

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP).....

on behalf of
代表

..... Goldrich Planners and Surveyors Limited

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



Date 日期

..... 29/07/2024 (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	Lot Nos. 1581(Part), 1656, 1657, 1658(Part) and 1659(Part) in D.D. 116 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	1,071 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 104 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20		
Zoning 地帶	"Agriculture" ("AGR")		
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	<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	205 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
	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	6	m 米 <input checked="" 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)
		2	Storeys(s) 層 <input checked="" 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		14.5	% <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	5
	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) _____ _____	4 1
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	0
	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 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, Lot Index Plan, Plan showing proposed filling of land, Swept Path Analysis and Plan showing public transport services</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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Executive Summary

1. The application site is on Lot Nos. 1581 (Part), 1656, 1657, 1658 (Part) and 1659 (Part) in D.D. 116 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 1,071 m², including 104 m² Government Land.
3. The application site falls within the “Agriculture” (“AGR”) zone on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land. According to the Notes of the OZP, the applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 4 temporary structures are proposed on site for multi-function room and other ancillary uses. The gross floor area is about 205 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 116 約地段第 1581 號（部份）第 1656 號第 1657 號第 1658 號（部份）及第 1659 號（部份）和毗連政府土地。
2. 申請地點的面積約 1,071 平方米，申請範圍包括約 104 平方米的政府土地。
3. 申請地點在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」地帶。
4. 申請用途為「擬議臨時動物寄養所連附屬設施（為期 5 年）」，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，申請用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 4 個臨時構築物作活動室及其他附屬用途，總樓面面積約 205 平方米。
6. 營運時間為每日上午 9 時至晚上 6 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請用途預期不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Yuen Long Land Planning and Development Company Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land (“the Proposed Development”) at Lot Nos. 1581(Part), 1656, 1657, 1658(Part) and 1659(Part) in D.D. 116 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1581(Part), 1656, 1657, 1658(Part) and 1659(Part) in D.D. 116 and adjoining Government Land, Yuen Long, New Territories.
3. The Site is accessible from Yau Shin Street via a local track leading to the ingress to its east.
4. The site area is about 1,071 m², including about 104 m² of Government Land.

Planning Context

5. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “AGR” zone is 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.
7. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
8. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Planning Gain

9. The Proposed Development serves to meet the huge demand for pet boarding service in the area and provide a suitable place for pet recreation outlets.

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	Multi-function room with indoor activity area, kennels and reception	100	50	6	2
2	Container converted toilet	15	15	3	1
3	Container converted storage	15	15	3	1
4	Covered parking spaces	75	75	5	1
Total		<u>205</u>	<u>155</u>		
		Plot Ratio	Site Coverage		
		0.2	14.5%		

11. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services. The daily operation would be maintained by 3 to 4 nos. of staff stationed at the Site.
12. About 10 nos. of animals (including dogs and cats) will be staying in the Proposed Development.
13. 4 nos. of parking space for private cars and 1 no. of light goods vehicle (LGV) parking space are proposed within the Site for visitors' use and daily operation of the Proposed Development.
14. Visitors are required to make prior appointment before visiting the Site. Visitors without appointment will not be allowed to park their vehicles in the Site and will be asked to leave.
15. The entire site is proposed to be paved with concrete of about 0.2 m in depth for the provision of solid ground for the erection of structures, outdoor animal activity area and vehicle manoeuvring space (**Plan 6**).

Similar Applications

16. There are 7 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/551	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	24.6.2022
A/YL-TT/570	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.10.2022
A/YL-TT/573	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-TT/582	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023
A/YL-TT/584	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
A/YL-TT/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
A/YL-TT/621	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024

17. The similar applications were approved by the Committee between 2022 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or their technical concerns could be addressed by appropriate approval conditions.
18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, hobby farm, woodland and residential structures.
20. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

21. The trip attraction and generation rates are expected as follows:

Trip Time	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	1	0	0	0
10:00 – 11:00	0	0	1	0
11:00 – 12:00	1	1	0	0
12:00 – 13:00	0	0	1	1
13:00 – 14:00	0	1	2	0
14:00 – 15:00	1	0	1	1
15:00 – 16:00	0	1	0	1
16:00 – 17:00	0	0	1	1
17:00 – 18:00	0	0	0	2
Total Trips	<u>3</u>	<u>3</u>	<u>6</u>	<u>6</u>

22. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. The Proposed Development is accessible by public transport, which is available at a distance of about 850 m to the north of the Site (**Plan 5**). Visitors are encouraged to get access to the Site by public transport services.
24. A 7m-wide vehicular access is provided to the east of the Site. 4 nos. of parking space for private cars and 1 no. of LGV parking space are proposed within the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.

Environment

25. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
26. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. All animals will be staying in the kennels during sensitive hours to avoid any potential noise nuisance to nearby sensitive receivers.
27. All kennels will be enclosed with sound-proofing materials, equipped with mechanical ventilation and air-conditioning, and kept in sanitary conditions. No environmental nuisance is expected to be arisen from the proposed development.

