

---

寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年04月08日星期三 18:48  
收件者: tpbpd/PLAND  
副本: Ivan Sze Yuet FUNG/PLAND  
主旨: Application No. A/YL-KTN/1223 Supplementary Information  
附件: 107 1344 20260408.pdf  
類別: Internet Email

Town Planning Board,

Please see the attachment for the supplementary document of S16 Application A/YL-KTN/1223. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours faithfully,  
Mr. Tang

## **Planning Statement**

### **1. Background**

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1344 in D.D. 107, Kam Tin North, Yuen Long, New Territories (the application site) for ‘Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’ (the development).

The Application Site is operating an ‘animal boarding establishment’ to serve the nearby locals. This planning application is applying a Permission for Temporary Use or Development in Rural Areas. The Application Site is partly covered by trees and partly covered in concrete.

### **2. Planning Context**

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is a column two use within the “AGR” zone, which requires planning permission from the Board with or without conditions on application. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 5 years would better utilize agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

The Site is the subject of a previous application (No. A/YL-KTN/757) for ‘animal boarding establishment’ use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis for a period of 5 years in 2021. The applicant has made effort and complied with all approval conditions of the previous application, details are shown as at Table 1 below:

**Table 1 - Details of Compliance with Approval Conditions of the Previous Application (No. A/YL-KTN/757)**

Approval Conditions of Application No. A/YL-KTN/757		Date of Compliance
(f)	the provision of a 2.5m high solid metal wall along the site boundary	20.7.2022
(g)	the submission of a drainage proposal	28.7.2022
(h)	the implementation of the drainage proposal	18.2.2025
(j)	the submission of a water supply for firefighting and fire service installations proposal	2.8.2022
(k)	the implementation of the water supply for firefighting and fire service installations proposal	22.11.2023

### 3. Development Proposal

The site occupies an area of 1,520 m<sup>2</sup> (about) (Appendix 2). The structure is provided at the Site for animal boarding establishment, office, staff lounge and electric meter room with total GFA of 558.5 m<sup>2</sup> (about). Ancillary facilities (i.e. office, staff lounge and electric meter room) are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays, 24 hours per day, including public holidays. The number of staff working at the Site is 3. Dogs are the only species that will be kept on the application site, with no more than 50 dogs staying in application site. Details of development parameters are shown at Table 2 below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	1,520 m <sup>2</sup> (About)
<b>Covered Area</b>	558.5 m <sup>2</sup> (About)
<b>Uncovered Area</b>	961.5 m <sup>2</sup> (About)
<b>Plot Ratio</b>	
	0.37 (About)
<b>Site Coverage</b>	
	36.7% (About)
<b>Number of Structure</b>	
	8
<b>Total GFA</b>	
	558.5 m <sup>2</sup> (About)
<b>Building Height</b>	
	Not Exceeding 3.5m
<b>No. of Storey</b>	
	1

The Application Site is partly covered with concrete of not more than 0.3 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing levels is +23.5 mPD, which is about 1,451.1 m<sup>2</sup> (About 95.5% of the Application site area) (Appendix 4). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Fung Kut Heung Road. 4 parking space for private cars (PC) and 1 LGV loading/unloading space are provided at the Application Site for staff/customer parking and transportation of goods use. Advance booking is required to access the Application Site for visitors: this is intended to regulate the number of visitors and vehicles at the Application Site to avoid affecting the public and surrounding environment. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 3 below:

**Table 3 – Parking Provision**

Type of Space(s)	No. of Space(s)
Parking space for Private Car (PC) - 2.5m (W) x 5m (L)	4
Loading / Unloading space for Light-goods vehicle (LGV) - 3.5m (W) x 7m (L)	1

Only Private Cars and LGV are allowed to enter/exit the Application Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit the Application Site. The trip generation and attraction rates are as shown at Table 4 below.

**Table 4 – Trip Generation and Attraction of the Proposed Development**

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at 09:00-11:59	2	2	1	0	5
Trips at 12:00-23:59	2	2	0	1	5
Trips at 00:00-08:59	0	0	0	0	0

Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with during the planning approval period.

