



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board under Section 16 of the Town Planning Ordinance for proposed temporary animal boarding establishment for homeless dogs and filling of land for a Period of 5 Years at Lot No. 942 (Part) in Demarcation District 7.

The Application Site falls entirely within an area designated as “Agriculture” zone on the Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11. According to the Notes of the OZP for “Agriculture” zone, ‘Animal Boarding Establishment’ is under Column 2 uses which may be permitted with or without conditions on application to the Board.

The Applicant is a non-governmental organisation that performs dog rescue operation for abandoned and strayed dogs. The Proposed Development will be a dog rescue and shelter and will only accommodate abandoned and strayed dogs which are being abandoned, abused, injured or suffering from health issues. The Application Site covers an area of about 392m², with a total 7 structures of about 137m². Part of the Application Site would be filled up by not more than 0.3m in depth while part of the Application Site will be excavated by not more than 1m in depth.

Approval of this application provides proper services to the abandoned and strayed dogs in the vicinity. The proposed use is not incompatible with the surrounding environment and it will not jeopardize the long-term planning intention of the outline zoning plan. It is well supported by similar approved applications.

The proposed development scale is compatible with the surrounding development, creating no adverse visual and landscape impact. It is technically feasible with no adverse traffic, environmental, drainage and sewerage impacts.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就位於丈量約份第 7 約地段第 942 號（部分）之土地（下稱「申請地點」），向城市規劃委員會（下稱「城規會」）申請臨時為流浪狗隻的動物寄養所及填土，為期 5 年。

申請地點現時於《九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11》劃作「農業」地帶，根據核准圖有關「農業」的註釋，「動物寄養所」屬於「農業」的第二欄用途，需要獲得城規會的規劃許可。

申請人屬於非政府組織，為被遺棄和流浪狗隻進行救援行動。擬議發展項目將作為狗隻救援和收容所，專門容納被遺棄、虐待、受傷或其他問題的被遺棄和流浪狗隻。申請地點的地塊面積約 387 平方米，將會容納 7 幢構築物，總面積約為 134 平方米。部分申請地塊將會填土，深度將不多於 0.3 米。而部分申請地塊將會挖土，深度將不多於 1 米。

是次規劃申請將為附近的被遺棄和流浪狗隻提供適當服務。擬議用途與周邊環境並非不相容，亦不會影響分區大綱圖的長遠規劃意圖。鄰近地區亦有相類似並獲批准的規劃先例。

擬議發展規模亦與周圍發展相容，不會產生不良的視覺和景觀影響。是次規劃申請在技術上是可行的，不會對交通、環境、排水和污水造成不良影響。

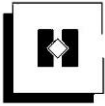
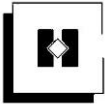


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1 INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for the proposed temporary animal boarding establishment for homeless dogs and filling of land (hereinafter referred to as the “**Proposed Development**”) at Lot No. 942 (Part) in Demarcation District 7, Wai Tau Tsuen, Tai Po (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for a period of 5 years.

1.1.2 The Application Site falls entirely within an area designated as “Agriculture” (“**AGR**”) zone on the Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11 (“**the OZP**”) (**Figure 2**). According to the Notes of the OZP for “AGR” zone, ‘Animal Boarding Establishment’ (“**ABE**”) is under Column 2 uses which may be permitted with or without conditions on application to the Board.

1.1.3 According to the Notes of the OZP, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan. Thus, planning permission from the Board is required under Section 16 of the Ordinance for the proposed ‘Animal Boarding Establishment’ use for a period of 5 years.

1.2 The Applicant

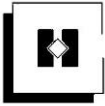
Home for the Homeless Dogs

1.2.1 The Applicant, Home for the Homeless Dogs, is a non-governmental organisation that performs dog rescue operation for abandoned and strayed dogs. The Applicant is an Animal Welfare Organisation which has obtained an exemption from Animal Trader License issued by the Agriculture, Fisheries and Conservation Department (“AFCD”), which is also a proof of that the organisation conducts rehoming activities for animal welfare purposes on a non-profit making basis.

Vision and Objectives

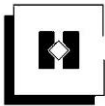
1.2.2 The Applicant hopes to enhance the development of Hong Kong’s animal welfare with the following targets:

- Properly adopting the TNR (Trap, Neuter and Return) scheme for strayed cats and dogs, in order to reduce the related nuisance towards the public;
- Rescuing the new-born and injured strayed animals in the community, and providing assistance in every animal abandoning cases;
- Providing daily care for the injured and sick animals, and arranging



them to suitable adopters after their recovery;

- Finding suitable families to adopt the animals;
- Promoting pet adoption towards the public, encouraging their love and responsibility towards the animals; and
- Joining force with other organisations with the same beliefs in rescuing strayed animals.



2 THE SITE AND RELEVANT BACKGROUND

2.1 The Application Site

2.1.1 The Application Site covers a total of about 392 square metres (“sq. m.”). Part of the Application Site is currently occupied, and the whole Application Site is fenced off.

2.1.2 The Application Site is situated at Wai Tau Tsuen, to the northwest of Tai Po New Town. Wai Tau Tsuen is just to the west of the Fanling Highway. Branching off the Tai Wo Service Road West, Wai Tau Tsuen is at the end of the local village road, and further to the northwest along footpath is the Application Site.

2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity.

2.2 Land Status

2.2.1 The Application Site falls partly within the boundary of Lot No. 942 in Demarcation District 7 in Wai Tau Tsuen of Tai Po (“**the Lot**”).

2.3 Surrounding Context

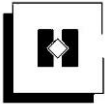
2.3.1 The surrounding of Application Site is rural environment in nature, which comprise of low-rise residential dwellings, fallow and cultivated farmland in a sparsely populated setting. There are a few warehouses and workshops in the Wai Tau Tsuen as well.

