

Your Ref.: A/YL-KTN/1148

Our Ref.: P22096/TL25367

5 November 2025

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

By E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Lots 1046, 1047 RP, 1049 S.A, 1049 RP (Part) and 1054 (Part)  
in D.D. 109, Yuen Long, New Territories  
(Application No. A/YL-KTN/1148)**

We write to submit FI in response to comments from the Planning Department for the captioned application.

In view of the amendments made, we enclose the following revised pages for your consideration:

1. Pages 2, 9, 12, 18 & 19 of Form S16-I;
2. Executive Summary;
3. Pages 2, 4 & 5 of Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3a**), Swept Path Analysis (**Plan 4a**) and Plan showing Proposed and Existing Filling of Land (**Plan 5a**).

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



Francis LAU

Encl.

c.c.  
DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN)

**Further Information for Planning Application No. A/YL-KTN/1148****Response-to-Comments****Comments from the Planning Department**

Contact person: Ms. Andrea YAN (Tel.: 3168 4049)

| <b>I.</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                  | <b>Responses</b>                                                                                                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.        | Please provide the internal layout and section plan of the dog kennel;                                                                                                                                                                                                                                           | Please refer to the updated Layout Plan (Plan 3a) for the internal layout of the dog kennel.                                                                                                                                                                                  |
| 2.        | Please provide justifications on why there is a need for six structures for storage use and give details on the materials to be stored in those structures;                                                                                                                                                      | The layout of the site is slightly revised. There will be four structures for storage use for a variety of items to support animals' well-being, including food and treats, food and water bowls, bedding, poop bags and scoopers, cleaning supplies, other pet supplies etc. |
| 3.        | How many dogs will be accommodated in each of the dog kennel;                                                                                                                                                                                                                                                    | About 8 dogs will be accommodated in each of the dog kennel.                                                                                                                                                                                                                  |
| 4.        | Please provide the details of the operator;                                                                                                                                                                                                                                                                      | The animal boarding establishment will be rented to an operator with Boarding Establishment Licence after planning approval has been granted from the Board.                                                                                                                  |
| 5.        | Whether the services of the proposed use are subject to a charge;                                                                                                                                                                                                                                                | The services provided by the proposed animal boarding establishment are subject to a charge.                                                                                                                                                                                  |
| 6.        | Whether a Boarding Establishment Licence for the site has been submitted/obtained;                                                                                                                                                                                                                               | The animal boarding establishment will be rented to an operator with Boarding Establishment Licence after planning approval has been granted from the Board.                                                                                                                  |
| 7.        | It is noted that the site has been filled, please clarify whether the applied filling of land is to regularize the existing hard-paving. If affirmative, please revise the filling of land plan and provide the details including the extent of existing hard-paving, filling materials and existing site level; | About 80 m <sup>2</sup> of the Site has been filled with asphalt of about 0.1 m in depth. The existing paving will be removed and it is proposed to be filled with concrete of about 0.1m in depth. Please refer to the revised filling of land plan (Plan 5a) for details.   |
| 8.        | Please provide details on why the site has been filled before obtaining planning permission;                                                                                                                                                                                                                     | Part of the Site is the subject of a previous approved application no. A/YL-KTN/891 for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary                                                                                                |