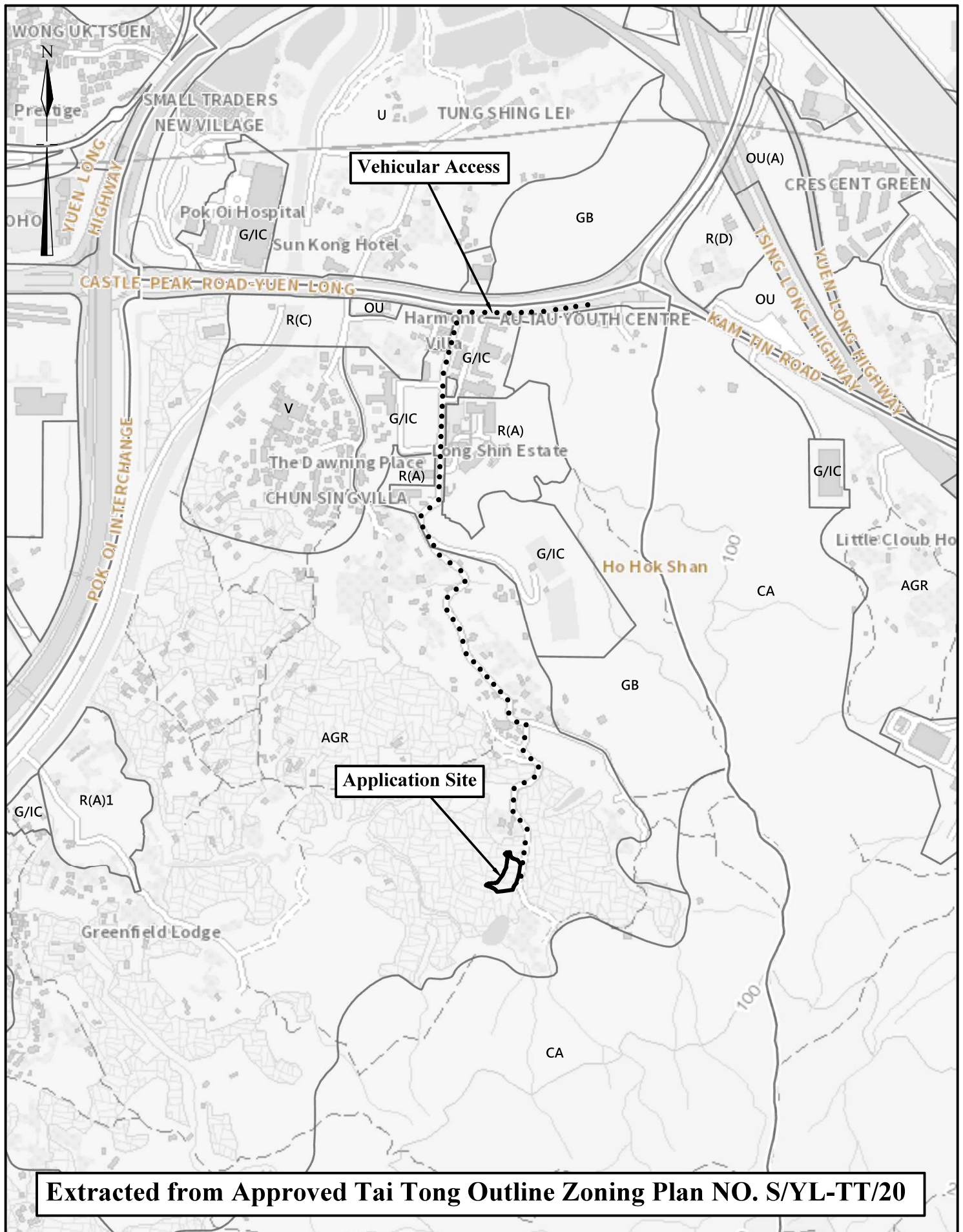
Drainage

28. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

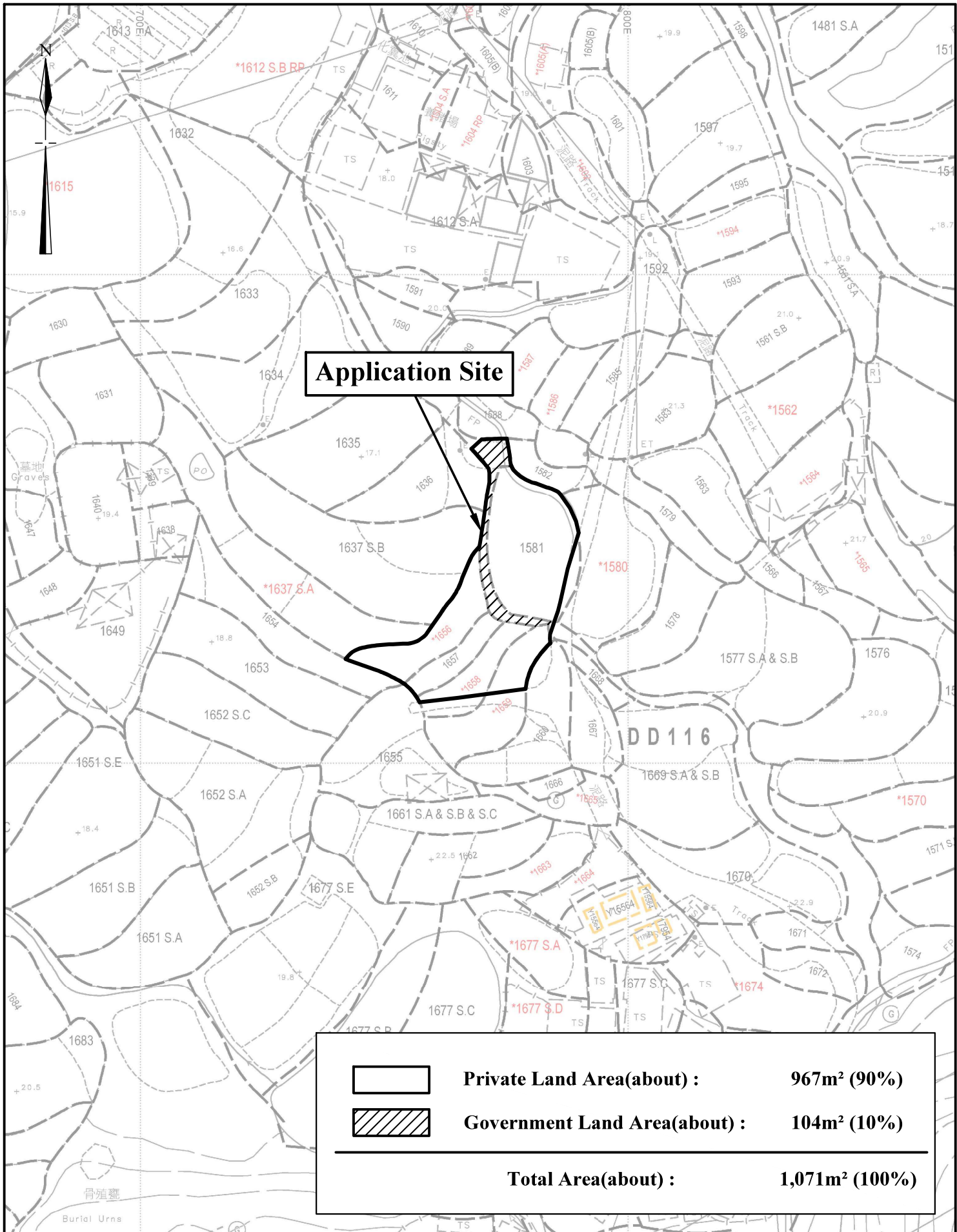
Fire Safety

29. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

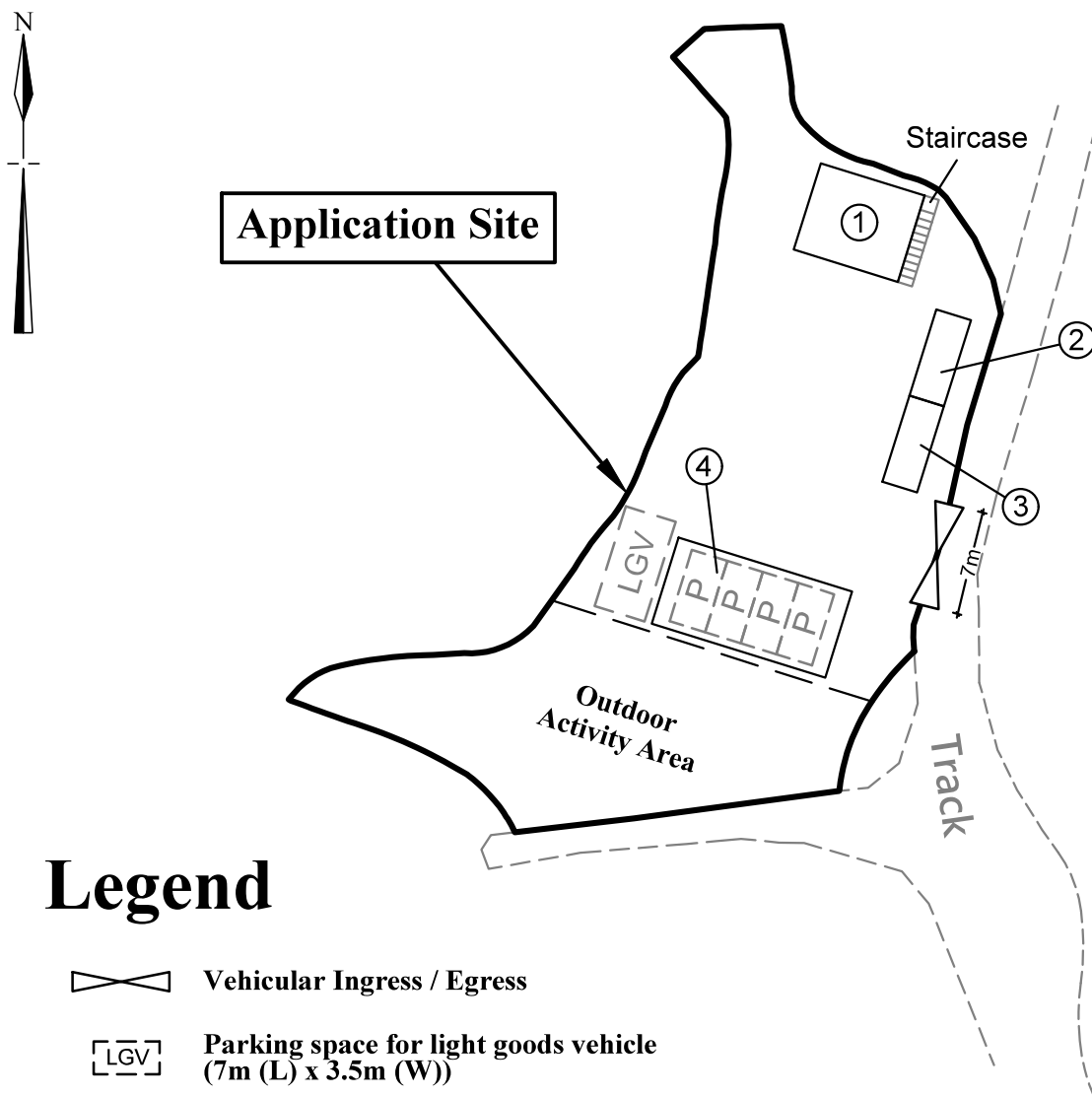
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

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
April 2024	Lots 1581 (part), 1656, 1657, 1658 (part) and 1659(part) in D.D. 116 and adjoining government land	Plan 1 (P 24014)



1:1000	Lot Index Plan Lots 1581 (part), 1656, 1657, 1658 (part) and 1659(part) in D.D. 116 and adjoining government land	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 2 (P 24014)



Legend

-  Vehicular Ingress / Egress
 Parking space for light goods vehicle (7m (L) x 3.5m (W))
 Parking space for private cars (5m (L) x 2.5m (W))

Site Area (about) : 1,071m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Multi-function room with indoor activity area, kennels and reception	50m ²	100m ²	2	6m
2	Container converted toilet	15m ²	15m ²	1	3m
3	Container converted storage	15m ²	15m ²	1	3m
4	Covered parking spaces	<u>75m²</u>	<u>75m²</u>	1	5m
Total		<u>155m²</u>	<u>205m²</u>		

