

此文件在 0222 年 6 月 2 日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 2 JUN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TYST/1163 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- ※ Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A74L-TYS7/1163
	Date Received 收到日期	- 2 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Exact Win Limited (朗漢有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part), 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.
(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 4,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 985 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 248 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 Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('R(D)')
(f) Current use(s) 現時用途	Dog kennel and partly 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⁸

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)⁸
於 _____ (日/月/年)在指定報章就申請刊登一次通知⁸
- ☒ posted notice in a prominent position on or near application site/premises on
25/5/2022 (DD/MM/YYYY)⁸
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⁸
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 26/5/2022 (DD/MM/YYYY)⁸
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⁸

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre for a Period of 3 Years) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細則表	
Proposed uncovered land area 擬議露天土地面積	3,515sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	985sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 985sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 985sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Site office (Not exceeding 4m, 1 storey). Structure 2: Staff quarter (Not exceeding 4m, 1 storey). Structure 3: Toilet (Not exceeding 4m, 1 storey). Structure 4: Dog washing facility (Not exceeding 4m, 1 storey). Structure 5 & 6: Dog kennel (Not exceeding 4.5m, 1 storey). Structure 7: Dog recreation centre (Not exceeding 4.5m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	8 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴士車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.

(except overnight boarding of dogs)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Long Hon Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<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/或挖土的範圍及/或深度) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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"/>																														

	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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The proposed development is subject to two previous planning permissions No. A/YL-TYST/784 & 968 since 2016. In the reason that additional structure is proposed to fully utilize the partly vacant site, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. The application site is subject to previous planning permissions approved for the applied use of the current application.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because the site is surrounded by open storage and warehouse uses.
7. Insignificant drainage impact because drainage facilities has been provided at the application site.
8. A maximum of 45 dogs will be kept at the application site during the operation hours. A maximum of 24 dogs will be kept at the application site outside the operation hours and all of them will be kept inside the dog kennel, i.e., structure 5 & 6 as shown in the proposed layout plan.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites"
12. The dog kennel will be maintained in a sanitary condition.
13. The opening hours of the proposed development is 9:00a.m. to 7:00p.m. at all days. After the opening hours, 3 staff will stay at the application site to take care of the dogs.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. All the dogs will be kept within the dog kennel outside the operation hours of the proposed development.
20. No medium goods vehicle, heavy goods vehicle and container trailer/tractor will access the application site.
21. Part of the application site is now being vacant and the remaining part is currently occupied by a charity organization to run a home for the homeless dogs. Sympathetic consideration should be given to the current application because the occupant is running a charity for the homeless dogs without profit.
22. The proposed dog recreation centre will provide an inflatable swimming pool for the dogs to swim so that they can have exercise and to meet their physiotherapy need.


8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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



Patrick Tsui

Name in Block Letters

姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

4/4/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

Gist of Application 申請摘要	
(Please provide details, in both English and Chinese <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part), 757 RP in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	4,500 sq. m. 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 248 sq. m. 平方米 <input checked="" type="checkbox"/> About 約)
Plan. 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning 地帶	'Residential (Group D)' ('R(D)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	985 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.219 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	21.89 % <input checked="" type="checkbox"/> About 約		
(v) 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		8
	Private Car Parking Spaces 私家車車位 8 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years

at

Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part), 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Long Hon Road. It is situated amidst the 'Residential (Group D)' ("R(D)") zone. It is now occupied by a charity organization who is running a home for the homeless dogs.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