|     |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                            |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                                                                                                                                                                                                      | Facilities for a Period of 5 years and Filling of Land’, which was approved by the Town Planning Board on 24.11.2023. The portion of land which has been filled has obtained relevant planning permission. |
| 9.  | Please provide the estimated number of visitors and staffs per day;                                                                                                                                                                                                                                                                                  | The estimated maximum number of visitors is about 15 per day and there will be about 5-6 staff at the site.                                                                                                |
| 10. | Noting from the estimated trip generation table that there will be about two trips per hour during the operation hours, please provide justifications on why eight parking spaces are needed for the proposed use;                                                                                                                                   | Please see the revised estimated trip generation table on para. 19 of the Planning Statement (Appendix I).                                                                                                 |
| 11. | Please confirm no open storage and storage use within the structures (except ancillary storage) within the site;                                                                                                                                                                                                                                     | There will be no open storage and storage use within the structures (except ancillary storage) within the site.                                                                                            |
| 12. | Whether outdoor activity areas for dogs will be provided;                                                                                                                                                                                                                                                                                            | There will be outdoor activity areas for dogs within the site.                                                                                                                                             |
| 13. | Applicant and the relevant lot owner(s) should note that planning enforcement actions will be undertaken if the site is used for uses/developments other than the proposed use should the current application be approved by the Town Planning Board;                                                                                                | Noted.                                                                                                                                                                                                     |
| 14. | Considering the large site area and number of structures and filling of land is involved, and the site is in close proximity to the “GB” zone to the north of the site, please provide drainage proposal and fire service installation proposals to demonstrate that there is no adverse drainage and fire safety impacts from the proposed use; and | Drainage proposal and fire service installation proposal will be submitted when they are available.                                                                                                        |
| 15. | There is an existing pole and overhead electric line within the site which will be in conflict with one of the proposed structure.                                                                                                                                                                                                                   | The layout of the site is slightly revised. Please refer to the revised Layout Plan (Plan 3a) for details.                                                                                                 |

- END -

|                                 |                         |  |
|---------------------------------|-------------------------|--|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 |  |
|                                 | Date Received<br>收到日期   |  |

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

|                                            |
|--------------------------------------------|
| <b>1. Name of Applicant 申請人姓名/名稱</b>       |
| Promise Luck Limited (達一有限公司) (Company 公司) |

|                                                                     |
|---------------------------------------------------------------------|
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b> |
| Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司) |

|                                                                                                             |                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3. Application Site 申請地點</b>                                                                             |                                                                                                                                                                                                                                                  |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址／地點／丈量約份及地段號碼（如適用） | Lot Nos. 1046, 1047 RP, 1049 S.A, 1049 RP (Part) and 1054 (Part) in D.D. 109, Yuen Long, New Territories                                                                                                                                         |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及／或總樓面面積                                           | <input checked="" type="checkbox"/> Site area 地盤面積 8951 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 3303 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積（倘有）                                             | ..... sq.m 平方米 <input type="checkbox"/> About 約                                                                                                                                                                                                  |

**(v) *For Type (v) application* 供第(v)類申請**

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

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

|                                                   |                                                                        |                                             |
|---------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------|
| Proposed gross floor area (GFA) 擬議總樓面面積           | 3303..... sq.m 平方米                                                     | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | 0.37.....                                                              | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | 36.9..... %                                                            | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | 15.....                                                                |                                             |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 1..... storeys 層                                                       |                                             |
|                                                   | <input type="checkbox"/> include 包括 ..... storeys of<br>basements 層地庫  |                                             |
|                                                   | <input type="checkbox"/> exclude 不包括 ..... storeys of<br>basements 層地庫 |                                             |
| Proposed building height of each block 每座建築物的擬議高度 | ..... mPD 米(主水平基準上)                                                    | <input type="checkbox"/> About 約            |
|                                                   | 5..... m 米                                                             | <input checked="" type="checkbox"/> About 約 |
| <input type="checkbox"/> Domestic part 住用部分       |                                                                        |                                             |
| GFA 總樓面面積                                         | ..... sq. m 平方米                                                        | <input type="checkbox"/> About 約            |
| number of Units<br>單位數目                           | .....                                                                  |                                             |
| average unit size<br>單位平均面積                       | ..... sq. m 平方米                                                        | <input type="checkbox"/> About 約            |
| estimated number of residents<br>估計住客數目           | .....                                                                  |                                             |