2.4 Animal Boarding Establishment

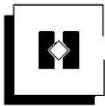
2.4.1 Animal Boarding Establishment Licence is required for any person who carries out business of providing food and accommodation for animals in return for a fee or other money considered under Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations. AFCD publishes a Code of Standards for Licensed Boarding Establishment for all licenses to follow. In particular, there are recommended internal requirements for premises:

Animal Category	Sleeping Area	Adjoining Exercise Area
Small Dogs (less than 12kg)	Not less than 1.1sq.m; or length or width not less than 0.9m	Not less than 3.7sq.m; width not less than 0.9m
Medium Size Dogs (12kg to 30kg)	Not less than 1.4sq.m; or length or width not less than 1.2m	Not less than 5.5sq.m; width not less than 1.5m
Large Dogs (over 30kg)	Not less than 1.4sq.m; or length or width not less than 1.2m	Not less than 7.4sq.m; width not less than 1.5m

2.4.2 Besides, there are standards for the “out-door area” which means an out-door area or space, whether containing a primary enclosure or not, used for the keeping, exercise or containment of animals, shall provide:



- sufficient shade to enable the animals to protect themselves from the direct rays or the sun;
- adequate shelter to allow the animals' protection in inclement weather; and
- suitable drainage for the escape of excess water.



3 PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The Application Site falls entirely within an area designated as “AGR” zone on the Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11 (Figure 2). The planning intention of the “AGR” zone is “This 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”. According to Notes of OZP for “AGR” zone, ‘Animal Boarding Establishment’ is a Column 2 use which may be permitted upon application to the Board.

3.1.2 Also, according to the Notes of the OZP, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

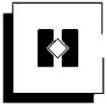
3.1.3 Besides, according to the Notes of “AGR” zone, any filling of land to effect a change of use requires permission from the Town Planning Board.

3.2 Similar Approved Applications

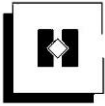
3.2.1 While there is no similar application of ABE in the Kau Lung Hang Outline Zoning Plans, there are similar applications in the New Territories for Temporary ABE within “Agriculture” zone for a period of 3 to 5 years which are approved by the Town Planning Board in 2023.

Application No.	Applied Use	Decision
A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Approved with conditions on 17 March 2023
A/NE-MUP/182	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with conditions on 5 May 2023
A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Approved with conditions on 19 May 2023
A/YL-KTN/909	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Approved with conditions on 9 June 2023
A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Approved with conditions on 23 June 2023

3.2.2 In particular, there are only a few applications for temporary ABE which provides emergency dog rescue and shelter services. Planning Application No. A/TM/564 for Proposed Temporary Animal Boarding



Establishment for Homeless Animals for a Period of 5 Years was approved by the Town Planning Board on 15 October 2021.



4 THE DEVELOPMENT PROPOSAL

4.1 Operation Arrangement

4.1.1 The Applicant is a non-governmental organisation that may not require the Animal Boarding Establishment Licence ("ABEL"). However, the Applicant will observe and follow the relevant code of standards, especially regarding the standards of premises, husbandry and hygiene.

4.1.2 It is anticipated that most of the strayed and injured dogs would be mongrel. They would mainly be considered as medium size dogs with a weight of about 12kg to 30kg.

Dog Rescue and Shelter and Adoption

4.1.3 The Proposed Development will be an emergency dog rescue and shelter. It is not a commercial ABE/ pet hotel/pet adventure playground for pet owners and their pets. The Applicant will only accommodate abandoned and strayed dogs which are being abandoned, abused, injured or suffering from health issues.

4.1.4 **Upon adopting the dogs from the public, different animal welfare groups and volunteers, the Applicant will liaise with appropriate veterinarian to provide appropriate medical care to the injured dogs to expedite recovery before accepting their arrival to the Proposed Development.** No veterinary medication and medical care will be conducted at the Proposed Development, there shall not be pharmaceuticals and pathogens generated from operation and maintenance of the proposed ABE. The injured dogs will receive veterinary medication and medical care in other supporting points of the Applicant before recovery. **Once the dogs have finished the veterinary medication, there will be kept in the Proposed Development on a healthy condition before suitable adopters take them to new homes.**

4.1.5 The Applicant will adopt the following acceptance and adoption process when a strayed or abandoned dog is found:

- 1) Evaluate whether it has the suitable resources for a new dog;
- 2) Evaluate the condition of the dog and take the dog to a veterinarian for a full body check and treatment;
- 3) The dog will be transferred to the Proposed Development which is a safe and enclosed environment, providing showers and food once the veterinarian considered it is healthy and no veterinary medication will be required;
- 4) Check whether the dog has implanted registration chip and will notify the Agriculture and Fisheries Department if it has;
- 5) Carefully observe the dog's condition for a minimum of two weeks to determine its personality, its preferred diet, hidden health problems and special personality traits;



- 6) Take photos/ video of the dog, write the dog's description and post on social media for suitable adopters;
- 7) Upon receipt applications, to evaluate all the applications according to the established criteria and look for the best adopter for the dog; and
- 8) Upon transferring the dog to the adopter, to conduct follow-up interview to confirm the dog is in good care.

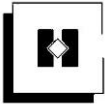
Daily Operation

- 4.1.6 The Application Site will be confined by at least 1.5m boundary metal fencing in height. The Proposed Development will accommodate a maximum of 15 dogs. All kennels are located inside the animal establishment boarding structures which will be enforced with soundproofing materials. The three various ABE structures will be equipped with mechanical ventilation and air-conditioning, and the kennels will be maintained in comfortable and hygienic environment.
- 4.1.7 Only a maximum of 8 dogs will be allowed in the outdoor at the same time. All the dogs will stay indoor from 8pm to 9am to minimise noise nuisance to the vicinity. The Proposed Development operates 24 hours a day, 7 days in a week.

