

寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年05月15日星期五 11:51  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1223 - Departmental Comments  
附件: AYL-KTN 1223 20260515.pdf  
  
類別: Internet Email

To whom may concern,

Please see the attachment for the further information on the departmental comment from TD, TPB, updated FSI, updated application form, updated proposed layout plan and filling of land plan. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,  
Mr. Tang

<image001.png><image002.png><image003.png>

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1223 的查詢**

收悉 貴委員會對 A/YL-KTN/1223 申請的查詢，現以書面回覆。

申請範圍內共有 8 棵樹，全部將會保留，並會定期修剪及保養。

本申請不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

「大樹下東路」為錯誤，並已在 2026 年 4 月 8 日的補充文件更改，預計車流量亦已更正。

本申請最多容納不超過 50 隻狗隻。

本寄養所屬於個人營運，暫未計畫與義工團隊合作。寄養所會以「怪獸家族」名義運作，「怪獸家族」是獨立義工開設的專頁，主力幫助流浪及被遺棄的狗隻尋家，不會收取任何費用，因此未有計畫向有關署方申請動物寄養所牌照。

當收到有流浪狗的資訊，會安排人手或聯絡義工前往接手，之後送往寄養所，本申請亦會與寵物店聯絡，當有物資時，可向寄養所捐贈，例如接近最佳食用日期的狗糧。

本申請計劃安排約 3-4 個員工在場，以便處理突發事情，並會安排義工輔助。本規劃申請的營運時間為上午九時至下午六時。營運時間外沒有員工在場過夜。在非營運時間動物不會在戶外逗留，只會留在寄養所內。

本申請會有動物在場過夜，全日不會超過 50 隻動物。在非營業時間，寄養所會有動物逗留及過夜（即在下午六時至上午九時），但在非營運時間動物

不會在戶外逗留，只會留在寄養所內。場內有 24 小時通風系統及冷風機，例如抽氣扇等。

現附上申請編號 A/YL-KTN/757 中已接受的消防設備安裝計劃圖，由於有少量消防需更換，現已安排承辦商更換，但未能及時安裝及更新證書，申請人希望透過附加條件下繼續營運寄養所，並會要求承辦商盡快完成工程。

申請範圍已使用金屬實心物料圍起，圍邊高度為 2.5 米。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

運輸署及城市規劃委員會：

**有關對運輸署 A/YL-KTN/1223 的查詢**

收悉運輸署對 A/YL-KTN/1223 申請的意見，現以書面回覆。

出入本申請地點主要使用逢吉鄉路，該道路為一條單線雙程的道路，之後轉入郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		進出總和
	進	出	進	出	
早上時段 (每小時) (7:00-11:59)	2	0	1	0	3
下午時段 (每小時) (12:00-23:59)	0	2	0	1	3
凌晨時段 (每小時) (0:00-06:59)	0	0	0	0	0

申請地點有道路連接，前往本申請地點途經逢吉鄉路，再轉到郊區小徑。逢吉鄉路沿途道路約有 3-6 米闊。並設有多個避車處，私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 7 米闊。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

為了方便上落動物及動物糧食等物品和向員工及外來使用人士提供便利駕車到本申請地點，現申請 1 個客貨車上落貨位置。此申請也包括 2 個員工及 2 個外來使用人士（需要透過電話或其他有效方法通知的人士）的停車位，共 4 個泊車位。由於本申請不接受未有預約的人士，可以控制使用人次。因此，4