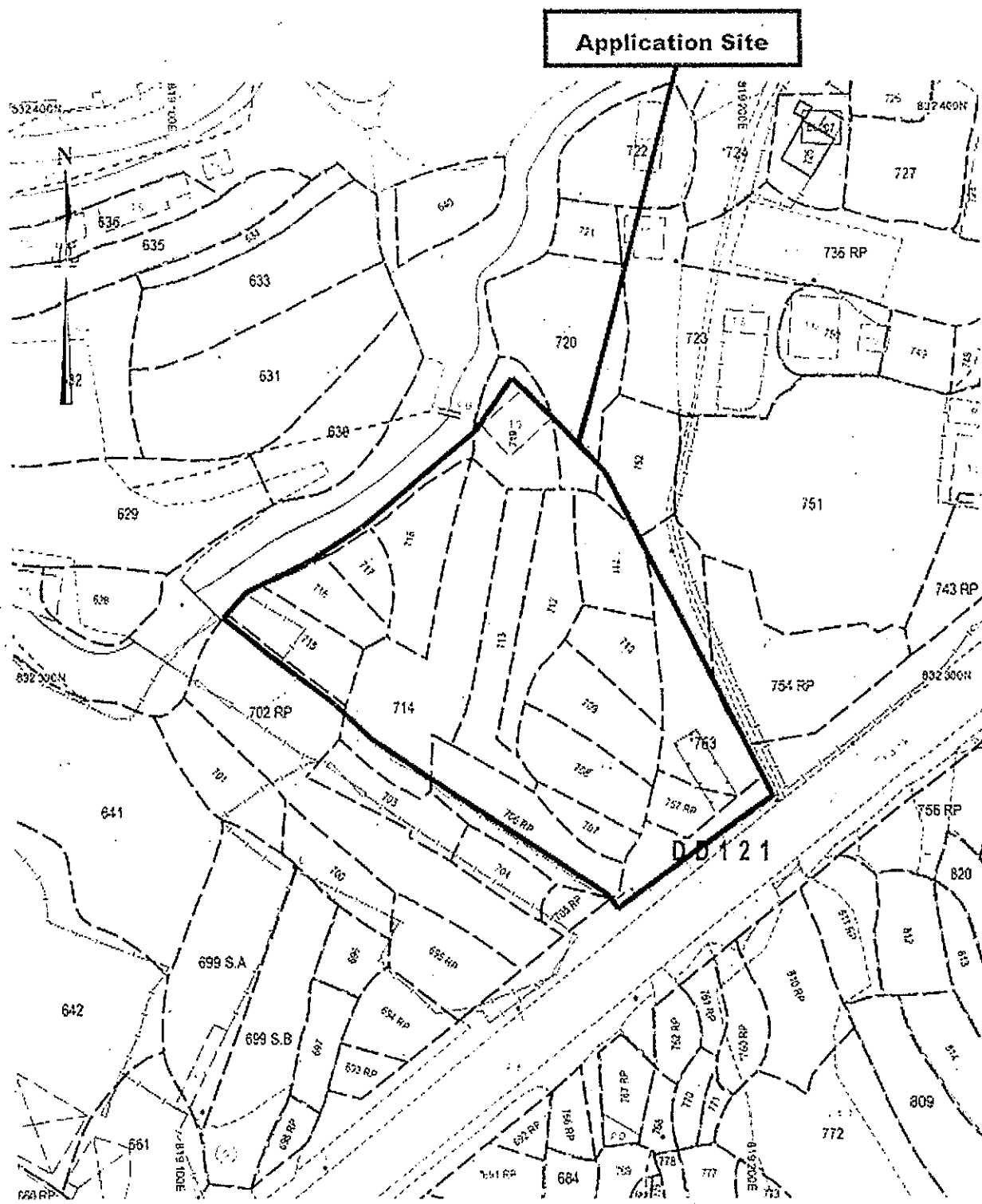
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.8	0.8	2	1
Light goods vehicle	0.15	0.15	0	0
Total	0.95	0.95	2	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays. There is overnight boarding of dogs at the site and 3 staffs stay overnight at the site to overlook the dogs;

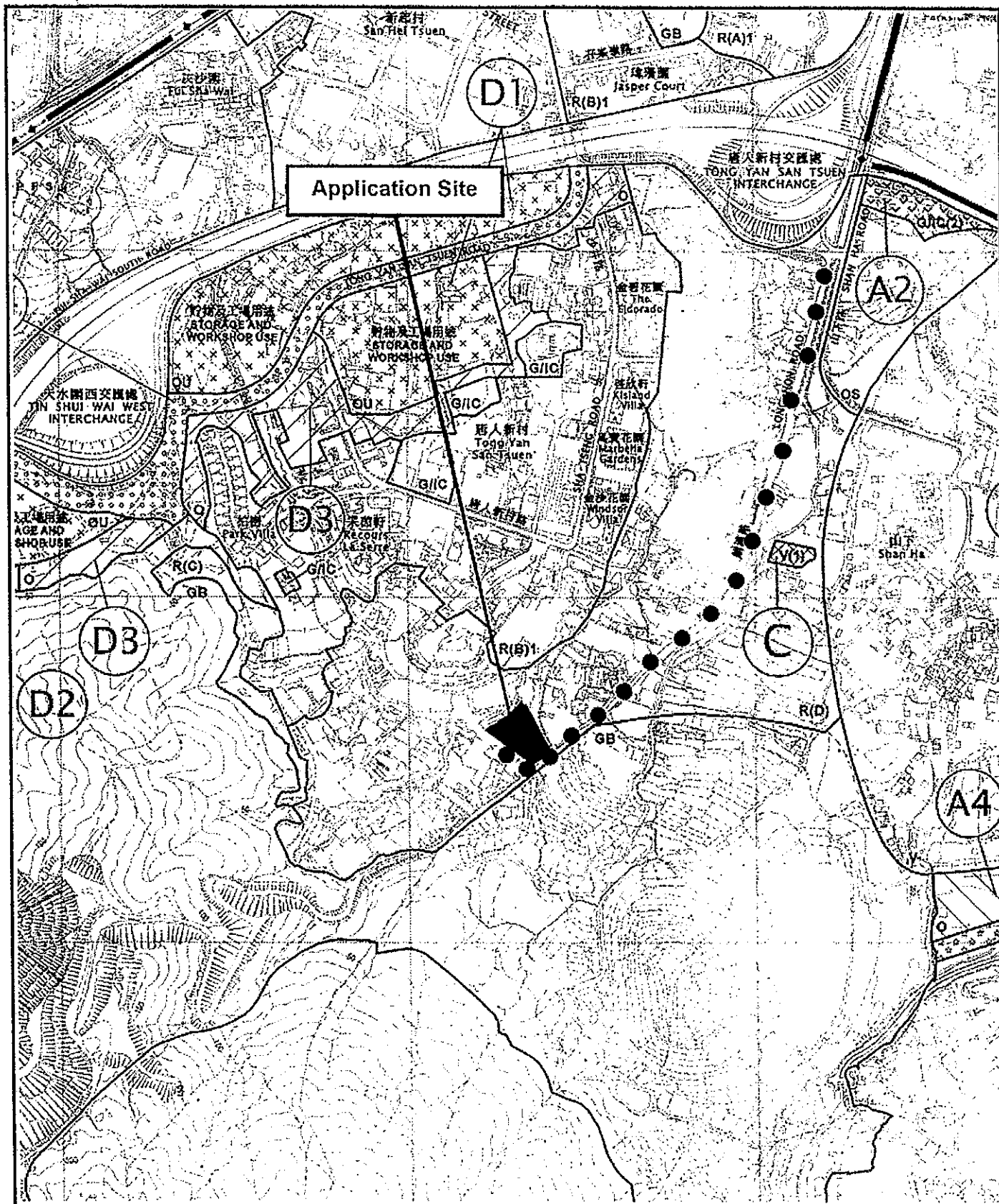
Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