4.2 Development Scheme

- 4.2.1 The Application Site covers an area of about 392m². There will be three structures for animal boarding establishment of about 102m², two ancillary store rooms of about 13m² and two open shelters of about 22m². Height of the structures will be around 3m. The western tip of about 9m² will be used for open storage and no dogs will enter at all time.
- 4.2.2 The eastern tip of the Application Site, for about 44m² site area, would be filled up by concrete for not more than 0.3m in depth for site formation of the propose structure G. In the central there will be excavation of about 8 sq.m. for the proposed cesspool with a depth of about 1m.
- 4.2.3 The proposed structures with indicative layout are shown in **Figure 5** and the proposed filling of land are shown in **Figure 6**. Structures A to F as marked in Figure 5 are existing structures while Structure G is a proposed structure. The development parameters of the Proposed Development are as follow:

Major Development Parameters	
Site Area	About 392 sq.m.
No. of Structures	7
Covered Area	About 137 sq.m.
Plot Ratio	About 0.35
Height of Structures	About 3 m
Site Coverage	About 35%



4.2.4 Structures marked as “Dog Kennels” are intended to be the sleeping area, while the remaining uncovered area would be considered as adjoining exercise area. Table below demonstrates that the proposed provision and the maximum nos. of dogs under this Application would comply with the recommended internal requirements.

Compliance of ABEL Recommended Internal Requirements	
Sleeping Area	
Provided	102 sq.m. (<i>Structures B, E & G</i>)
Maximum nos. of medium size dogs with reference to ABEL	About 73 (<i>102 sq.m./1.4 sq.m.</i>)
Adjoining Exercise Area	
Provided	268sq.m. (<i>i.e., = 392-102-9-13</i>)
Maximum nos. of medium size dogs with reference to ABEL	About 48 (<i>268 sq.m./5.5 sq.m.</i>)
Proposed Maximum Nos. of Dogs in This Application	15 < 48 <i>under ABEL</i>

4.2.5 It is anticipated that the proposed temporary development would be completed by the first half of 2024 in order to commence as soon as possible.

4.3 Traffic Arrangement

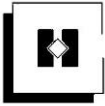
4.3.1 The Applicant Site connects to a local village road of Wai Tau Tsuen via a footpath, and to the east of local village road would reach Tai Wo Service Road West. There is a green minibus route No. 21K travelling from Tai Po Market to Wai Tau Tsuen.

4.3.2 It is anticipated that there will be minimal traffic generation only. Since the Proposed Development is a dog rescue centre but not a dog training centre nor hotel, there will not be frequent visitors going to the Proposed Development. People interested to adopt the dogs will schedule a visit. There will only be around 1 dog adoption in a week. The weekly visitors for dog adoption as well as volunteers will be about 10 only.

4.3.3 The Applicant will recruit volunteers to assist the operation of the Proposed Development. The Applicant intends to recruit a small group of volunteers, of normally not more than 5 people in a week, to the Proposed Development.

4.3.4 Visitors and volunteers can access to the Proposed Development by public transportation like green minibus and taxi to Wai Tau Tsuen, follow with a 5-minute walk from the Wai Tau Tsuen Playground. There is also a car park in Wai Tau Tsuen which can accommodate temporary car parking only. Having said that, the Applicant will strongly advise the visitors and volunteers to access the Proposed Development by public transportation only. Refer to **Figure 3** for the local village road and the footpath to the site.

4.3.5 Prior appointment is required for visitors/ potential adopters to visit the Proposed Development. The Proposed Development will not open to non-scheduled visitors or potential adopters.



4.3.6 Loading/ unloading activities are mainly about the transportation of necessities and the emergency adoption of the abandoned and strayed dogs. The transportation of necessities would be around 2 times per week. These will be occurred at the end of the local village road of Wai Tau Tsuen.

4.3.7 With such a minimal traffic trip generation, it is anticipated that there will be no adverse traffic impact brought by the Proposed Development.

4.4 Environmental Consideration

4.4.1 In view that there are some residential dwellings located in the vicinity, the Proposed Development will adopt the following measures to minimise the environmental nuisance and hygiene issues:

- No public announcement system, whistle blowing activities or sound amplification systems at the Application Site;
- Volunteers will be asked to lowering the volume and avoid making additional sounds when arriving the village area;
- 24-hour mechanical ventilation and air-conditioning to be provided such that possible smell will be diluted and discharged away;
- All the animals will stay indoor from 8pm to 9am;
- The Site is surrounded by 1.5m metal fence in height;
- Sound proofing materials will be provided to the ABE structures; and
- Site cleaning will be performed every two hours. All droppings will be discharged in garbage bags.

4.4.2 Nevertheless, the latest version of "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*" will be observed and followed.

4.4.3 For information purpose, the adjacent residential dwelling known as No. 89 Che Tei, Wai Tau Tsuen is owned by the related party of the Applicant.

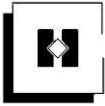
4.5 Drainage and Sewerage Consideration

4.5.1 The site already has an established drainage system that has always been able to handle the rainwater discharge. Refer to **Figure 7** for the drainage layout. This system will be retained and maintained.

4.5.2 **Only healthy dogs will stay at the subject development, and no veterinary medication and medical care will be conducted at the subject development, there shall not be pharmaceuticals and pathogens generated from operation and maintenance of the proposed ABE.**

Sewage Inside of the Structures

4.5.3 Dogs inside kennels will not cause pollution because their sewage will be properly collected/drained by the internal drainage which will be



designed as watertight to the satisfaction of Water Services Department. All solid waste will be collected manually immediately and will be brought to disposal to outside the subject development at regular intervals by the staff/ volunteer, while the sewage will be conveyed into and stored in the cesspool and disposed off site at regular intervals.

Sewage Outside of the Structures

4.5.4 The main concern will be the sewage from the dogs when they are at the outdoor area. It is committed that staff/ volunteer will immediately remove all solid waste at the outdoor area. In raining period all dogs will be kept at the indoor area.

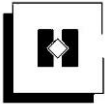
4.5.5 Cesspool will be constructed at the proposed development to collect sewage. With respect to Drainage Services Department 's "Technical Note to prepare a "Drainage Submission "(relating to applications for temporary change of land use such as temporary storage areas, car parks, workshops, small factories.....etc. under S.16 of the town Planning Ordinance", two sets of 150mm U-channel will run through the Application Site to confine discharge of the Proposed Development to be collected inside the Application Site, and at the same time prevent discharge from the surrounding flowing into the Application Site. The inner U-channel will collect the water and sewage from the outdoor area and eventually flow to the cesspool which ensures that all water and sewage generated are collected properly for containment and subsequent treatment. While, the outer U-channel will be a protection channel to prevent external discharge flowing into the Application Site, and ultimately discharge directly outside the application site to an existing u-channel. It also receives uncontaminated stormwater flow from the roof of the structures and divert the stormwater away from potentially contaminated area.

