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收件者:

tpbpd/PLAND

附件:

1071最新文件.pdf; 1071新布局圖.pdf; 1071附圖1.pdf; 1071附圖
2.pdf; 1071附圖3.pdf; 602小巴附圖4.pdf; 1071附圖5.pdf; 附件
6-1.pdf; 附件6-2.pdf; 附件6-3.pdf; 附件6-4.pdf; 附件6-5.pdf

From: Wong Uncle [REDACTED]

Subject: 更新A/YL-KTN/1071補充文件

更新補充文件:A/YL-KTN/1071

- 1) 申請位置由於荒廢已久,原本是雜草叢生,場地雜草經清理後,現在只是一塊空置的土地(見附圖 1&附圖 2)以減少蚊蟲及細菌滋生,場內只保留一棵 5 米高樹木(附圖 3)
- 2)申請地點南側雖有住宅開發項目,寄養所所有動物都安排住在帶有隔音材料及良好通風系統和空調系統的封閉構築物內,場地內不允許使用公共廣播系統或吹哨子或使用揚聲器,在敏感時段,所有動物會留在封閉式的構築物內,以避免對附近居民及動物造成任何潛在的噪音滋擾,申請用途並沒有對周圍及鄰近地區交通環境潛在負面影響
- 3)擬議動物寄養設施屬於非牟利性質,由幾位愛護動物獨立義工共同管理,收容被遺棄動物,同時協助“浪浪之家”收容被遺棄動物,本舍並非‘浪浪之家’分舍,宗旨是為浪浪提供中途寄養服務,致力為浪浪尋找合適家庭領養,給浪浪一個舒適生活環境,所有營運物資皆由義工及善長人仕捐贈,當中不涉及商業性質
- 4)申請地點沒有大型裝卸活動,故場地沒有提供車位及裝卸貨位,訪客可乘綠色專線小巴 602(附圖 4)到大江埔總站下車,再步行 5 分鐘可到達(附圖 5)
- 5)剩餘的鋪砌區域用作狗狗遊樂場,為毛孩提供更多活動空間
- 6)進入申請場地已經得到相關土地擁有人同意(附件 6)
- 7)申請地點可容納 20 隻動物(貓&狗),現場工作人員 3-4 人,建議使用時間為每日早上九時至下午六時(包括星期日及公眾假期),寄養服務 24 小時運作,動物會安置在帶有隔音材料及良好通風系統和空調系統的封閉構築物中,減低對周圍環境影響