| <b>8. Vehicular Access Arrangement of the Development Proposal</b><br><b>擬議發展計劃的行車通道安排</b> |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？                     | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><br><u>Kong Tai Rd via a track</u><br><br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><br><input type="checkbox"/>                                                                        |
| Any provision of parking space for the proposed use(s)?<br>是否有為擬議用途提供停車位？                  | Yes 是                                                 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示)<br>Private Car Parking Spaces <u>6</u><br>私家車車位<br>Motorcycle Parking Spaces _____<br>電單車車位<br>Light Goods Vehicle Parking Spaces <u>2</u><br>輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces _____<br>中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces _____<br>重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____ |
|                                                                                            | No 否                                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                |
| Any provision of loading/unloading space for the proposed use(s)?<br>是否有為擬議用途提供上落客貨車位？     | Yes 是                                                 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示)<br>Taxi Spaces _____<br>的士車位<br>Coach Spaces _____<br>旅遊巴車位<br>Light Goods Vehicle Spaces _____<br>輕型貨車車位<br>Medium Goods Vehicle Spaces _____<br>中型貨車車位<br>Heavy Goods Vehicle Spaces _____<br>重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____                                                                          |
|                                                                                            | No 否                                                  | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                     |

| Gist of Application 申請摘要                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                               |                                                                                                                                                                                                                                                                                                                |                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) |                                                                                                                                               |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| Application No.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                             | (For Official Use Only) (請勿填寫此欄)                                                                                                              |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| Location/address<br>位置／地址                                                                                                                                                                                                                                                                                                                                                                                           | Lot Nos. 1046, 1047 RP, 1049 S.A, 1049 RP (Part) and 1054 (Part) in D.D. 109, Yuen Long, New Territories                                      |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                                   | 8951 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                          | Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11                                                                                    |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                        | "Agriculture" ( "AGR" )                                                                                                                       |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| Applied use/<br>development<br>申請用途／發展                                                                                                                                                                                                                                                                                                                                                                              | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years             |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                               | sq.m 平方米                                                                                                                                                                                                                                                                                                       | Plot Ratio 地積比率                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Domestic<br>住用                                                                                                                                | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                                                                                                                                                                                                                                 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於              |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Non-domestic<br>非住用                                                                                                                           | 3303 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                                                                                                                                                                                                                 | 0.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                                                                                                                                                                                                                                                                                                                                                                                            | Domestic<br>住用                                                                                                                                |                                                                                                                                                                                                                                                                                                                |                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Non-domestic<br>非住用                                                                                                                           | 15                                                                                                                                                                                                                                                                                                             |                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Composite<br>綜合用途                                                                                                                             |                                                                                                                                                                                                                                                                                                                |                                                                                             |
| (iii) Building height/No. of storeys<br>建築物高度／層數                                                                                                                                                                                                                                                                                                                                                                    | Domestic<br>住用                                                                                                                                | m 米<br><input type="checkbox"/> (Not more than 不多於)<br>mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)                                                                                                                                                                                           |                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                               | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Non-domestic<br>非住用                                                                                                                           | 5 m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)                                                                                                                                                                              |                                                                                             |

|                                                                                      |                                                                     |                                                     |                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                      |                                                                     | 1                                                   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|                                                                                      | Composite<br>綜合用途                                                   |                                                     | m 米<br><input type="checkbox"/> (Not more than 不多於)                                                                                                                                                                                                                                                                        |
|                                                                                      |                                                                     |                                                     | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)                                                                                                                                                                                                                                                              |
|                                                                                      |                                                                     |                                                     | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)            |
| (iv) Site coverage<br>上蓋面積                                                           | 36.9 % <input checked="" type="checkbox"/> About 約                  |                                                     |                                                                                                                                                                                                                                                                                                                            |
| (v) No. of units<br>單位數目                                                             |                                                                     |                                                     |                                                                                                                                                                                                                                                                                                                            |
| (vi) Open space<br>休憩用地                                                              | Private 私人                                                          | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Public 公眾                                                           | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |                                                                                                                                                                                                                                                                                                                            |
| (vii) No. of parking<br>spaces and loading /<br>unloading spaces<br>停車位及上落客貨<br>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                                    |                                                     | 6                                                                                                                                                                                                                                                                                                                          |
|                                                                                      | Motorcycle Parking Spaces 電單車車位                                     |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Light Goods Vehicle Parking Spaces 輕型貨車泊車位                          |                                                     | 2                                                                                                                                                                                                                                                                                                                          |
|                                                                                      | Medium Goods Vehicle Parking Spaces 中型貨車泊車位                         |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位                          |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Others (Please Specify) 其他 (請列明)                                    |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Taxi Spaces 的士車位                                                    |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Coach Spaces 旅遊巴車位                                                  |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Light Goods Vehicle Spaces 輕型貨車車位                                   |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Medium Goods Vehicle Spaces 中型貨車車位                                  |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Heavy Goods Vehicle Spaces 重型貨車車位                                   |                                                     |                                                                                                                                                                                                                                                                                                                            |
|                                                                                      | Others (Please Specify) 其他 (請列明)                                    |                                                     |                                                                                                                                                                                                                                                                                                                            |