4.5.6 With reference to the "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" ("GESF") published by the Environmental Protection Department (EPD) in 2005, the unit sewage flow factor of persons of traditional village is 0.15 m³/day. Presuming unit sewage flow factor of dogs equals half of that of persons and the dogs would be at outdoor half a day on daily basis, the total sewage flow at the outdoor area would be about:

$$0.5 \text{ (half day at outdoor)} \times 0.5 \text{ (in comparison with person)} \times 0.15 \text{ (m}^3\text{/day)} \times 15 \text{ (maximum nos. of dogs)} = 0.5625 \text{ m}^3\text{/day}$$

of which the quantity is considered as minimal and insignificant. It would not cause high risks of pollution to the surrounding.

4.5.7 The cesspool with a capacity of 8 m³ will be constructed and is capable to accommodate storage of sewage for at least 14 days. The sewage will be disposed off site at regular intervals at least once per week by service company.

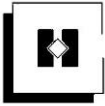


4.5.8 **The aforementioned drainage measures ensure proper management of sewage and stormwater which minimize any potential impact on the surrounding environment. Significant amount of sewage, animal manure and foul water highly polluted with pharmaceuticals and pathogens generated from operation and maintenance of the proposed development is therefore not anticipated.**

4.6 Visual and Landscape Compatibility

4.6.1 The vicinity is maintained in a rural characteristic with single-storey to two-storey residential dwellings and farmland. The structures are all single-storey with a maximum height of 3m only. The surrounding fences will be decorated to beautify the village environment. The Proposed Development will be visually compatible with the surrounding environment. Refer to **Figure 8** for Photomontage.

4.6.2 There will be no felling of trees. The two existing trees will be well preserved. No adverse landscape impact is anticipated. The rural landscape character will be maintained. Refer **Figure 6** for existing trees.



5 PLANNING MERITS & JUSTIFICATIONS

5.1 Provide Proper Services to the Abandoned and Strayed Dogs in the Vicinity

5.1.1 The Applicant is a non-profit making organisation that would like to provide dog rescue and adoption services. The Proposed Development can provide proper services to take care of those abandoned and strayed dogs in the vicinity, such as providing shelter to those dogs and focusing on their well-being before being adopted by a new owner.

5.2 Proposed Use Is Not Incompatible with the Surrounding Environment

5.2.1 The Proposed Development comprising temporary single storey structures can maintain the visual harmony of the surrounding environment which is rural in character with residential dwellings and follow/ cultivated farmland only. The development is also in small-scale which accommodate only 15 dogs. Thus, it is not incompatible with the surrounding environment

5.3 Not Affect the Long-Term Planning Intention of the OZP

5.3.1 The Proposed Development is applied on a temporary basis for a period of 5 years. Approval of this application will not jeopardize the long-term planning intention of the "AGR" zone.

5.4 Well Supported by Similar Approved Applications

5.4.1 While there is no similar application for ABE use in the Kau Lung Hang Outline Zoning Plan, there are similar approved applications in the New Territories on a temporary basis. This application is well supported with similar approved applications.

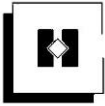
5.5 Follow the Codes of Standards for Animal Boarding Establishment Licence

5.5.1 While the Applicant may not require application for the Animal Boarding Establishment Licence, the Applicant will follow the recommended internal requirements for premises and will provide sufficient spaces for the dogs. Other standards on premises, husbandry and hygiene would be followed at her best practice as well.

5.6 Development Scale is Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

5.6.1 Located in the rural environment which are dominated with single to two storeys residential dwellings, the proposed building height of 3m/ single storey is compatible with the surrounding development with no adverse visual impact.

5.6.2 No trees will be felled within the application site. The surrounded fences will be decorated as well. No adverse landscape impact is anticipated. The rural landscape character will be maintained.