1:500

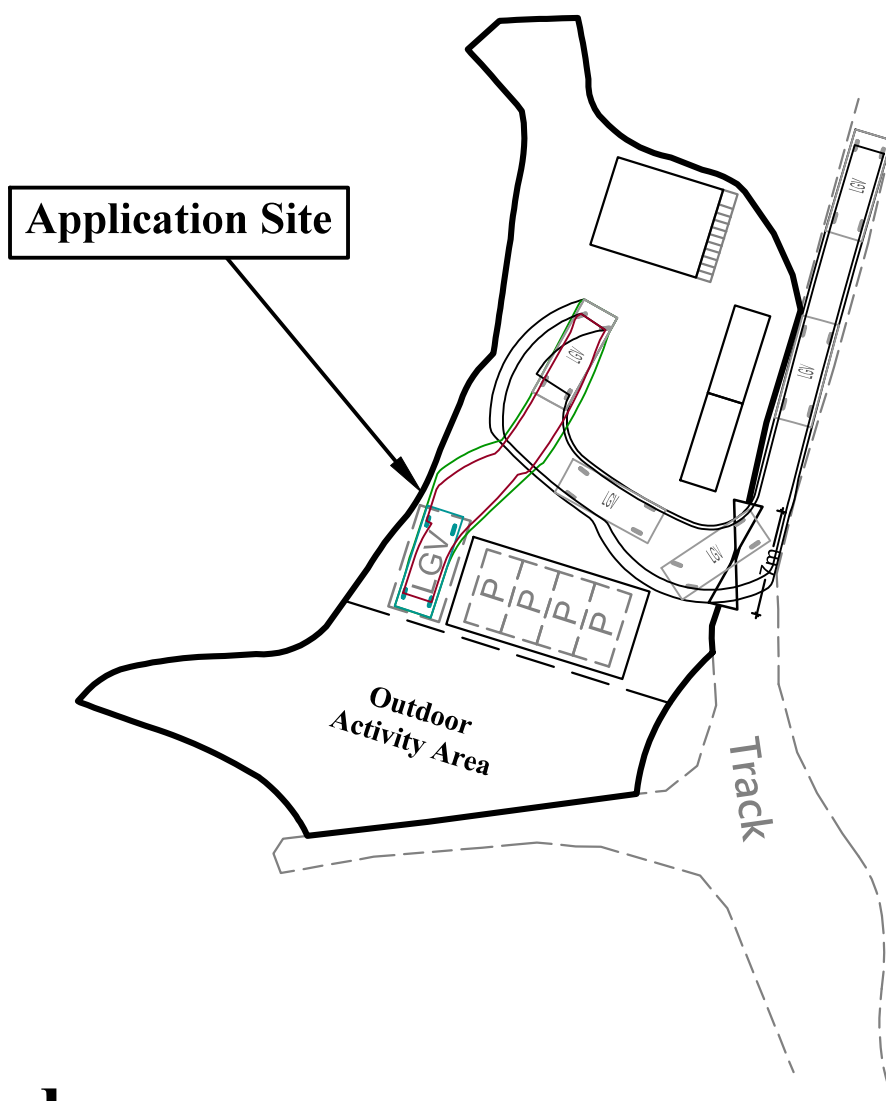
Layout Plan

Goldrich Planners & Surveyors Ltd.

April 2024

Lots 1581 (part), 1656, 1657, 1658 (part) and 1659(part) in D.D. 116 and adjoining government land

**Plan 3
(P 24014)**



Legend



Vehicular Ingress / Egress



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



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



Light goods vehicle
(7m (L) x 2.5m (W))