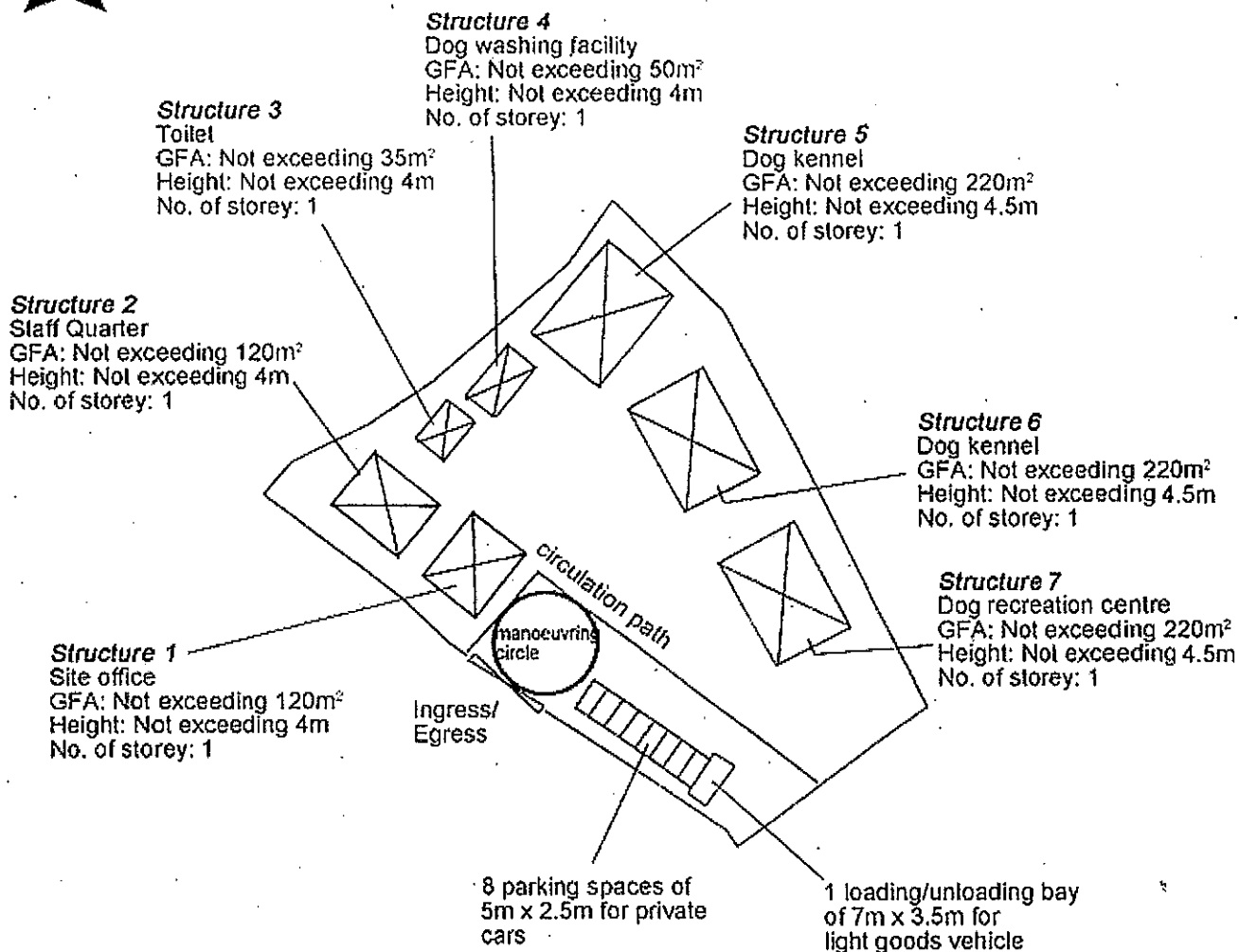
- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Long Hon Road.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Long Hon Road and nearby road networks.