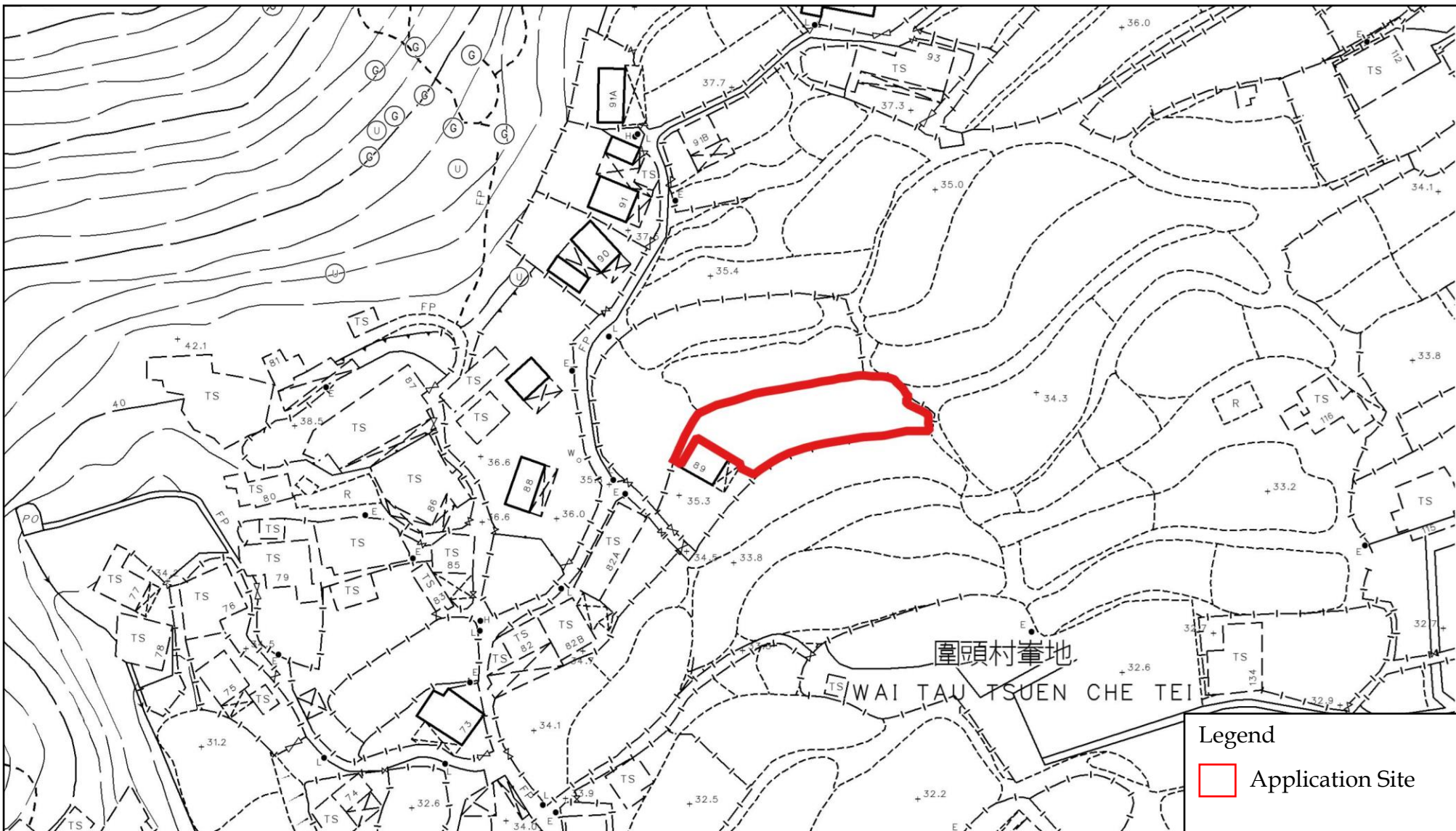


5.7 No Adverse Traffic Impact

5.7.1 Minimal traffic impact is anticipated. Prior appointment is required to visit the Proposed Development with minimal visitors/ volunteers are anticipated, and the vicinity are well served by public transportation as well. Thus, traffic impact induced by this temporary development is considered tolerable.

5.8 No Adverse Environmental, Drainage and Sewerage Impact

5.8.1 With the incorporation of proposed environmental mitigation measures, no noise and odour impact and hygiene problems are anticipated from the Proposed Development. Under the proposed drainage layout, there would be no insurmountable drainage impact and pollution as well.



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Figure 1 : Site Plan

(For reference only. Not to scale.)

**Section 16 Application for Proposed Temporary Animal Boarding
Establishment for Homeless Dogs and Filling of Land for a Period
of 5 Years in Wai Tau Tsuen, Tai Po**

(Source: HK GEODATA STORE, HKSAR Government)