1:500

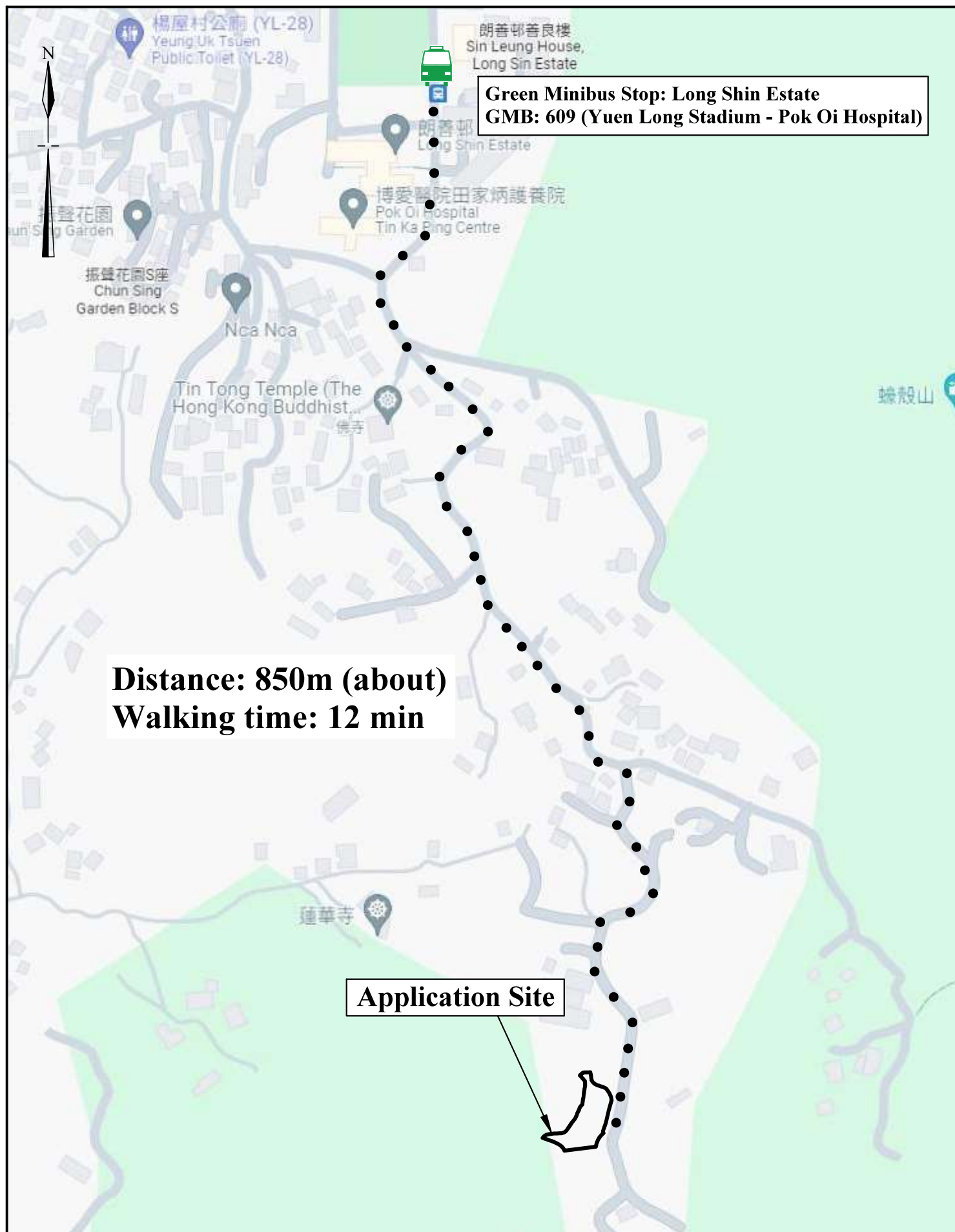
June 2024

Swept Path Analysis

**Lots 1581 (part), 1656, 1657, 1658 (part)
and 1659(part) in D.D. 116
and adjoining government land**

**Goldrich Planners &
Surveyors Ltd.**

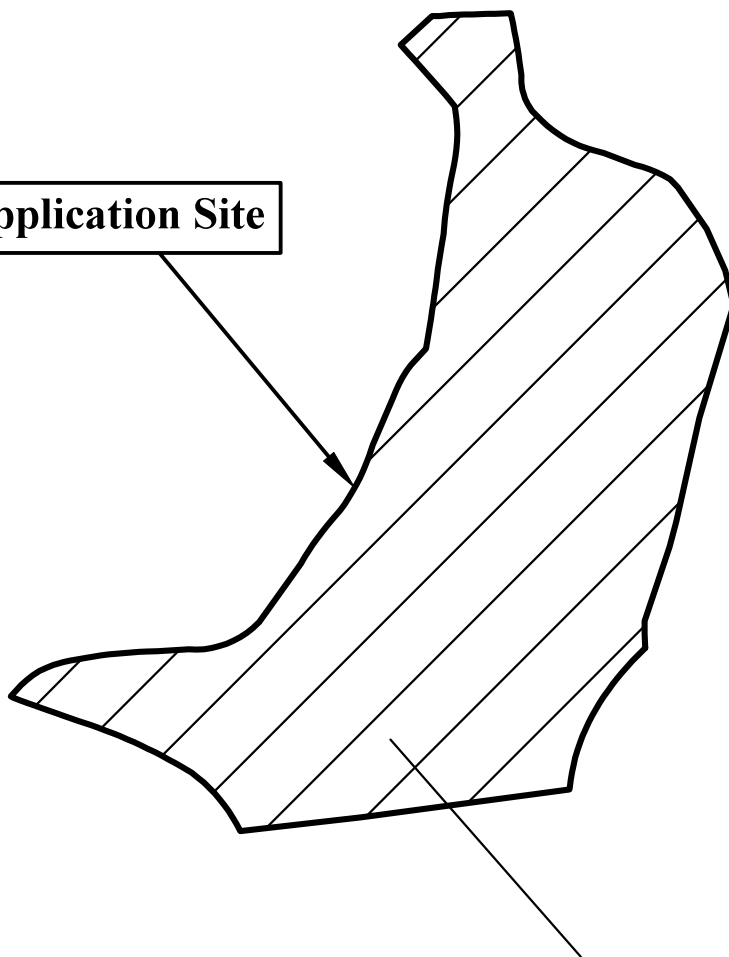
**Plan 4
(P 24014)**



N.T.S	Plan Showing Nearest Public Transport Services Lots 1581 (part), 1656, 1657, 1658 (part) and 1659(part) in D.D. 116 and adjoining government land	Goldrich Planners & Surveyors Ltd.
June 2024		Plan 5 (P 24014)



Application Site



**Whole Site will be paved with
concrete at a depth of 0.2m
(from 18.9mPD to 19.1mPD)
to provide waterproof surface
for erection of structures**

1:500

Plan Showing Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

June 2024

**Lots 1581 (part), 1656, 1657, 1658 (part)
and 1659(part) in D.D. 116
and adjoining government land**

**Plan 6
(P 24014)**

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/670

Our Ref.: P24014/TL24535

7 October 2024

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

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

Dear Sir,

Submission of Further Information (FI)

**‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’
for a Period of 5 Years and Associated Filling of Land in “Agriculture” zone,
Lot Nos. 1581 (Part), 1656, 1657, 1658 (Part) and 1659 (Part) in D.D. 116 and
Adjoining Government Land, Yuen Long, New Territories
(S.16 Application No. A/YL-TT/670)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

In view of the amendments made in the FI, we enclosed the following revised pages for your perusal:

1. Page 2 of Planning Statement (**Appendix I**); and
2. Layout Plan (**Plan 3**).

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



Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

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

By E-mail only

Further Information for Planning Application No. A/YL-TT/670**Response-to-Comment****Comments from EPD**

Contact person: Mr. FONG. CHENG (Tel.: 2835 2164)

I.	Comments	Responses
1.	Grateful if you could confirm that: (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;	No toilet will be provided within the site. As such, no septic tank and soakaway system will be provided. Please refer to the revised layout plan (Plan 3) for details.
	(b) to recruit licensed collectors to collect and dispose the sewage and waste from the Site; and	Noted.
	(c) all dogs will be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air conditioning system <u>outside operation hours</u> .	All dogs will be staying in the kennels which will be enclosed with soundproofing materials, mechanical ventilation and air conditioning system outside operation hours.