<p>Project No. 2/74</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) & 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title: Application Site</p> <p>Drawing No.: 2/74</p> <p>Figure 1</p>	<p>Remarks: -</p> <p>Scale: 1:1000</p>
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<p>Project 項目名稱:</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) & 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖則:</p> <p>Location Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 2</p>	<p>Remarks 備註:</p> <p>●●● Vehicular access leading to Long Hon Road</p> <p>Scale 比例尺:</p> <p>1:7500</p>
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Project 30112/04

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) & 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖則:

Proposed Layout Plan

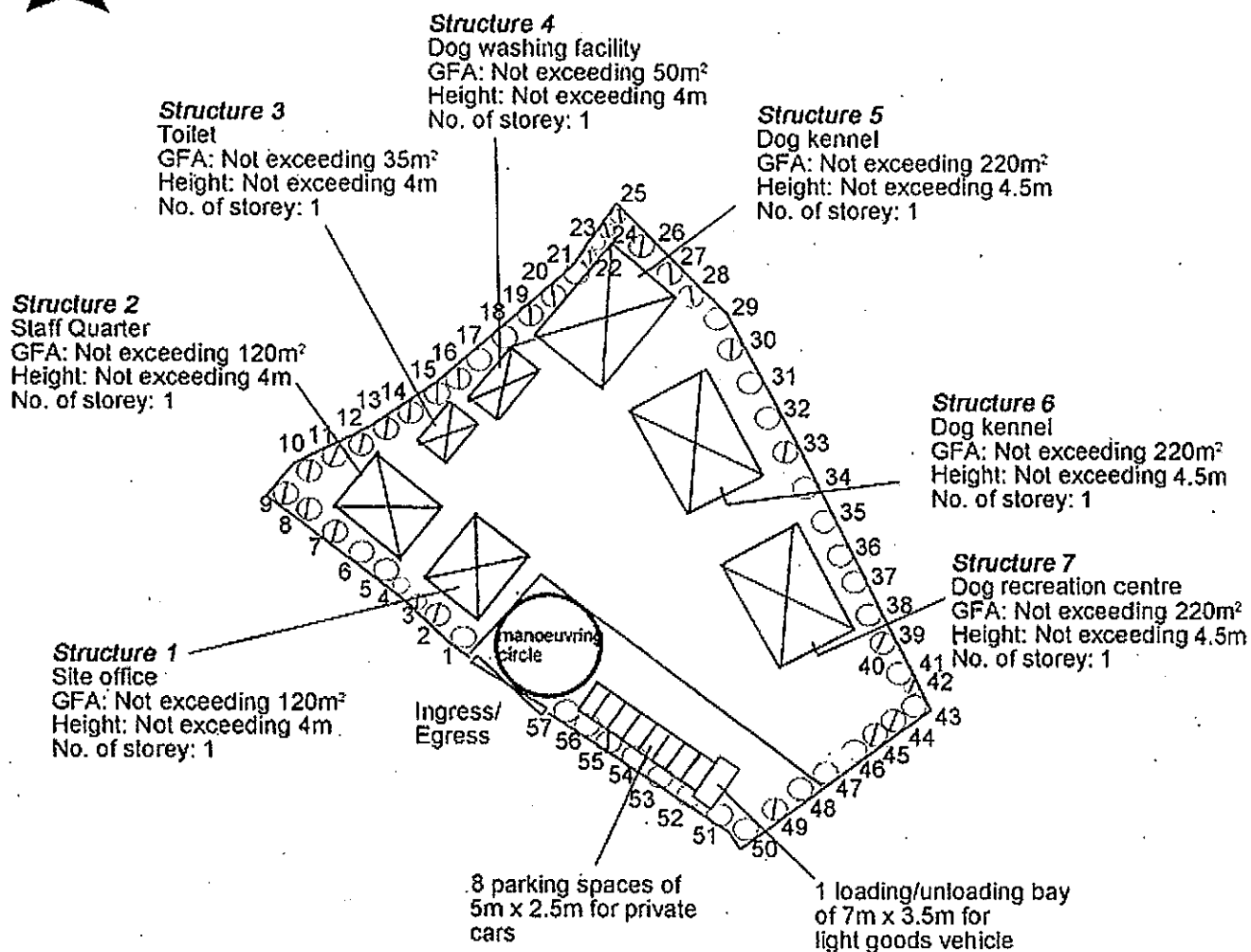
Drawing No. 附圖:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
Existing <i>Cassia surattensis</i>	2.75m	4m
Existing trees	6m to 10m	4m