Existing Structures

Existing Structure

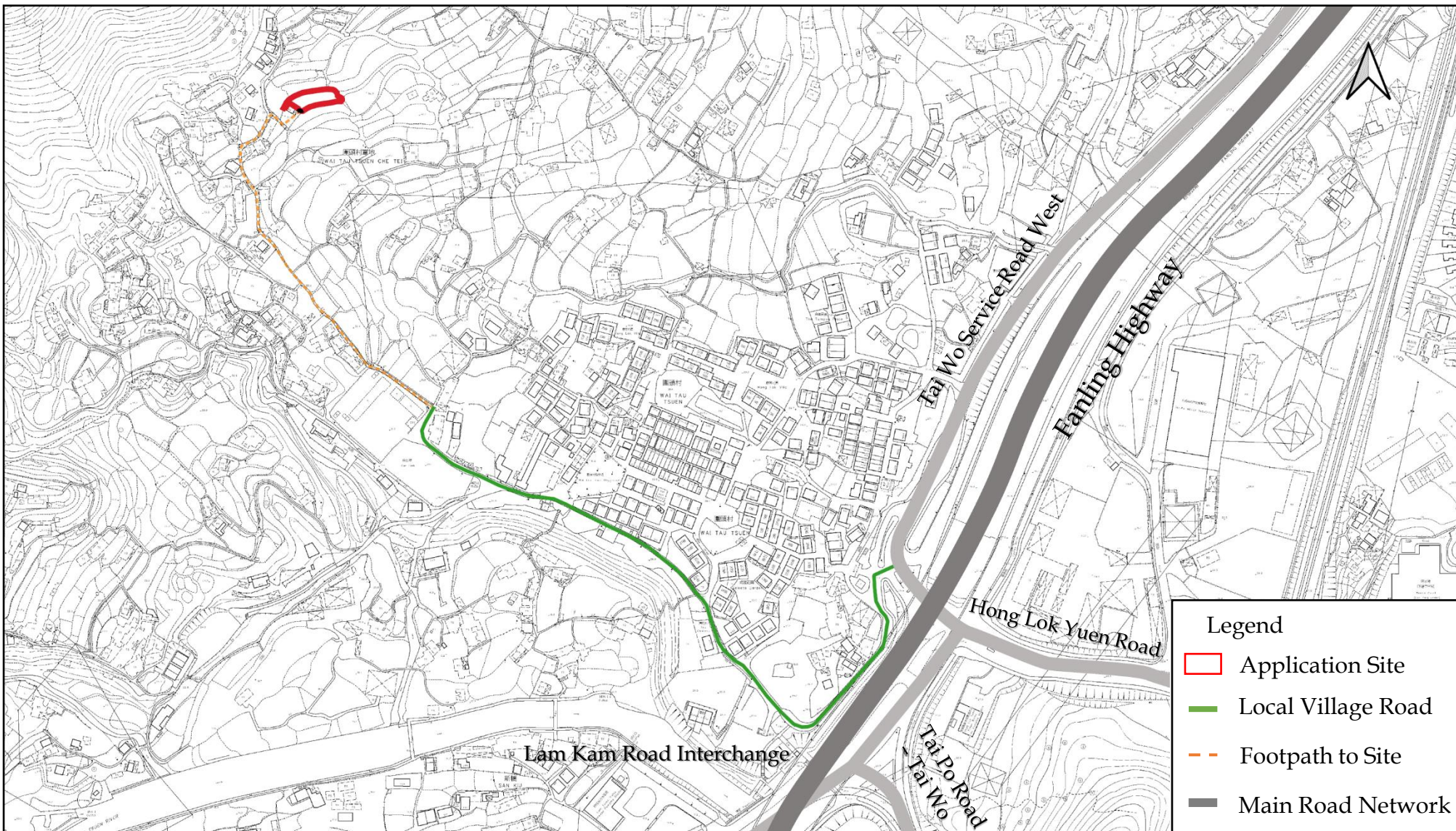


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Figure 2 : Existing Condition

(For reference only.)

Section 16 Application for Proposed Temporary Animal Boarding Establishment for Homeless Dogs and Filling of Land for a Period of 5 Years in Wai Tau Tsuen, Tai Po



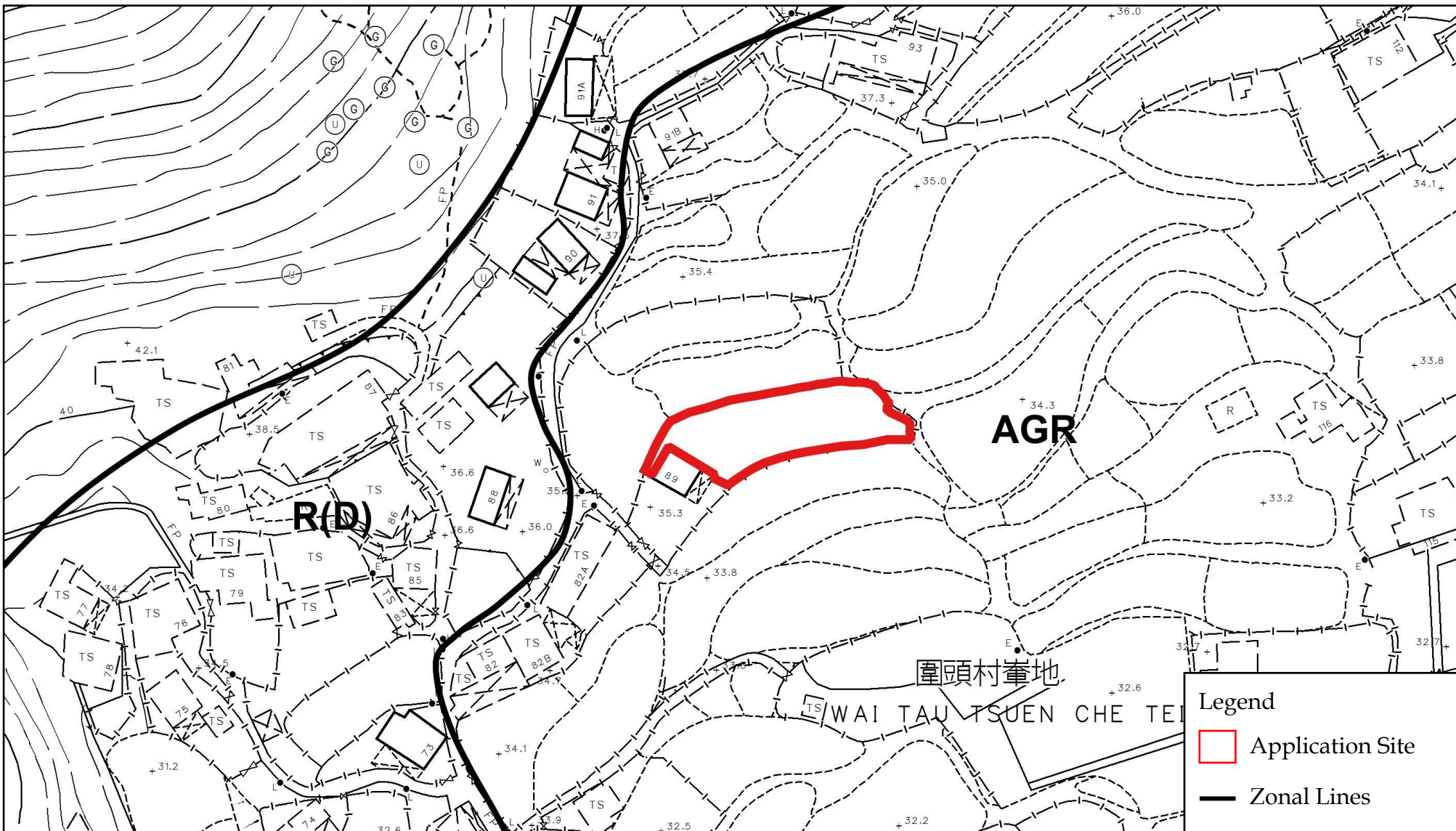
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Figure 3 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Animal Boarding Establishment for Homeless Dogs and Filling of Land for a Period of 5 Years in Wai Tau Tsuen, Tai Po

(Source: HK GEODATA STORE, HKSAR Government)



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Figure 4 : Extract of OZP and Notes

(For reference only. Not to scale.)