### Executive Summary

1. The application site (the Site) is on Lot Nos. 1046, 1047 RP, 1049 S.A, 1049 RP (Part) and 1054 (Part) in D.D. 109, Yuen Long, New Territories.
2. The site area is about 8,951 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 15 single-storey temporary structures are proposed for dog kennels, storeroom and other ancillary use. The gross floor area is about 3,303 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1046 號、第 1047 號餘段、第 1049 號 A 分段、第 1049 號餘段（部分）及第 1054 號（部分）。
2. 申請地點的面積約 8,951 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時動物寄養所運附屬設施及相關的填土工程（為期 5 年）」。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 15 個單層臨時構築物作狗房、儲物室和其他附屬用途，總樓面面積約 3,303 平方米。
6. 辦公時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

| No.   | Use              | Floor Area<br>(ab.) (m²) | Covered Area<br>(ab.) (m²) | Height<br>(ab.) (m) | No. of<br>Storey |
|-------|------------------|--------------------------|----------------------------|---------------------|------------------|
| 1     | Reception        | 225                      | 225                        | 5                   | 1                |
| 2     | Ancillary office | 225                      | 225                        |                     |                  |
| 3     | Storeroom        | 225                      | 225                        |                     |                  |
| 4     | Dog Kennel       | 225                      | 225                        |                     |                  |
| 5     | Dog Kennel       | 225                      | 225                        |                     |                  |
| 6     | Dog Kennel       | 225                      | 225                        |                     |                  |
| 7     | Storeroom        | 153                      | 153                        |                     |                  |
| 8     | Dog Kennel       | 225                      | 225                        |                     |                  |
| 9     | Ancillary office | 225                      | 225                        |                     |                  |
| 10    | Dog Kennel       | 225                      | 225                        |                     |                  |
| 11    | Dog Kennel       | 225                      | 225                        |                     |                  |
| 12    | Dog Kennel       | 225                      | 225                        |                     |                  |
| 13    | Storeroom        | 225                      | 225                        |                     |                  |
| 14    | Dog Kennel       | 225                      | 225                        |                     |                  |
| 15    | Storeroom        | 225                      | 225                        |                     |                  |
| Total |                  | <u>3,303</u>             | <u>3,303</u>               |                     |                  |
|       |                  | Plot Ratio               | Site Coverage              |                     |                  |
|       |                  | 0.37                     | 36.9%                      |                     |                  |

9. The Proposed Development serves to meet the large demand for animal boarding services in the area.
10. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
11. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 64 nos. of dog.
12. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
13. 6 nos. of parking space for private cars and 2 nos. of parking space for light goods vehicles (LGV) are provided for visitors and daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
14. About 80 m<sup>2</sup> of the Site has been filled with asphalt of about 0.1 m in depth (existing ground level at +12.1 mPD). The existing paving will be removed and it is proposed to be filled with concrete of about 0.1 m in depth. The remaining area of the Site (about 8,871 m<sup>2</sup>) is proposed to be filled with concrete of about 0.2 m in depth (existing ground level at +12.0 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring (**Plan 5**).