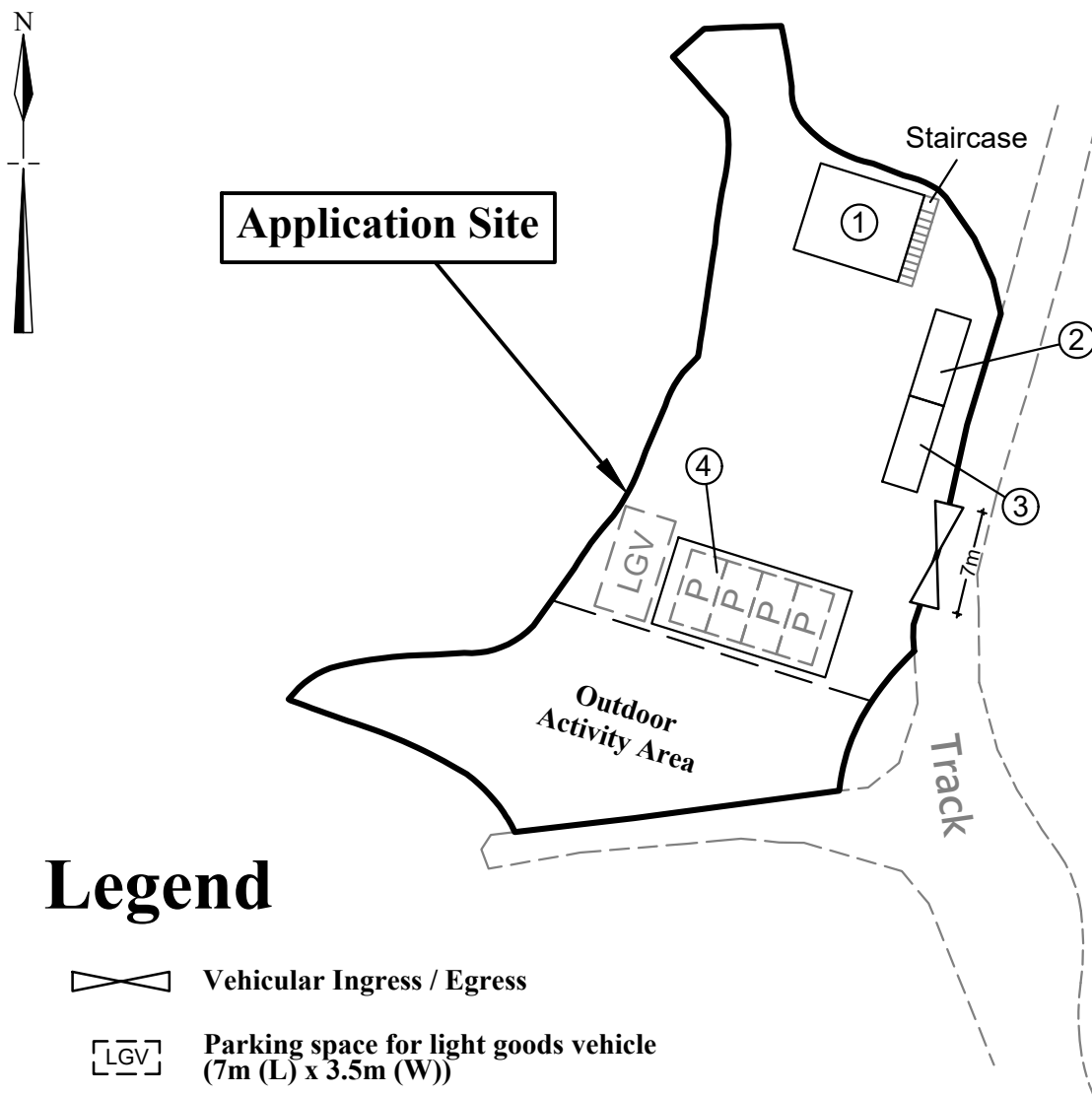
Comments from Lands Department

Contact person: Ms. CHENG (Tel.: 2443 1072)

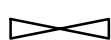
II.	Comments	Responses
1.	<p data-bbox="197 304 1099 392"><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p data-bbox="197 448 1099 679">LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1581 in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p data-bbox="1155 304 2096 392">The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lot.</p>

2.	<p><u>Unlawful occupation of Government land adjoining the said private lot with unauthorised structure(s) covered by the planning application</u></p> <p>The Government land within the application site (about 104 sq.m as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap, 28. LandsD objects to the planning application since there is unlawful occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorised structure(s) as demanded by LandsD. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice. If the planning application is approved, the lot owners) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and S11 will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>The structures within the Government Land have been removed. Please refer to the Plan Showing Viewpoint of Site Photograph (Plan 7) and the site photo (Viewpoint 1) for details.</p>
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- END -



Legend



Vehicular Ingress / Egress



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



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

Site Area (about) : 1,071m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Multi-function room with indoor activity area, kennels and reception	50m ²	100m ²	2	6m
2	Container converted storage	15m ²	15m ²	1	3m
3	Container converted storage	15m ²	15m ²	1	3m
4	Covered parking spaces	<u>75m²</u>	<u>75m²</u>	1	5m
Total		<u>155m²</u>	<u>205m²</u>		

1:500

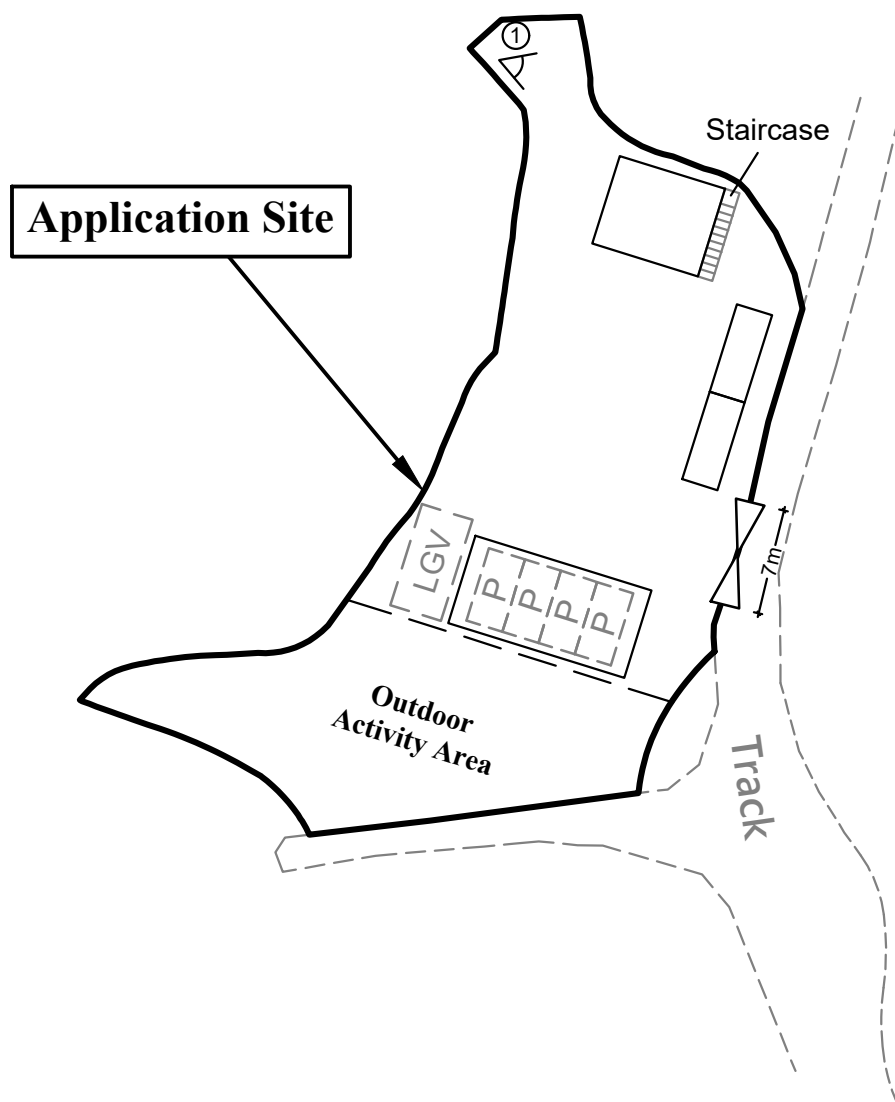
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**





October 2024

Lots 1581 (part), 1656, 1657, 1658 (part)
and 1659(part) in D.D. 116
and adjoining government land

**Plan 3
(P 24014)**



Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Parking space for private cars
(5m (L) x 2.5m (W))
-  Viewpoint of photograph

Site Area (about) : 1,071m²

1:500	Plan Showing Viewpoint of Site Photographs Lots 1581 (part), 1656, 1657, 1658 (part) and 1659(part) in D.D. 116 and adjoining government land	Goldrich Planners & Surveyors Ltd.
October 2024		Plan 7 (P 24014)

Your Ref.: A/YL-TT/670

Our Ref.: P24014

Viewpoint 1



Planning Gain

9. The Proposed Development serves to meet the huge demand for pet boarding service in the area and provide a suitable place for pet recreation outlets.