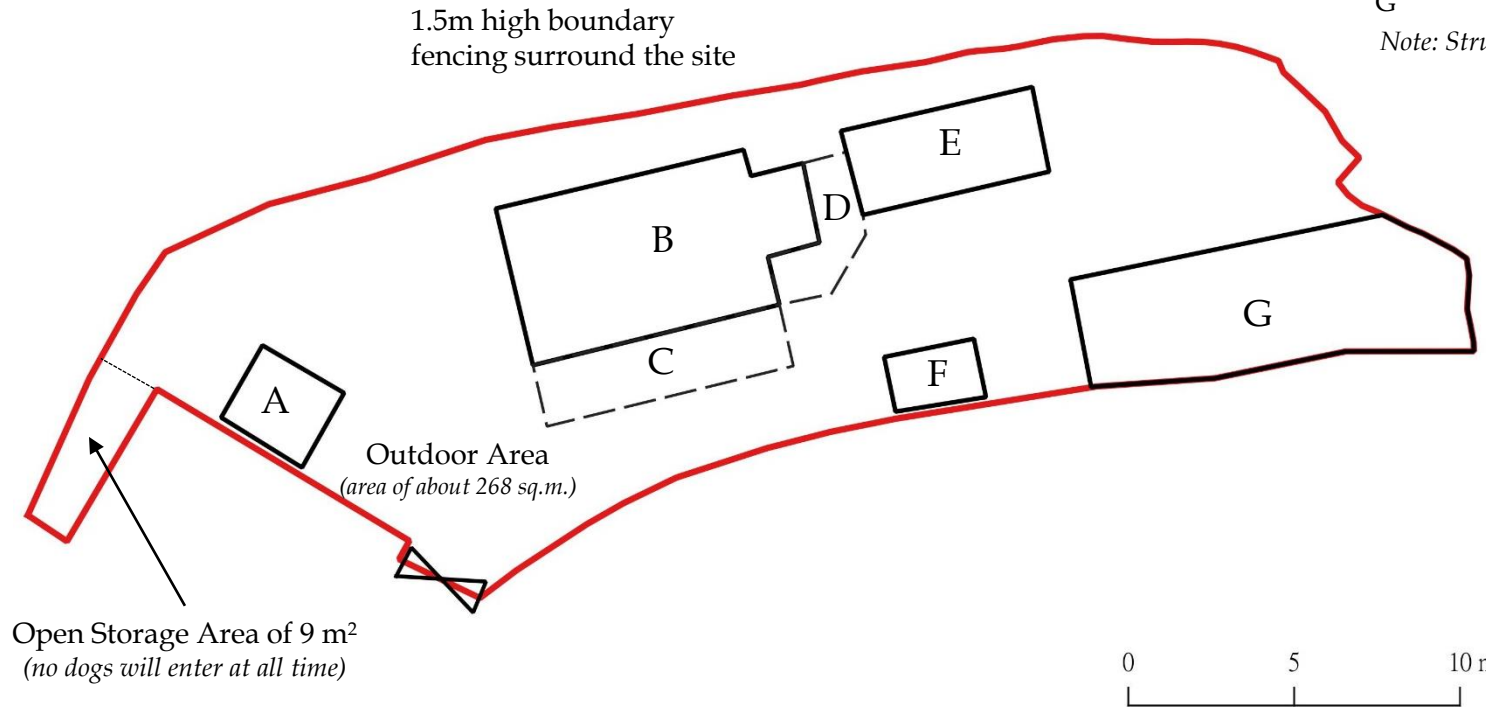
Section 16 Application for Proposed Temporary Animal Boarding
Establishment for Homeless Dogs and Filling of Land for a Period
of 5 Years in Wai Tau Tsuen, Tai Po

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)

Total Site Area: About 392 sq.m.
 Covered Area: About 137 sq.m. (A + B + C + D + E + F + G)
 Open Storage Area: about 9 sq.m.
 Outdoor Area: About 268 sq.m. (including C & D)

No.	Storey	Area (sq.m.)	Proposed Usage
A	1	8	Ancillary Storage
B	1	42	Dog Kennels with Ancillary Toilets
C	1	15	Open Shelter
D	1	7	Open Shelter
E	1	16	Dog Kennels
F	1	5	Ancillary Storage
G	1	44	Dog Kennels

Note: Structures with a height of about 3 m



Legend

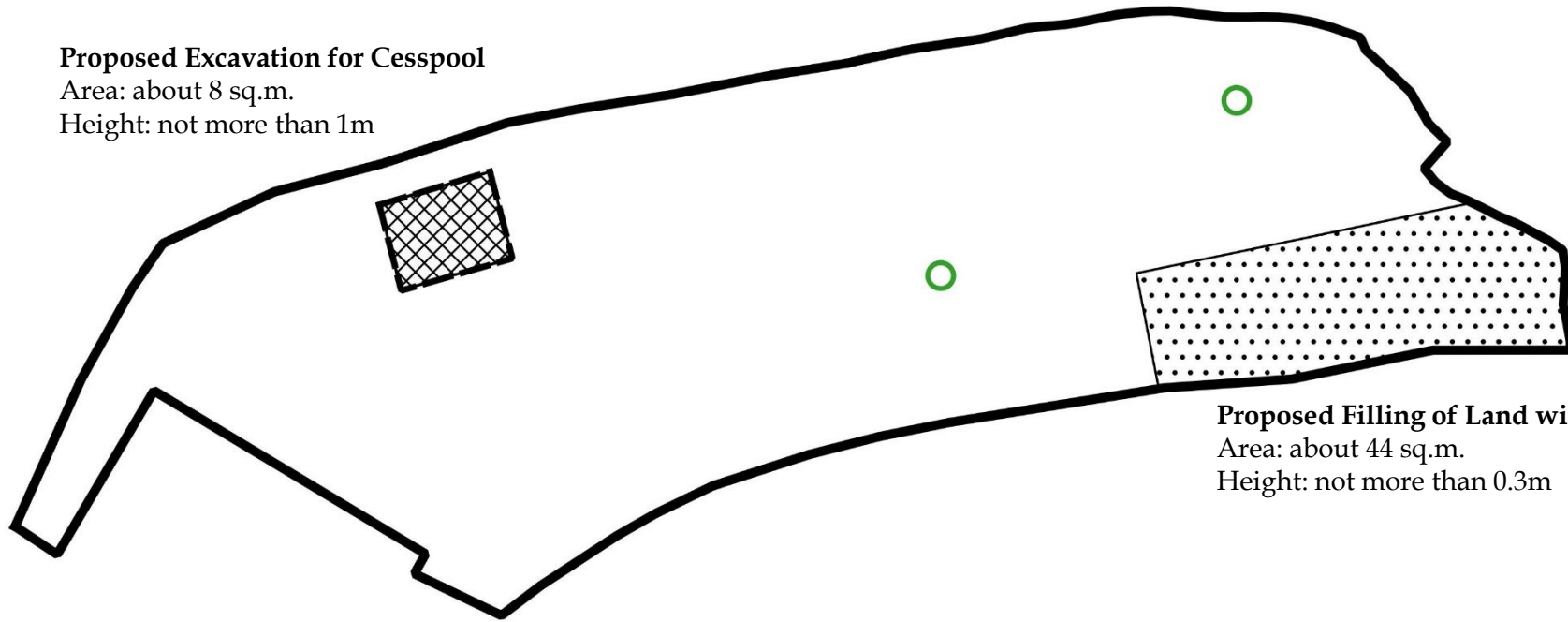
Application Site with 1.5m high boundary fencing