### Similar Applications

15. There are 13 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

18. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage of construction materials, vehicle parks, grassland, vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

#### Traffic

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

|                    | Attractions      | Generations      |
|--------------------|------------------|------------------|
| 09:00 – 10:00      | 2                | 0                |
| 10:00 – 11:00      | 4                | 1                |
| 11:00 – 12:00      | 3                | 2                |
| 12:00 – 13:00      | 0                | 3                |
| 13:00 – 14:00      | 0                | 2                |
| 14:00 – 15:00      | 1                | 1                |
| 15:00 – 16:00      | 2                | 1                |
| 16:00 – 17:00      | 3                | 2                |
| 17:00 – 18:00      | 3                | 3                |
| 18:00 – 19:00      | 0                | 3                |
| <b>Total Trips</b> | <b><u>18</u></b> | <b><u>18</u></b> |

20. Morning Peak is defined as 10:00a.m. to 12:00p.m. whereas afternoon peak is defined as 4:00p.m. to 6:00p.m.
21. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. 6 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided for visitors and daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

#### Fire Safety

23. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSIs) for the Director of Fire Services (D of FS)' consideration when it is available. The Applicant will proceed to implement the FSIs at the Site once it is accepted by the D of FS.

#### Drainage

24. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development when it is available. The Applicant will implement the drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