布局設計圖



構築物 1:動物寄養設施

面積:約 50 平方米

高度:約 4.5 米一層高

構築物 2:動物寄養設施

面積:約 50 平方米

高度:約 4.5 一層高

構築物 3:儲物室

面積:約 40 平方米

高度:約 4.5 米一層高

構築物 4:辦公室

面積:約 40 平方米

高度:約 4.5 米一層高

註:場內約 20 平方米用作狗狗活動範圍

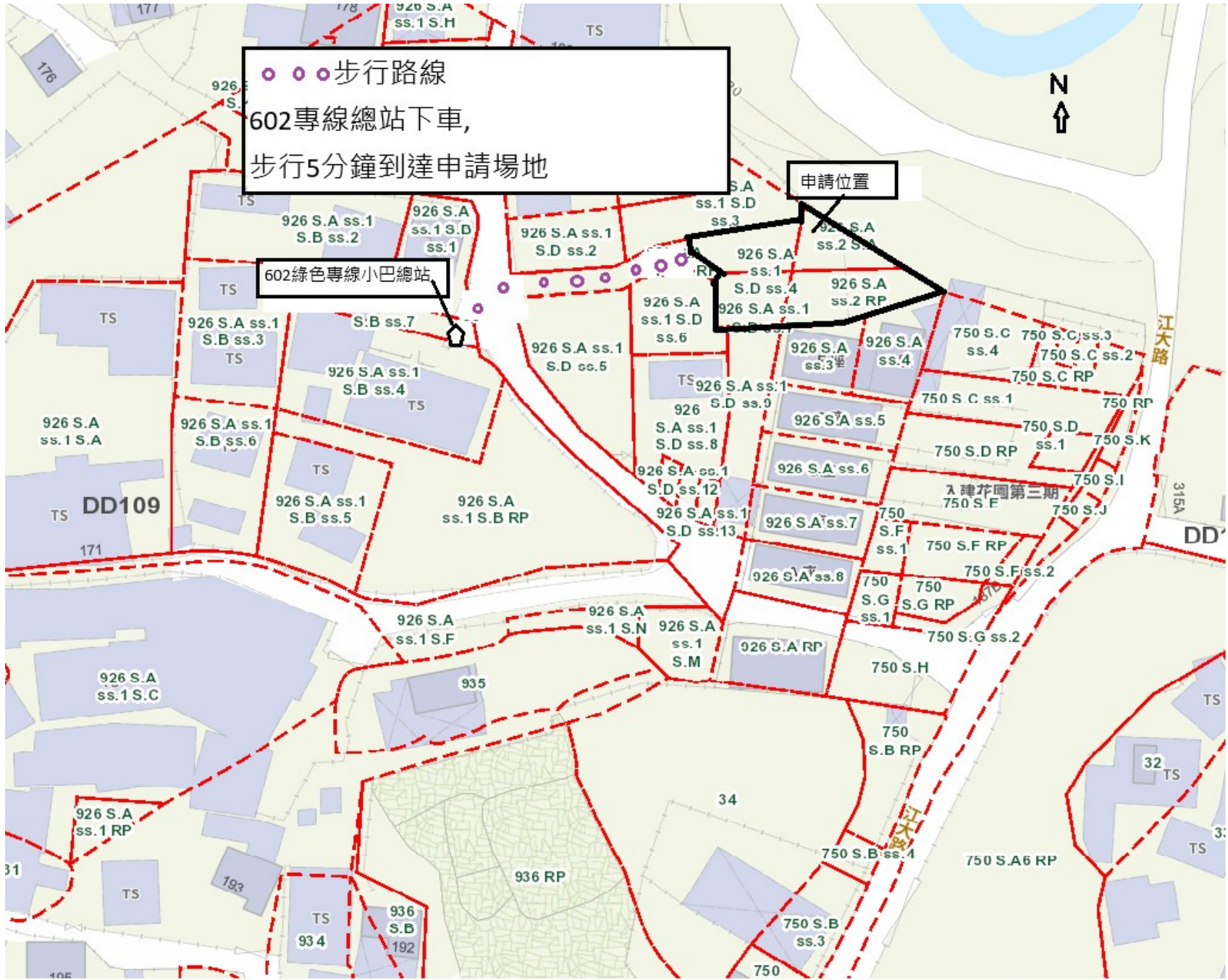
約 80 平方米草地用作狗狗遊樂場











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ADJUDICATED
 ADJUDGED NOT CHARGEABLE
 WITH ANY DUTY
 ASST. COLLECTOR

STAMP OFFICE
 A 3. 21
 HONG KONG

Adjudication Fee Paid
 HK\$ 050
 Pending Adjudication

T H I S D E E D is made the 3rd day of March
 Two Thousand and Twenty-one

BETWEEN

- (1) the Grantors described in Schedule 1 and
- (2) the Grantees described in Schedule 2.

WHEREAS the Grantors are the registered owner of the property known and registered in the Land Registry as THE REMAINING PORTION OF SECTION D OF SUBSECTION 1 OF SECTION A OF LOT NO.926 IN DEMARCATION DISTRICT NO.109 ("the said land").

WHEREAS the Grantees are the registered owners of the properties set forth opposite their respective names under the second column of Schedule 2 ("the said properties").

AND WHEREAS the Grantors had agreed with the Grantees to dedicate the said land for such right of way as hereinafter appearing.

NOW THIS DEED WITNESSES as follows :-

1. In pursuance of the said agreement and subject to the conditions hereinafter contained, the Grantors as beneficial owner hereby grant unto the Grantees full right and liberty for the Grantees and their respective successors in title and assigns, the owners and occupiers for the time being of the respective properties of the Grantees or any part thereof and their respective servants agents and licensees (in common with the Grantors and all others having the like right) at all times hereafter by day or by night to pass and repass along over and upon the said land with or without vehicles with or without animals or things for all purposes connected with the use and enjoyment of the respective properties of the Grantees but not for any other purpose whatsoever SUBJECT nevertheless and reserving to the Grantors and his successors in title the owner or owners of the said land or any part thereof the right at all times hereafter or at any time or time :-

- (a) to erect renew and maintain a gate or gates at any entrance to the said land.