Project 001/2004

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) & 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 0011

Proposed Landscape & Tree Preservation Plan

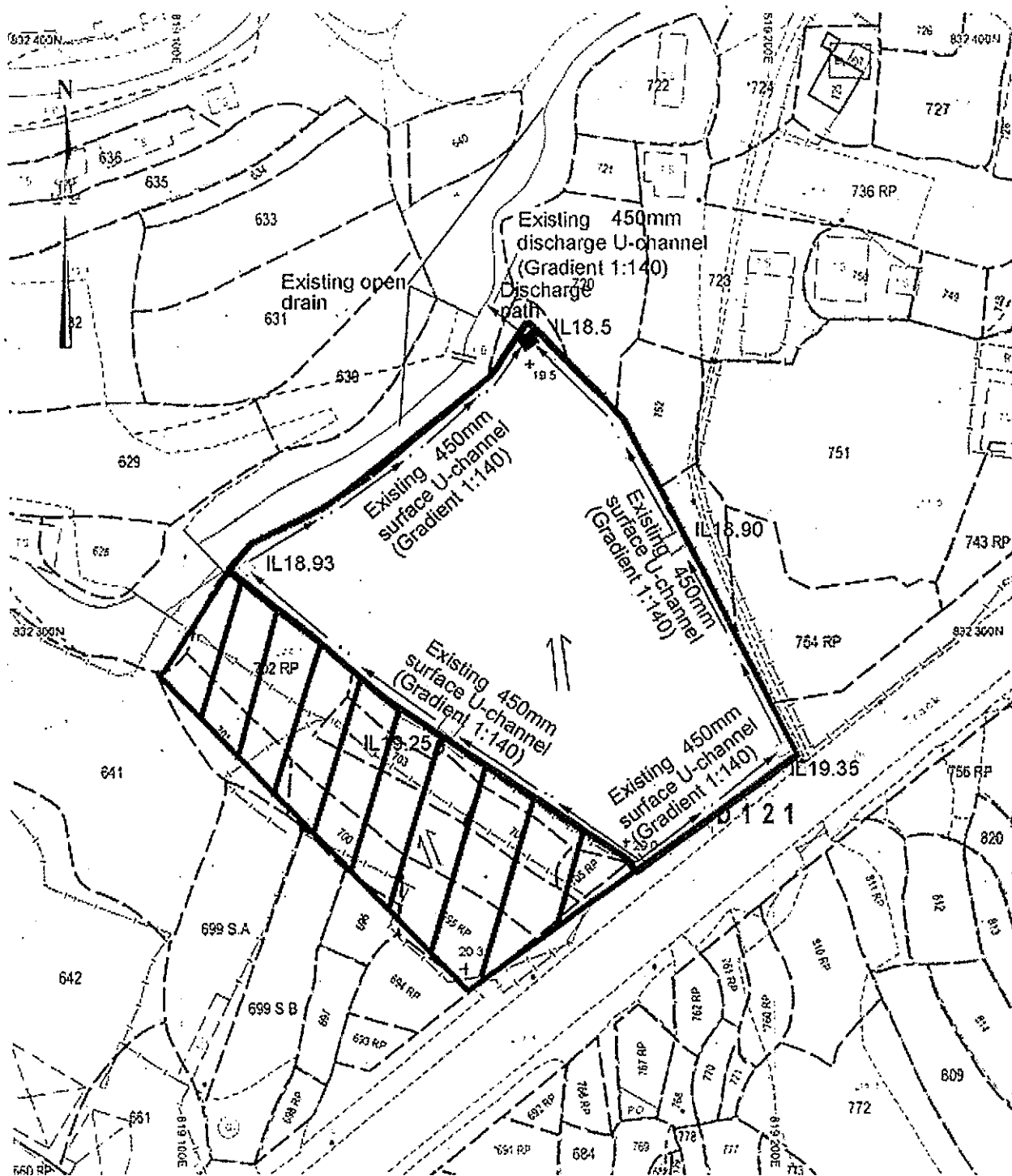
Drawing No. 0011

Figure 4

Remarks 0011

Scale 1/1000

1:1000



Project 11112/15

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) & 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 11112/15

As-built Drainage Plan

Drawing No. 11112/15

Figure 5

Remarks (11112/15)

+20.3 Level (in mPD)

Proposed catchpit

Flow of surface runoff

Site hoarding

Terminal catchpit with sandtrap

Scale 1:1000

1:1000

Total: 2 pages

Date: 5 July 2022

TPB Ref.: A/YL-TYST/1163

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part), 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

We are glad to submit the fire service installations proposal in the attachment for the consideration of the Director of Fire Services (D of FS).