Gate

Proposed Excavation for Cesspool

Area: about 8 sq.m.

Height: not more than 1m







Proposed Filling of Land with concrete

Area: about 44 sq.m.

Height: not more than 0.3m

Legend

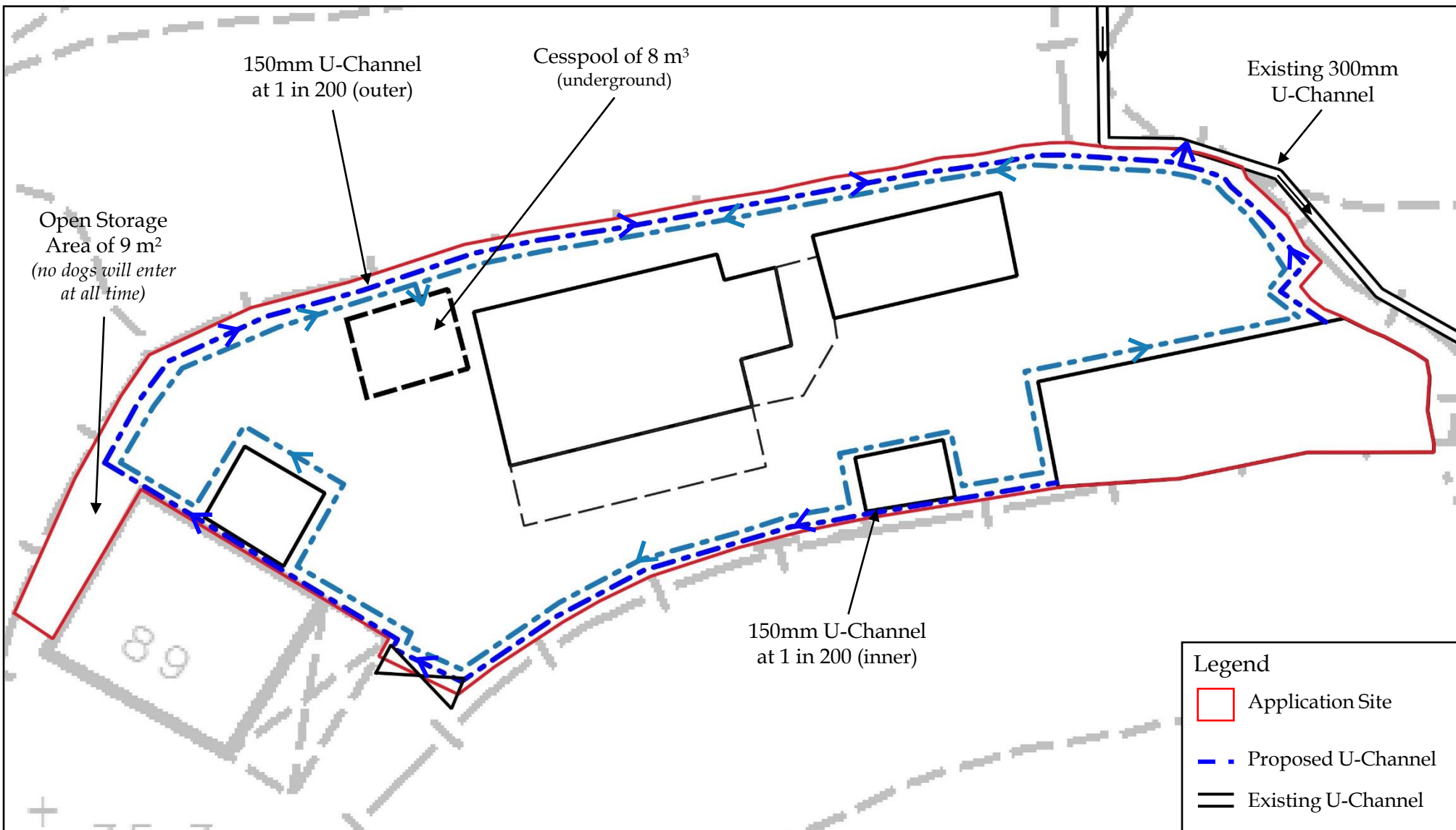
-  Application Site
-  Existing Trees
-  Proposed Filling of Land
-  Proposed Excavation for Cesspool



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Figure 6 : Proposed Filling and Excavation of Land and Existing Trees
(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Animal Boarding Establishment for Homeless Dogs and Filling of Land for a Period of 5 Years in Wai Tau Tsuen, Tai Po



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Figure 7 : Proposed Drainage Layout

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Animal Boarding Establishment for Homeless Dogs and Filling of Land for a Period of 5 Years in Wai Tau Tsuen, Tai Po

(Source: HK GEODATA STORE, HKSAR Government)

Proposed
Structures for
Dog Kennel

Existing Structures for
Proposed Dog Kennel
Ancillary Toilets and
Ancillary Storage

Existing Structure
for Proposed
Ancillary Storage



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Figure 8 : Photomontage

(For reference only.)

Section 16 Application for Proposed Temporary Animal Boarding
Establishment for Homeless Dogs and Filling of Land for a Period
of 5 Years in Wai Tau Tsuen, Tai Po