PROVIDED THAT suitable entrance shall be opened to the portion of said land so that the free use and enjoyment of the right of way hereby granted in accordance with the tenor hereof shall not be impeded or obstructed TO HOLD the said right of way (subject as aforesaid) unto the Grantees for the residue of the renewed term of 24 years less the last 3 days thereof from the 1st day of July 1973 deemed to have been granted upon the right of renewal contained in the Block Government Lease relating to the said land being deemed to have been exercised by virtue of the New Territories (Renewable Government Leases) Ordinance, Cap.152) of the Laws of Hong Kong and as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). It is specifically provided that the term of this Deed shall be automatically extended and/or renewed for as long as and for as many times as the Block Government Lease shall be extended and/or renewed after its expiry on 30th day of June 2047.

2. For the avoidance of doubt, it is hereby expressly declared and agreed by the parties hereto that :-

(a) The grant of the aforesaid right of way over the said land shall not give the Grantees exclusive right to use the said land.

(b) The Grantors reserves the right from time to time to grant such further right of way over the said land or any part or parts thereof to any other owner of the adjoining or neighbouring property Provided always that such grant shall not adversely affect the grant herein.

3. In case of the resumption of the said land or part thereof by the government the Grantors shall be entitled to receive the full amount of the compensation money or ex-gratia payment from the government for the said resumption for his own use and benefit absolutely and the Grantees shall not have any right to claim and demand any compensation from the Grantors for the loss of the right of way on the said land or part thereof as a result of the said resumption.

4. The Grantees shall at their own costs and expenses to build and construct an access road upon the portion of said land and to keep the said access roads properly repaired and maintained.

5. The Grantors shall not be required to pay for the repair and maintenance of the said access road and the Grantors shall have the right to determine when the repair and maintenance works of the access road shall be carried out and the amount of contribution for the repair and maintenance works payable by the Grantees.

6. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$2,000,000.00.

SCHEDULE 1

The Grantors : CHONG PO TUEN (莊寶端) of

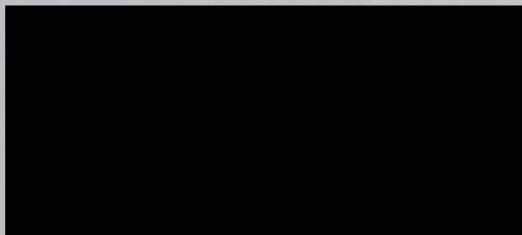


SCHEDULE 2

The Grantees

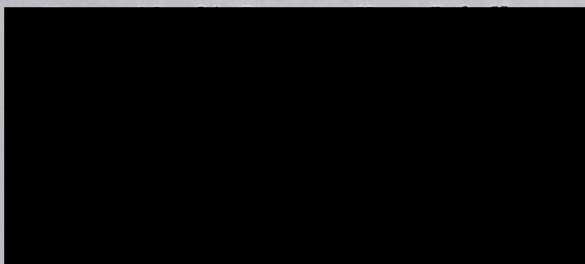
Lot owned
(in Demarcation
District No.109)

1. CHING YEE TING (程旖婷) of



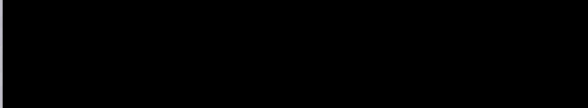
SUBSECTION 4 OF SECTION D
OF SUBSECTION 1 OF SECTION
A OF LOT NO.926 AND SECTION
A OF SUBSECTION 2 OF SECTION
A OF LOT NO.926

2. CHENG TING FUNG (鄭霆風) of



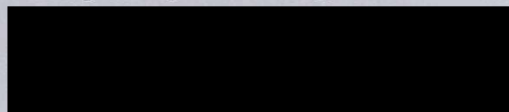
SUBSECTION 7 OF SECTION D OF
SUBSECTION 1 OF SECTION A OF
LOT NO.926 AND THE REMAINING
PORTION OF SUBSECTION 2 OF
SECTION A OF LOT NO.926

SIGNED SEALED and DELIVERED by the
Grantors (Holder of Hong Kong



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)
)

the said Zhang Anhua signed
by Chong Po Tuen (Holder of
Hong Kong Identity Card



NG KA YIN
Clerk to Messrs. Leung Kin & Co.,
Solicitors, Hong Kong. SAR

INTERPRETED by : -

NG KA YIN
Clerk to Messrs. Leung Kin & Co.,
Solicitors, Hong Kong. SAR

**I hereby verify the signature of
NG KA YIN**

LEE BEATRICE ANN
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.