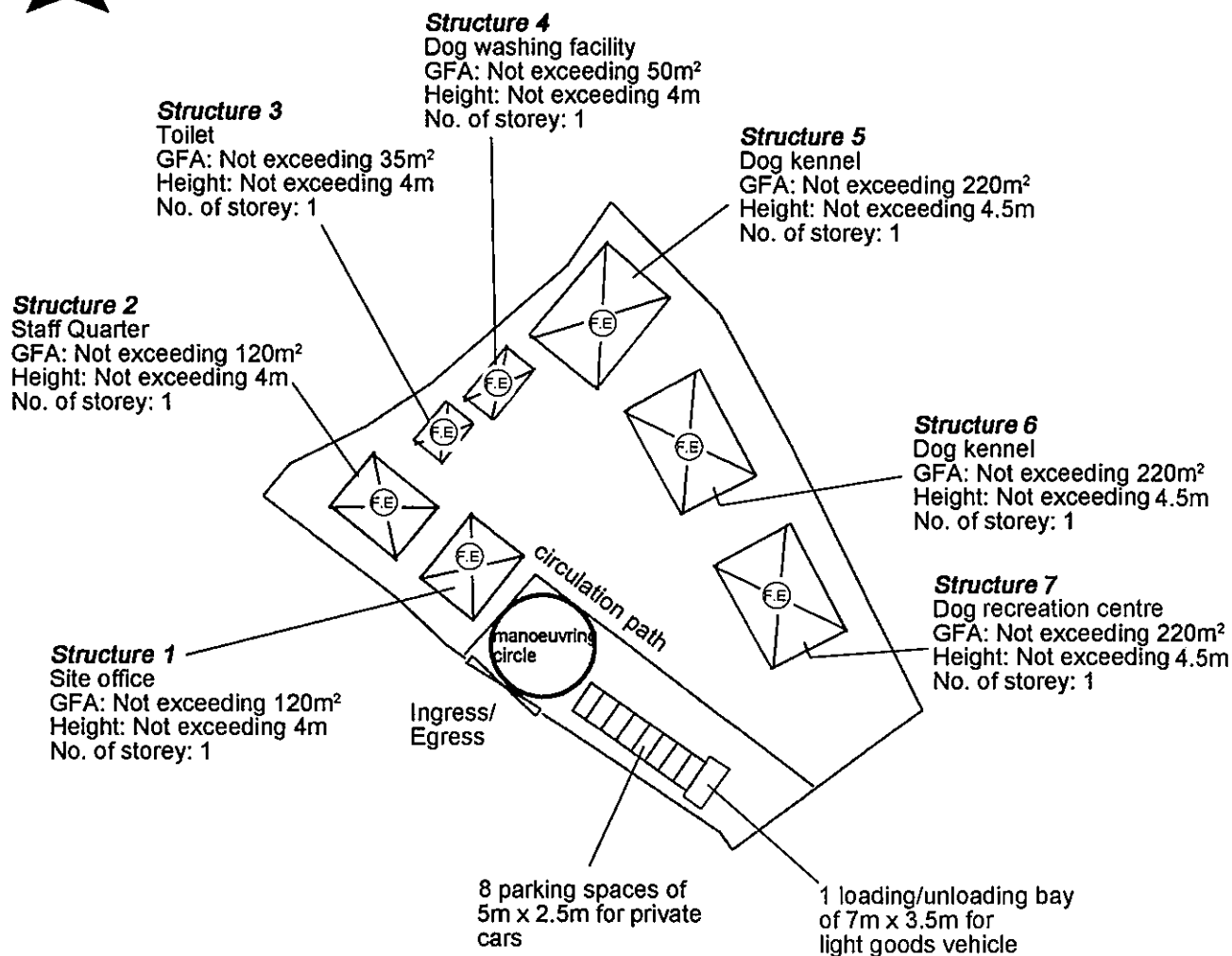
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Aaron LEUNG) – By Email



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) & 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

⊕ 9 litre water type fire extinguisher

Scale 比例:

1:1000

Total: 2 pages

Date: 18 July 2022

TPB Ref.: A/YL-TYST/1163

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part), 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Our response to the comments of Director of Environmental Protection is as follows:

Comments of Director of Environmental Protection	Applicant's response
if dogs' activities would be allowed outside the structures (e.g. in the area marked in yellow below), and if that area is also enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air conditional system (It is presumed no dogs' activities in the area marked in red. Please advise if otherwise).	Structure 4, 5, 6 & 7 will be provided with soundproofing materials and 24-hour mechanical ventilation and air conditional system. Dogs' activities will be confined to Structure 4, 5, 6 & 7 and they will not be allowed to go outside the structures except when they are delivered to and from the application site. No dogs' activities will be carried out in the area marked in red.
Also, from point 8 in the Application form's Part 7, we noted a maximum of 45 dogs would be kept at the application site during the operation hours, and a maximum of 24 dogs will be kept inside the dog kennels at the site outside the operation hours. But the application did not mention the remaining 21 dogs.	The remaining 21 dogs (maximum) will be delivered to clients after the operation hours.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Fax