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
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Total		<u>205</u>	<u>155</u>		
		Plot Ratio	Site Coverage		
		0.2	14.5%		

11. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services. The daily operation would be maintained by 3 to 4 nos. of staff stationed at the Site.
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Similar Applications

16. There are 7 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zone on the OZP in the past 5 years:

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TT/670

Our Ref.: P24014/TL24549

14 October 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’
for a Period of 5 Years and Associated Filling of Land in “Agriculture” zone,
Lot Nos. 1581 (Part), 1656, 1657, 1658 (Part) and 1659 (Part) in D.D. 116 and
Adjoining Government Land, Yuen Long, New Territories
(S.16 Application No. A/YL-TT/670)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

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

By E-mail only

Further Information for Planning Application No. A/YL-TT/670**Response-to-Comment****Comments from EPD**

I.	Comments	Responses
1.	It is noted from the FI that there will be no toilet within the application site, therefore septic tank and soakaway system will not be provided. The applicant should clarify how the sewage and wastewater generated from the proposed use (e.g. the animals) will be collected, treated and disposed.	The applicant will employ licensed collectors to collect and dispose the sewage and wastewater regularly from the Site.

- END -

**Similar Applications within the “AGR” Zones
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/570	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.10.2022
6	A/YL-TT/573	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
7	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)
8	A/YL-TT/577	Temporary Animal Boarding Establishment for a Period of 3 Years	3.3.2023 (revoked on 3.9.2023)
9	A/YL-TT/582	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023
10	A/YL-TT/584	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
11	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)
12	A/YL-TT/616	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
13	A/YL-TT/621	Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
14	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
15	A/YL-TT/665	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	8.11.2024

Government Departments' General Comments

1. 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**.

2. 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 vacant with some structures. There are some agricultural activities in the vicinity and 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**.

3. Environment

Comments of the Director of Environmental Protection:

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

4. 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.

5. 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**.

6. 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**.

7. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

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

8. Urban Design and Landscape

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

- No comment on the application as the Site is occupied by temporary structures and lawn areas. Significant impact on existing landscape resources arising from the proposed use is not anticipated.

9. Building Matters

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

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

10. 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.

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) 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 Government Land (GL) and Old Schedule Agricultural Lots 1581, 1656, 1657, 1658 and 1659 all in D.D. 116 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;
 - (ii) no permission is given for occupation of GL (about 104 m² as mentioned in the application form) within the site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28);
 - (iii) there is/are unauthorized structure(s) and/or uses on Lot 1581 in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (iv) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erect within the private lot(s) and the occupation of GL. The application(s) for STW and STT 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 and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given that the proposal 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) 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 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 nearby public road;
- (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 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;
 - (iv) to arrange licensed collectors to collect the sewage and waste from the Site for disposal regularly; and
 - (v) the applicant is obliged to meet the statutory requirements under relevant pollution control ordinances;
- (h) 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;
- (i) 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;
- (j) 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) four 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 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; and
- (k) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application 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 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

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-TT/670

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date _____

鍾就華 主席

元朗市中心及鄉郊東分區委員會



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

27th August, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Associated Filling of Land
(A/YL-TT/670)**

1. We refer to the captioned.
2. We urge the Board to look at the photo below retrieved from the Town Planning Board Statutory Planning Portal 3 website; the site boundary is indicated by the red line.



- 2
3. First, we urge the Board to investigate with relevant authorities as to whether unauthorised land filling activities have happened at the site and whether there is ongoing enforcement case covering the application site, before making a decision.
 4. Then, we urge the Board to investigate with relevant authorities as to whether the Agriculture (AGR)-zoned areas surrounding the site are still under active cultivation. This is important to be considered as the approval of this application would set a precedent for other similar applications within this area. We urge the Board to consider the potential cumulative impacts of approving this application on the surroundings and this AGR zone.
 5. Regarding 'Animal Boarding Establishment', we also recommend the Board to look at a recent news report relating to this item¹.
 6. We urge the Board to seriously calculate with relevant authorities as to how many sites under AGR zone have been gradually turned into sites for non-agriculture uses over the past years through the approval of 'temporary' use(s). Again, we urge the Board to seriously consider whether or not it is appropriate to allow more and more AGR-zoned areas to be occupied by non-agriculture uses (even temporary), under the context that at present 'Construction of Ecological Civilisation' has become our National Policy.
 7. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the AGR zone.
 8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <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>

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

240829-221151-45076

Reference Number:**提交限期**

03/09/2024

Deadline for submission:**提交日期及時間**

29/08/2024 22:11:51

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

A/YL-TT/670

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

先生 Mr. Yeung Kwok Keung

Name of person making this comment:**意見詳情****Details of the Comment :****本人就有關填土工程. 提出反對****反對理由如下:****此土地有各類型的動植物存在，生態環境極為多樣化，絕對不適填上混凝土**

4

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

240829-222146-93260

Reference Number:**提交限期**

03/09/2024

Deadline for submission:**提交日期及時間**

29/08/2024 22:21:46

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

A/YL-TT/670

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

先生 Mr. Cheung Koon Shan

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

本人就有關填土工程. 提出反對

反對理由如下:

此土地有各類型的動植物存在，生態環境極為多樣化，絕對不適填上混凝土

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

240829-222514-62260

Reference Number:**提交限期**

03/09/2024

Deadline for submission:**提交日期及時間**

29/08/2024 22:25:14

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

A/YL-TT/670

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

小姐 Miss Yeung Sze Ching

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

本人就有關填土工程, 提出反對

反對理由如下:

此土地有各類型的動植物存在, 生態環境極為多樣化, 絕對不適填上混凝土

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

參考編號

Reference Number:

240831-145716-71213

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

31/08/2024 14:57:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss wong wai yan

意見詳情

Details of the Comment :

本人就有關填土工程. 提出反對

反對理由如下:

此土地有各類型的動植物存在, 生態環境極為多樣化, 絕對不適填上混凝土

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

參考編號

Reference Number:

240831-145858-68749

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

31/08/2024 14:58:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss yeung wai ching

意見詳情

Details of the Comment :

本人就有關填土工程. 提出反對

反對理由如下:

此土地有各類型的動植物存在, 生態環境極為多樣化, 絕對不適填上混凝土

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

參考編號

Reference Number:

240831-145940-72745

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

31/08/2024 14:59:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss yeung sin yu

意見詳情

Details of the Comment :

本人就有關填土工程. 提出反對

反對理由如下:

此土地有各類型的動植物存在，生態環境極為多樣化，絕對不適填上混凝土

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

參考編號

Reference Number:

240831-150024-40551

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

31/08/2024 15:00:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. yeung sum wa

意見詳情

Details of the Comment :

本人就有關填土工程. 提出反對

反對理由如下:

此土地有各類型的動植物存在，生態環境極為多樣化，絕對不適填上混凝土

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

參考編號

Reference Number:

240831-215527-62200

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

31/08/2024 21:55:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

LEE

意見詳情

Details of the Comment :

反對規劃臨時動物寄養所及相關填土工程的申請，此規劃將加大附近地區噪音以及環境安全問題，對附近排污系統有影響，排水喉管胡亂接駁將會導致污水亂排放問題，從而引發細菌滋生，對市民帶來健康風險影響，因此提出反對意見，請慎重考慮。

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

參考編號

240831-220347-09904

Reference Number:

提交限期

03/09/2024

Deadline for submission:

提交日期及時間

31/08/2024 22:03:47

Date and time of submission:

有關的規劃申請編號

A/YL-TT/670

The application no. to which the comment relates:

「提意見人」姓名/名稱

沈

Name of person making this comment:

意見詳情

Details of the Comment :

反對此地規劃臨時動物寄養所以及填土工程的申請。現地區環境清靜，興建工程及填土會造成大量車輛出入以及破壞生態系統，導致附近雀鳥棲息地有所影響。以及長期會影響現居民村路的交通情況，造成阻塞會帶來危險，並可能帶來眾多外來人士進入村範圍帶來治安安全問題。特此提出反對！

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

參考編號

Reference Number:

240901-083109-34946

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

01/09/2024 08:31:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

潘

意見詳情

Details of the Comment :

反對申請興建臨時動物寄養及填土工程的規劃。目前相關地段已存在非法填土情況，已經影響地區的生態環境和鄉郊居民生活。如通過此申請會造成不良影響，令非法填土問題嚴重化，此地段的周邊相連地段繼續加劇生態平衡及環境污染的風險。

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

參考編號

Reference Number:

240831-071840-83794

提交限期

Deadline for submission:

03/09/2024

提交日期及時間

Date and time of submission:

31/08/2024 07:18:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/670

「提意見人」姓名/名稱

Name of person making this comment:

胡

意見詳情

Details of the Comment :

反對興建動物收容所的規劃申請，原因會導致周邊地區細菌滋生，噪音及氣味問題，可能甚至引起相關污水及動物排泄物的處理問題。目前留意到申請地點旁地段已有非法傾倒泥土情況，擔心雨季及台風來臨引致泥土塌方及水浸，危及四周居民性命財產安全，敬請謹重考慮規劃申請。

14

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

240903-123744-63607

提交限期**Deadline for submission:**

03/09/2024

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

03/09/2024 12:37:44

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

A/YL-TT/670

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

先生 Mr. 吳玉蓮

意見詳情**Details of the Comment :**

反對興建動物收容所的規劃申請，原因會導致周邊地區細菌滋生，噪音及氣味問題，可能甚至引起相關污水及動物排泄物的處理問題。目前留意到申請地點旁地段已有非法傾倒泥土情況，擔心雨季及台風來臨引致泥土塌方及水浸，危及四周居民性命財產安全，敬請謹重考慮規劃申請。

From:
Sent: 2024-09-03 星期二 15:09:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-TT/670
Attachment: TPB20240903(TT670).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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3rd September 2024

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-TT/670

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to approved Tai Tong Outline Zoning Plan No. S/YL-TT/20, the planning intention of AGR zone is *“intended 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”*. However, the entire site will be paved according to the proposed application. It is difficult to believe that the site, after 3 years covered by concrete, can be easily recovered. We opine that the site is not in line with the planning intention.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures, such as multi-function room, container converted toilet, container converted storage, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

- Potential adverse drainage impact: we worry that the proposed land filling activity would largely change the hydrology of the site, and such change would not only affect the adjacent conservation area zone but also village settlement and other temporary uses.

3. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-2) since October 2023. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of TPB should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1-2 According to aerial photos of Google Earth Pro, this site (marked in red) has been subject to land formation and vegetation clearance since February 2024. It is suspected that this is a case of “destroy first, build later”



From:
Sent: 2024-09-03 星期二 22:26:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/670 DD 116 Shek Tong Tsuen ABE

A/YL-TT/670

Lots 1581 (Part), 1656, 1657, 1658 (Part) and 1659 (Part) in D.D.116 and Adjoining Government Land, Shek Tong Tsuen, Yuen Long

Site area: About 1,071sq.m includes Government Land of about 104sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

So Yuen Long Land Planning and Development Company Limited is going into the ABE business. Hear those bells ringing, particularly when the plan is **TO FILL IN THE ENTIRE SITE.**

That this is yet another fake ABE application is indisputable.

STRONGEST OBJECTIONS. This is a district that is currently not opened up from brownfield. It is not Cat 2. **TPB PG-No. 13G (Revised April 2023)**

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

The applicant has therefore been advised to follow the formula, apply for ABE, PlanD will endorse while other government depts are under orders to refrain from putting forward negative views. Then fill in site, fail to fulfil conditions, approval will be revoked in due course, but mo man tai, just file an application for warehouse or open storage. Application will then be streamlined and rubber stamped by TPB members who are failing in their duty to inquire into matters.

Members should check out the approved applications quoted. They have a duty to check with AG & Fish as to whether the required licences have been applied for. as they have not fulfilled conditions.

A/YL-TT/551 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years. Approved 24.6.2022

A/YL-TT/570 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land. Approved 28.10.2022

A/YL-TT/573 Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land. Approved 17.2.2023

A/YL-TT/582 Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land. Approved 3.2.2023

A/YL-TT/584 Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land. Approved 3.3.2023

A/YL-TT/616 Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land. Approved 8.12.2023

A/YL-TT/621 Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land. Approved 26.1.2024

In addition, there is the question of supply and demand. There have been no reports in the media of a sudden multiple times increase in folk seeking this service.

Members do your duty. You are not stupid, we hope, and can surely see that by approving these ABE you are effectively engaged in a web of corruption and deceit.

Mary Mulvihill