#### 4. Conclusion

The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of FSIs proposal, the accepted drainage proposal under the previous application No. A/YL-KTN/757 and the as-built drainage plan showing the existing drainage facilities on the Site to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'.

## 補充文件

該補充文件是錯誤包含在文件內，現已移除。

寄養所運作方面，本申請只會接待狗隻。本申請在營業時間外會有動物在寄養所內過夜，全日不超過 50 隻寵物。在非營業時間，動物不會到戶外，只留在寄養所內，以免影響周遭。

在非營業時間，動物不會到戶外，所有動物會留在寄養所內。申請範圍內的寄養所計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，提供良好的寄養空間。並使用隔音及隔熱的鋁板作為的牆身及頂部，鋁板與鋁板之間有聚氨酯，並以組合屋或以預製件組裝合成的方式興建，下圖為物料參考圖：

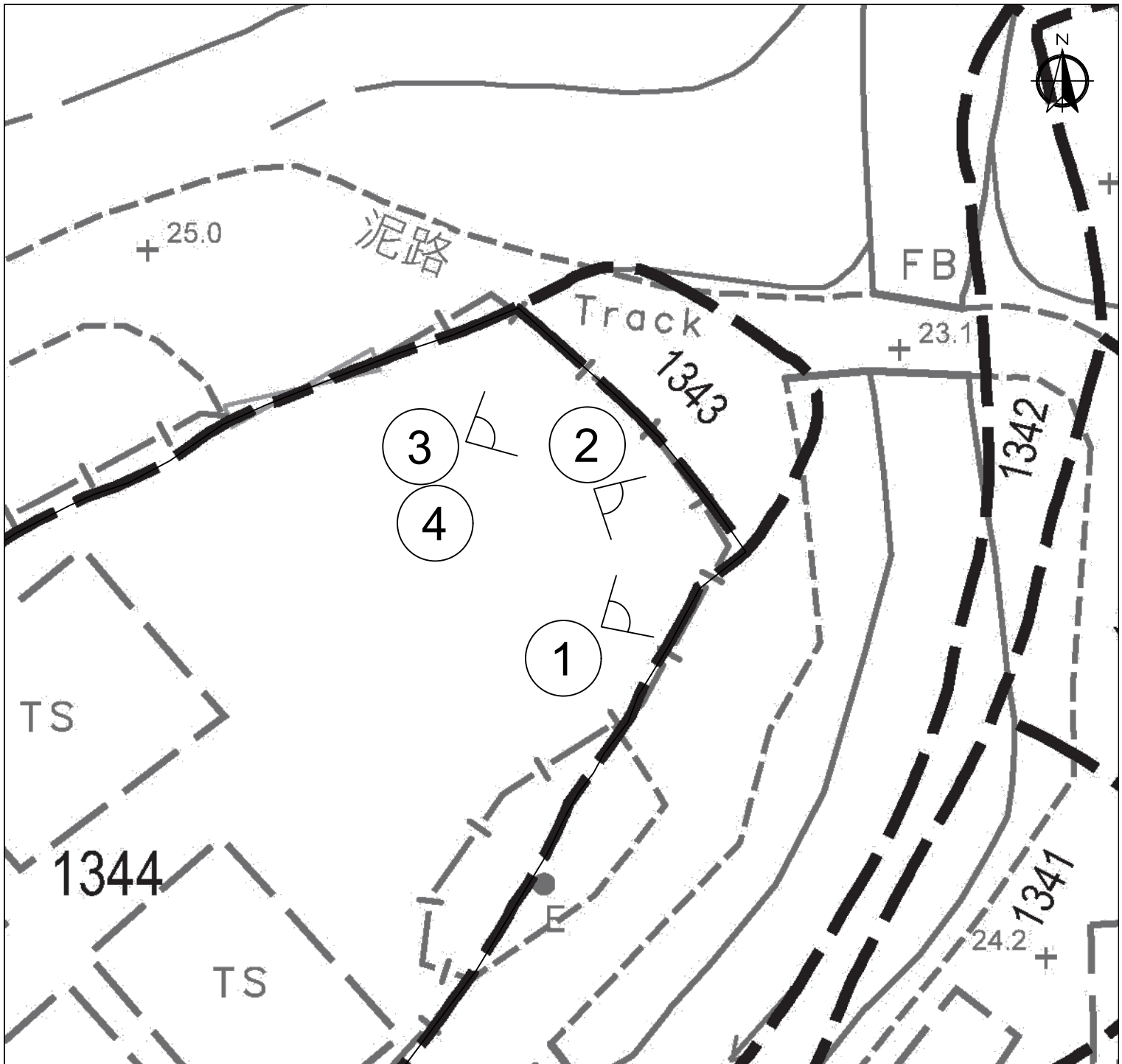


由於寄養所已用上能夠隔音及隔熱的鋁板，現場會沿用舊有金屬實心物料「鋅鐵皮」，現已將申請地點圍起，高度約 2.5 米，進一步降低外來刺激刺激動物，以減少影響環境及附近居民。

本申請禁止使用喇叭及任何擴音設備進行廣播，以免為附近環境產生不良影響。

此申請是用作收流留流狗，不是以收費形式運作，無需向漁農自然護理署。

申請地點內的樹會全部保留。



Legend:

◁ Viewing Point

Appendix 8

Location: DD 107 Lot 1344  
App. No.: A/YL-KTN/1223

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 8 April 2026

Viewing Point (Tree)

臨時動物寄養所連附屬設施  
及相關填土工程(為期5年)

Temporary Animal Boarding Establishment with  
Ancillary Facilities and Associated Filling of Land  
For a Period of 5 Years

SCALE

1:250

@A4

For Identification Only

Drawing No.:

8

Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lot 1344 in D.D. 107, Tai Tong, Yuen Long, New Territories

現場相片：



Photo 1



Photo 2



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例

A 9256080

FSD Ref.:  
消防處編號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client / 顧客姓名: 專業商場  
 Name of Building / 樓宇名稱:   
 Street No./Town Lot / 門牌號數/市地段: DDI07 LOT 1344 Street/Road/Estate Name / 街道/屋苑名稱: 錦田達古鄉  