Total: 2 pages

Date: 21 July 2022

TPB Ref.: A/YL-TYST/1163

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part), 757 RP in D.D.121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Our response to the comments of Director of Environmental Protection received on 20.7.2022 is as follows:

Comments of Director of Environmental Protection	Applicant's response
Noise RtC item 1 (attachment sent to us on 2022/07/18 refers) - All dogs should be kept inside the enclosed structures, which will be soundproofed at all times except when delivered to and from the Site. Please also spell out explicitly in the application the building structures will be fully enclosed with a surface density of at least 10 kg/m ² . Point 9 of the application form Part 7 – Please add that no portable loudspeaker, any form of the audio amplification system, or whistle blowing is allowed to be used in the open area of the Site at any time. Please clarify if there are any planned fixed noise sources (e.g. air-conditioner	All dogs would be kept inside the enclosed structures, which will be soundproofed at all times except when delivered to and from the Site. The building structures will be fully enclosed with a surface density of at least 10 kg/m ² . No portable loudspeaker, any form of the audio amplification system, or whistle blowing is allowed to be used in the open area of the Site at any time. The only fixed noise sources within the site are air conditioners. They will be

<p>or other noisy machinery) within the Site. If affirmative, the applicant should commit the design of such fixed noise sources will meet the relevant noise criteria in the HKPSG.</p>	<p>installed at the location not facing the sensitive receivers so that such fixed noise sources will meet the relevant noise criteria in the HKPSG.</p>
<p>Water quality</p> <p>It is advised to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/ waste water generated from the proposed use. If septic tank and soakaway system (STS) will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's ProPECC PN 5/93 including clearance distance and percolation test and duly certified by an authorised person. The capacity of the STS should be sufficient for the waste water generated on site, including the effluent from toilet and dog kennel, removal of animal urine/excrement, floor washing and general cleaning of the dog kennel, etc.</p>	<p>The application site is subject to two previous planning permissions for the applied use since 2016. Septic tank and soakaway system (STS) have been provided at the site because of the unavailability of public sewer. Its design and construction has followed the requirements of EPD's ProPECC PN 5/93 including clearance distance and percolation test and duly certified by an authorised person. The capacity of the STS is sufficient for the waste water generated on site, including the effluent from toilet and dog kennel, removal of animal urine/excrement, floor washing and general cleaning of the dog kennel, etc.</p>

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,




Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Fax

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration</u> <u>(RNTPC/TPB)</u>
1	A/YL-TYST/4	Temporary Open Storage of Construction Materials and Machineries for 12 months	21.3.1997 [on review]
2	A/YL-TYST/5	Temporary Open Storage of Construction Materials for 12 months	9.5.1997 [on review]
3	A/YL-TYST/44	Temporary Open Storage of Construction Machinery and materials for a period of 12 months	25.9.1998
4	A/YL-TYST/784	Proposed Temporary Dog Kennel cum Dog Recreation Centre for a Period of 3 Years	29.7.2016
5	A/YL-TYST/968	Renewal of Planning Approval for Temporary Dog Kennel cum Dog Recreation Centre for a Period of 3 Years	19.7.2019

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration</u> <u>(RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/119	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.3.2001 [on review]	(1), (2), (3), (4)
2	A/YL-TYST/145	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	17.8.2001	(1), (3), (5)
3	A/YL-TYST/158	Temporary Open Storage of Timber for a Period of 3 Years	7.6.2002 [on review]	(1), (3), (5)
4	A/YL-TYST/182	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	28.3.2003 [on review]	(1), (3), (5)
5	A/YL-TYST/262	Proposed Temporary Recycling Facility for Plastic Waste for a Period of 3 Years	3.12.2004	(2), (3), (5)
6	A/YL-TYST/670	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Office and Warehouses for a Period of 3 Years	10.10.2014 [on review]	(1), (6), (7)

Rejection Reason(s):

- (1) The development is not in line with the planning intention of the “Residential (Group D)” zone which is to improve and upgrade the existing domestic accommodation largely in temporary structures within the zone. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed development was considered not compatible with the surrounding rural uses/nearby residential structures.
- (3) The current environmental and traffic conditions associated with the access track to the application site are already deteriorating. Approving the application would result in a further degradation of the environmental and traffic conditions of the area.
- (4) There is no information in the submission to demonstrate why suitable sites within the “U” zone cannot be made available for the development.
- (5) There was no/insufficient information in the submission to demonstrate that the development would not generate adverse environmental and/or drainage/landscape impacts on the surrounding areas.
- (6) The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there are adverse departmental comments and local objections against the application.
- (7) Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application; and
- the local track connecting the Site with Long Hon Road / Shan Ha Road junction is not under her purview.