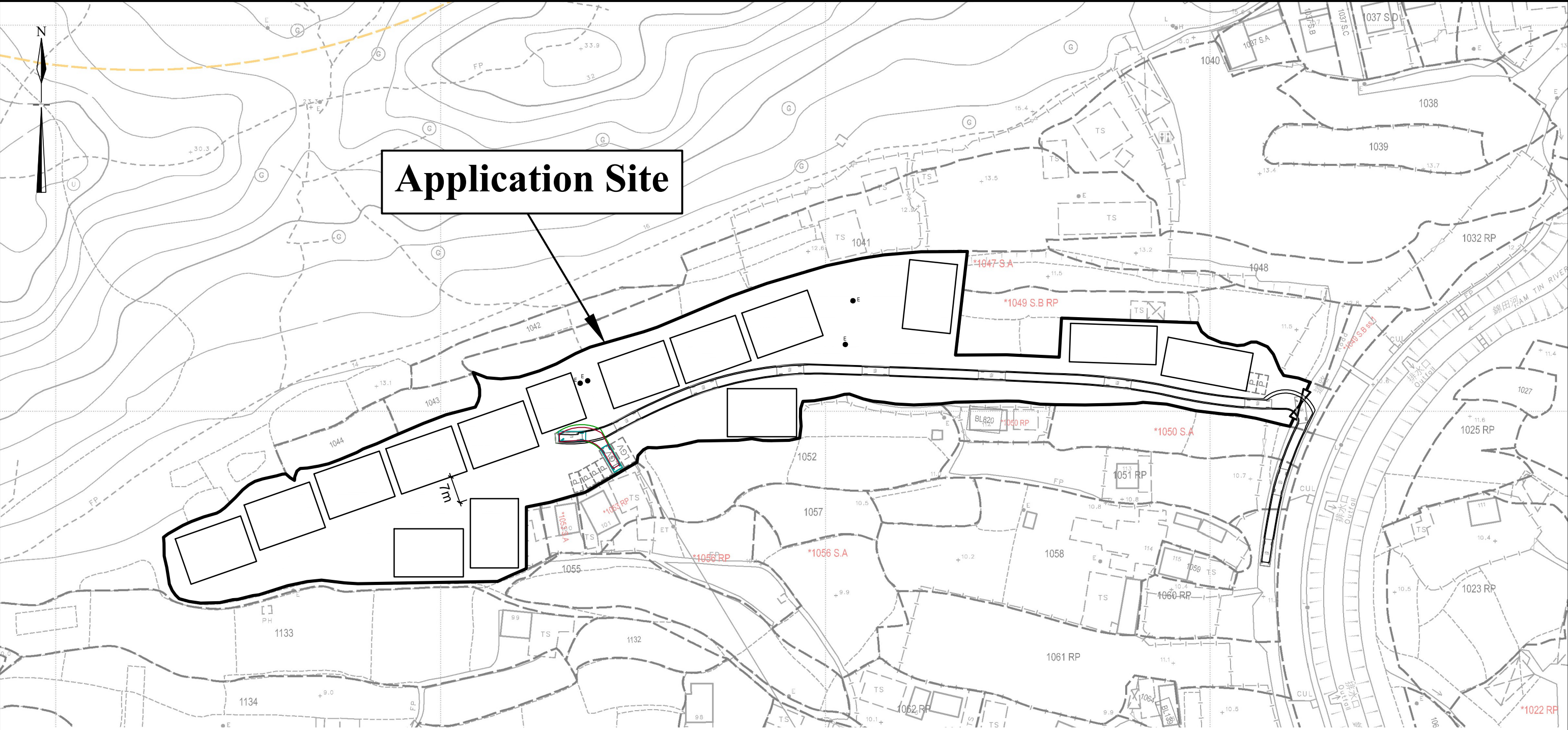
Environment

25. All dogs will stay in the kennels from 7:00 p.m. to 9:00 a.m. and no dog training sessions will be carried out during this period. No public announcement systems, whistle blowing, or portable loudspeaker will be allowed. Potential adverse noise impacts to the surrounding areas are not anticipated.
26. The Applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

- End -







# Legend

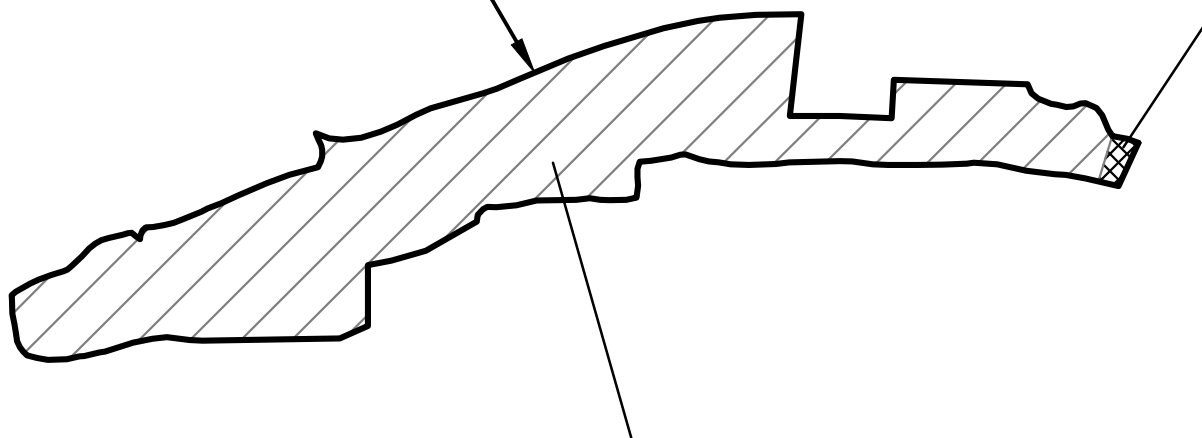
- [ LGV ] Parking space for light goods vehicle  
(7m (L) x 3.5m (W))
- [ P ] Parking space for private cars  
(5m (L) x 2.5m (W))
- ⌵ Vehicular Ingress / Egress
- [ LGV ] Light goods vehicle  
(7m (L) x 2.5m (W))

|               |                     |                                    |
|---------------|---------------------|------------------------------------|
| 1:1000 (A3)   | Swept Path Analysis | Goldrich Planners & Surveyors Ltd. |
| November 2025 |                     | Plan 4a<br>( P 22096 )             |

Lots 1046, 1047 RP, 1049 S.A, 1049 RP(part) and 1054(part) in D.D. 109  
Kam Tin, Yuen Long



**Application Site**



**This portion of site (about 80m<sup>2</sup>)  
has been paved with asphalt of about 0.1m in depth  
(from 12.1 mPD to 12.2 mPD)  
The existing paving will be removed and is proposed to  
be filled with concrete of about 0.1m in depth  
(from 12.1mPD to 12.2mPD)**

**The remaining area of site(about 8,871 m<sup>2</sup>) will be paved with  
concrete of about 0.2m in depth  
(from 12.0mPD to 12.2mPD)  
to provide waterproof surface for erection of structure  
and vehicle maneuvering**

**Not to scale**

**Plan Showing Proposed and Existing Filling of Land**

**Goldrich Planners &  
Surveyors Ltd.**

**November 2025**

Lots 1046, 1047 RP, 1049 S.A, 1049 RP(part) and 1054(part) in D.D. 109  
Kam Tin, Yuen Long

**Plan 5a  
( P 22096 )**