 Block / 座: District / 分區: 元朗 Area / 地區:  HK 香港  K 九龍  NT 新界  
 Type of Building / 樓宇類型:  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社區

**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
11	6 x 應急照明燈 (a & b Model: TS-EL 2033)	As Above	Conforms with FSD requirements	28-11-2024	27-11-2025

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改装/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMM/YY)
				Reserved	

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**  
 This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature / 受權人簽署:   
 Name / 姓名: LI SAU PING  
 FSD/RC No. / 消防處註冊號碼: RC 2/163 RC 1/60  
 Company Name / 公司名稱: Intercept Fire & Security Tech.Ltd  
 Telephone / 聯絡電話:   
 Date / 日期: 29-11-2024

For FSD use only:  
  
 Inspected  
  
 Key-in



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處核號

消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 9271953

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client / 顧客姓名: 專業狗場

Name of Building / 樓宇名稱: [Blank]

Street No./Town Lot / 門牌號數/市地段: DD107 LOT 1344

Street/Road/Estate Name / 街道/屋苑名稱: 錦田達吉鄉

Block / 座: [Blank]

District / 分區: 元朗

Area / 地區:  HK 香港  K 九龍  NPT 新界

Type of Building / 樓宇類型:  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社區

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
24	7 x 3 KG DRY POWDER TYPE F.E.	As Above	Conforms with FSD requirements	28-11-2024	27-11-2025
	1 x 4 KG DRY POWDER TYPE F.E.	"	Conforms with FSD requirements	"	"

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**  
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature / 受權人簽署: [Signature]