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

- no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from noise planning point of view provided that all dogs would be kept inside the dog kennel which will be fully enclosed with soundproofing materials of at least 10 kg/m²; no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used in the open area of the Site at any time; and planned fixed noise sources would meet the relevant noise criteria in the Hong Kong Planning Standards and Guidelines;
- no adverse comment from water quality perspective provided that the septic tank and soakaway system has sufficient capacity and is designed and constructed in accordance with Professional Persons Environmental Consultative Committee Practice Notes No. 5/93, including clearance distance and percolation test and duly certified by an Authorised Person; and
- no environmental complaint concerning the Site received in the past three years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the proposed development;

- based on the drainage proposal/planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/968; and
- should the Town Planning Board (the Board) consider the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/968 and submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- proposed water mains will intersect the Site (**Plan A-2**). Project Manager (West), Civil Engineering and Development Department's (PM(W), CEDD's) comments shall be sought for any interfacing issue.

6. Animal Management

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no adverse comment on the application; and
- the Site does not associate with any licence granted by her department, nor has any application regarding the Site been received. Should the application be approved, the applicant should note the detailed comments on licensing aspect in the Recommended Advisory Clauses at **Appendix IV**.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable.

8. Building Matters

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

- no objection to the application.

9. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development,

Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the YLS Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned as “Residential – Zone 5”, partly within an area zoned as “Green Belt (1)”, partly within an area zoned as “Amenity” and partly within an area shown as ‘Road’; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the PM(W), CEDD:

- no objection to the application.

10. District Officer’s Comments

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

- his office has not received any comments from the locals.

11. Other Department

- Commissioner of Police (C of P) has no comment on the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) within the Site, Lots No. 713, 714, 715, 718 & 719, 716 and 717 in D.D. 121 are covered by Short Term Waivers (STWs) No. 4724 to 4727 respectively, while the GL therein is covered by Short Term Tenancy (STT) No. 3086 to permit structures erected thereon for the purpose of “Temporary Dog Kennel cum Dog Recreation Centre”; and
 - (iii) the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications of any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing parties should be obtained regarding the proposed arrangement at the access road; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Long Hon Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site and Long Hon Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area. Should the septic

tank and soakaway system be used, they should have sufficient capacity and be designed and constructed in accordance with Professional Persons Environmental Consultative Committee Practice Notes No. 5/93, including clearance distance and percolation test and duly certified by an Authorised Person (AP);

- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from her department. The establishment and ancillary facilities which is licensed under the Cap. 139I must always fulfil the criteria listed in the Regulations. Besides, the dogs kept by you should be properly licensed in accordance with Rabies Ordinance (Cap. 421). You are also reminded to observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times. Detailed information and guidance on Animal Boarding Establishment will be provided when the licence application is received by her department;

- (h) to note the comments of the Director of Fire Services (D of FS) that:

- (i) the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and
- (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) 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;
- (iv) 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;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;

- (vi) if the proposed use is subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PW(W), CEDD) that:

the southeastern part of the Site falls within the boundary of Yuen Long South (YLS) Development – Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Extension of the planning permission may not be supported in the future and no substantial works shall be carried out in view of the planned YLS Development – Stage 2 Phase 2. The northwestern part of the Site falls within the boundary of the YLS Development – Stage 4 and its detailed implementation programme with phasing and packaging of works is being formulated.

致 城市規劃委員會主席
甯漢豪女士, J.P.:

新界元朗唐人新村丈量約份第 121 約多個地段及毗連政府土地
擬議臨時動物寄養所(犬舍及犬隻康樂中心)
申請編號：A/YL-TYST/1163

就有關上述地段擬議臨時動物寄養所(犬舍及犬隻康樂中心)，本人收到村民提出反對，因為動物寄養所對環境衛生造成不良影響，例如犬隻吠叫造成噪音，糞便發出臭味，對附近村民帶來滋擾，可謂無日安寧。所以本人現向 貴委員會提出反對，希望 貴委員會聽取民意，審核時三思考慮。有勞之處，不勝感銘。

屏山鄉唐人新村村代表： 周錦明
周錦明

通訊地址：元朗屏山唐人新村北區居民信箱 [REDACTED]
電話：

附件

副本送：規劃署屯門及元朗西規劃專員袁承業先生

2022 年 6 月 28 日

新界元朗唐人新村丈量約份第 121 約多個地段及毗連政府土地
擬議臨時動物寄養所(犬舍及犬隻康樂中心)

申請編號：A/YL-TYST/1163

唐人新村受影響村民簽署：

廖駿凌

陳虹英

陳志榮

~~鄧子華~~

鄧子華

楊子豐

岑翠彤

陳四

陳虹熊

鄧凱丰

鄧凱丰

Yim Yuen Sun

Tsopis Ys.

鄧志學

鄧偉堂

鄧志勇

鄧勵才

梁俊新

鄧錦昌

何肇榮

張錦雯

李秀霞

李俊源

周宗熙

周橋敏

2022 年 6 月 28 日