Name / 姓名: Cheung Wai Keung

FSD/RC No. / 消防處註冊號碼: RC 3/456

Company Name / 公司名稱: Intercept Fire & Security Tech.Ltd

Telephone / 聯絡電話: [Redacted]

Date / 日期: 29-11-2024

For FSD use only:

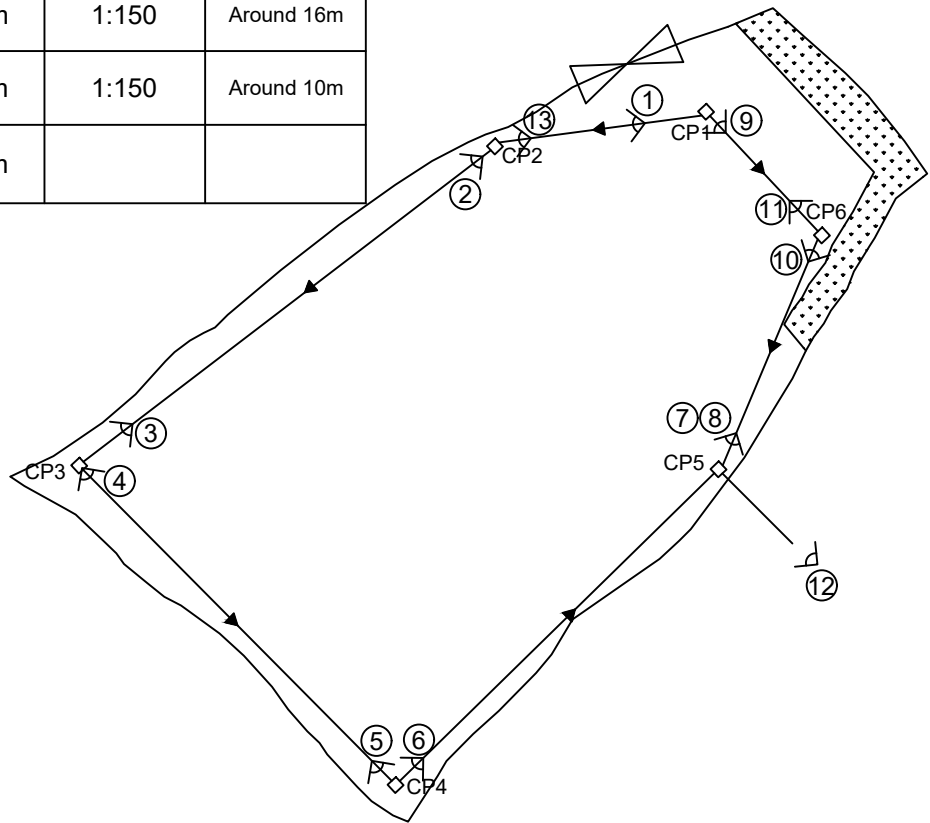
Inspected

Key-in



### Existing Drainage Details

	Width	Depth	Falling Ratio	Length of surface channel
From CP1 to CP2	325mm	300mm	1:150	Around 13m
From CP2 to CP3	400mm	400mm	1:150	Around 33m
From CP3 to CP4	400mm	425mm	1:150	Around 29m
From CP4 to CP5	500mm	600mm	1:150	Around 29m
From CP6 to CP5	400mm	470mm	1:150	Around 16m
From CP1 to CP6	325mm	300mm	1:150	Around 10m
Discharge Pipe	600mm	600mm		



**Legend:**

- Existing Catchpit
- Existing U-Channel
- ▶ Water Flow
- ⊗ Ingress/egress
- ◁ Viewing Point
- Grassland (Soil and Tree)

Appendix 7

Location: DD 107 Lot 1344  
App. No.: A/YL-KTN/1223

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 8 April 2026

Viewing Point

視點圖

臨時動物寄養所連附屬設施  
及相關填土工程(為期5年)

Temporary Animal Boarding Establishment with  
Ancillary Facilities and Associated Filling of Land  
For a Period of 5 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

7-01

**Site Photos for Condition H (D.D. 107 Lot 1344)**