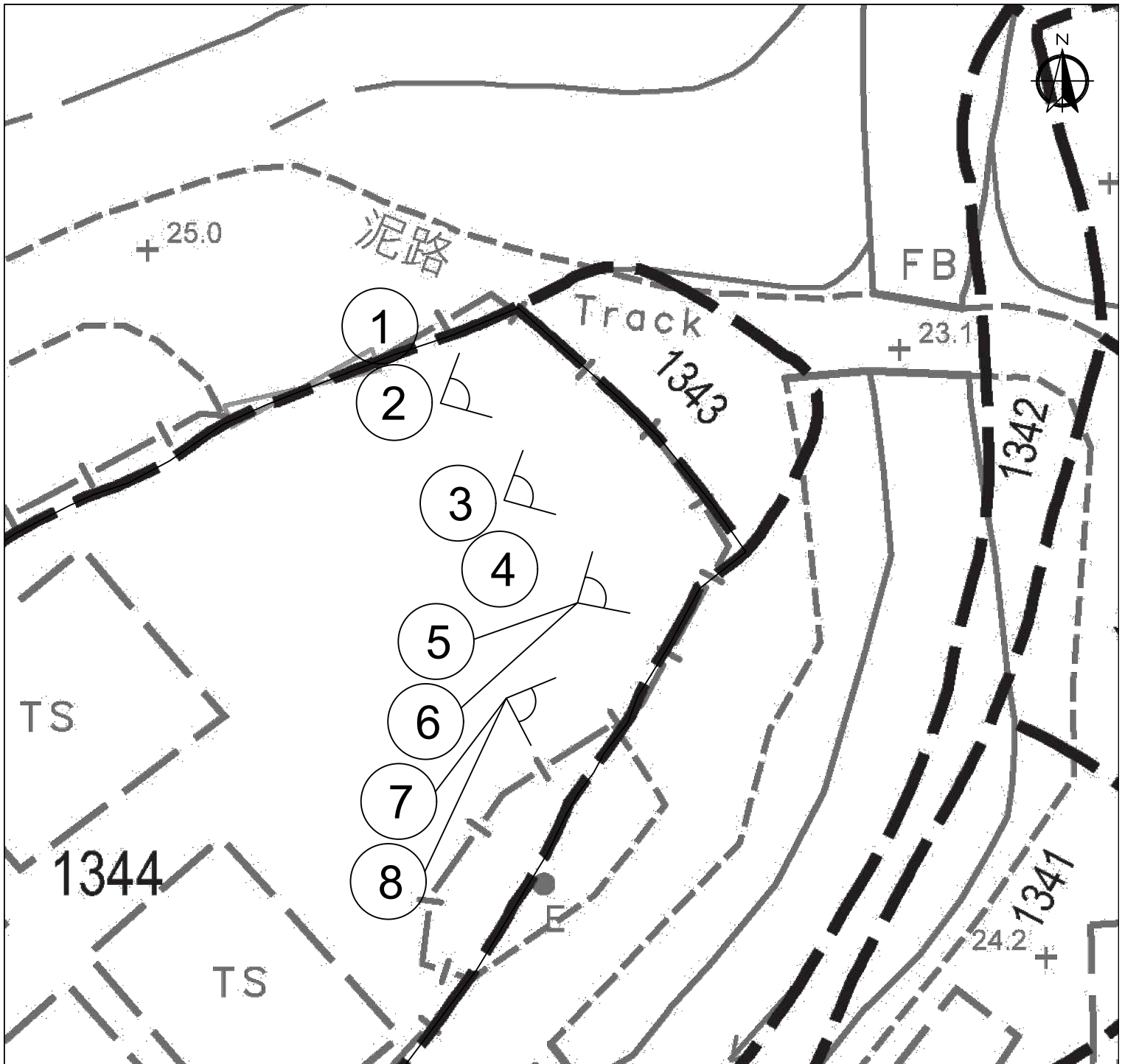
個車位已足夠此申請運作，包括職員及外來人士（即有透過電話或其他有效方法通知的人士）的需求。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

沿途相片請參考文件尾端。

申請人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的查詢，並支持本申請。



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: 13 May 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

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For Identification Only

Drawing No.:

8

樹木紀錄:



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

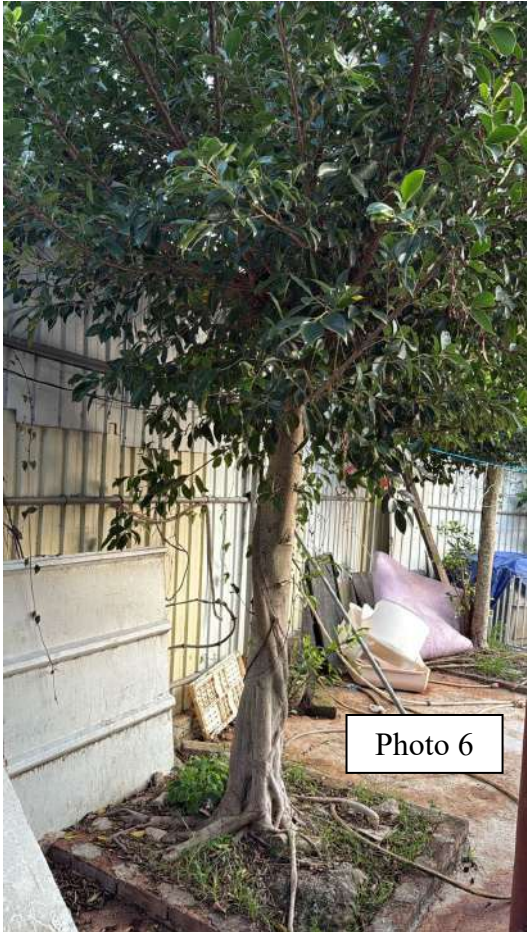


Photo 6



Photo 7

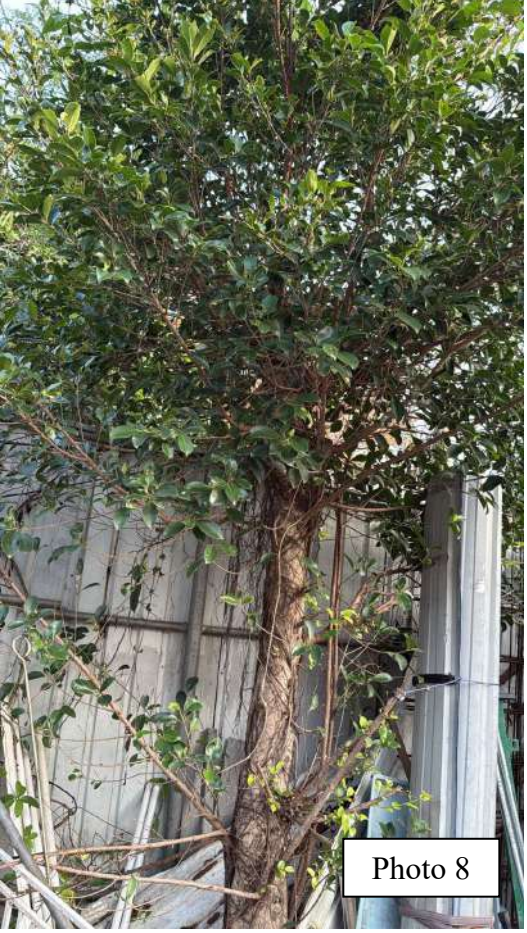


Photo 8

Development Perimeter:

Animal Boarding Establishment (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 5

Non-Domestic GFA: 440 m<sup>2</sup> (About)



Site Office (1-storey only)

Dimension: 11m x 8m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 88 m<sup>2</sup> (About)

Staff Lounge (1-storey only)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3m

Unit(s): 1

Non-Domestic GFA: 15.25 m<sup>2</sup> (About)

Electric Meter Room (1-storey only)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3m

Unit(s): 1

Non-Domestic GFA: 15.25 m<sup>2</sup> (About)

Private Car Parking Space

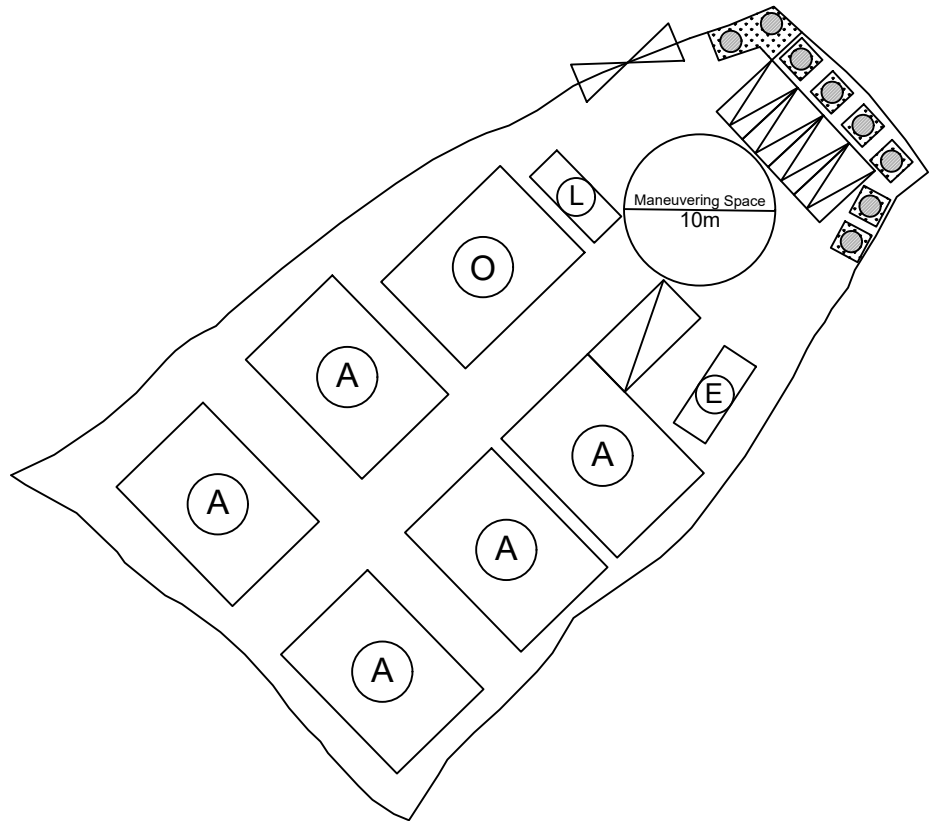
Dimension: 5m x 2.5m

Unit(s): 4

LGV L/UL Space

Dimension: 7m x 3.5m

Unit(s): 1



Legend:

⊃ Ingress/egress (Width: About 7m)

▭ Proposed Structures

▭ Private Car Parking Space

▭ LGV U/UL Space

○ Tree

▭ Landscape Area

⊃ Animal Boarding Establishment

⊃ Site Office

⊃ Electric Meter Room

⊃ Staff Lounge

Total Area: 1,520 m<sup>2</sup> (About)

Covered Area: 558.5 m<sup>2</sup> (About)

Uncovered Area: 961.5 m<sup>2</sup> (About)

Non-Domestic GFA: 558.5 m<sup>2</sup> (About)

Nos. of Proposed Structures: 8

Appendix 2

Location: DD 107 Lot 1344

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

Date: 15 May 2026

Layout Plan

佈局平面圖

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

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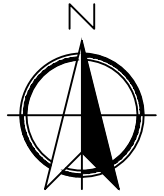
For Identification Only

Drawing No.:

2

Existing Filling of Land Perimeter

Application Site Area: 1,520 m<sup>2</sup>(About)  
Existing Land Filling: 1,483.4 m<sup>2</sup> (About)  
Depth of Land Filling: About 0.3 m  
Original Site Levels: +23.2 mPD (About)  
Existing Site Levels: +23.5 mPD (About)  
Material of Filling: Concrete  
Proposed Use: Structures building, Car Parking and Circulation Space

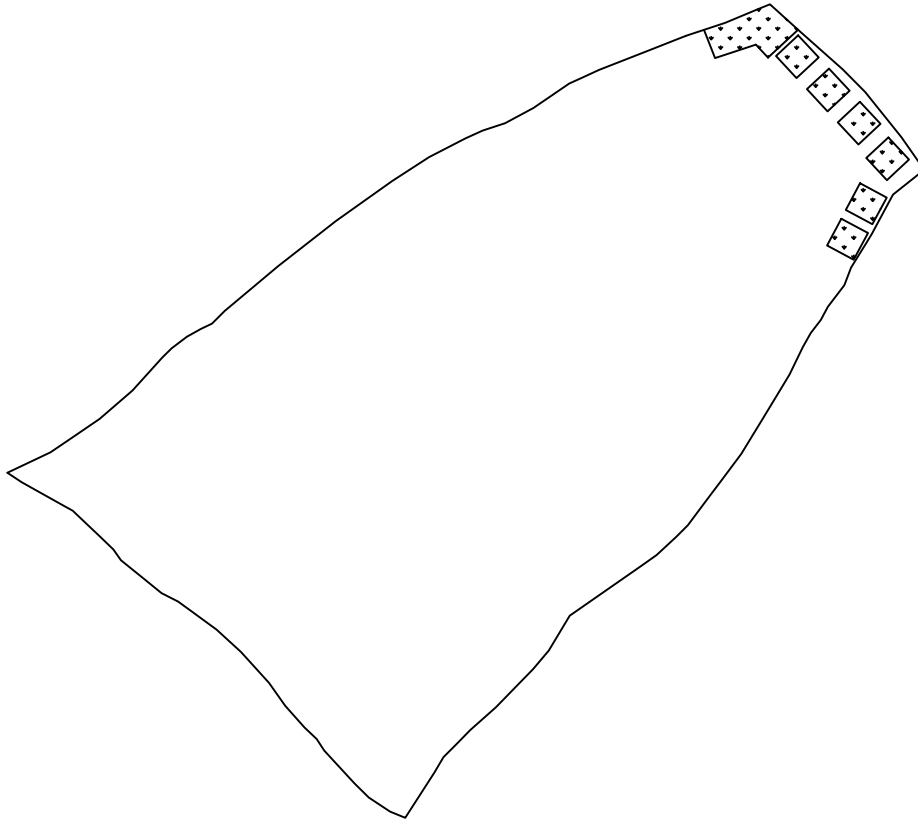


Filling of Land Ratio



Paved Area: About 1,483.4 m<sup>2</sup> (About 97.6%)  
Landscape Area: About 36.6 m<sup>2</sup> (About 2.4%)

\* To regularize filling of land in the application site area.

\* All paving and filling of land has been completed under planning application A/YL-KTN/757.



Legend:

-  Paved Area 已平整範圍
-  Landscape Area 園境範圍

Location: DD 107 Lot 1344

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

Date: 15 May 2026

Filling of Land

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

Appendix 4

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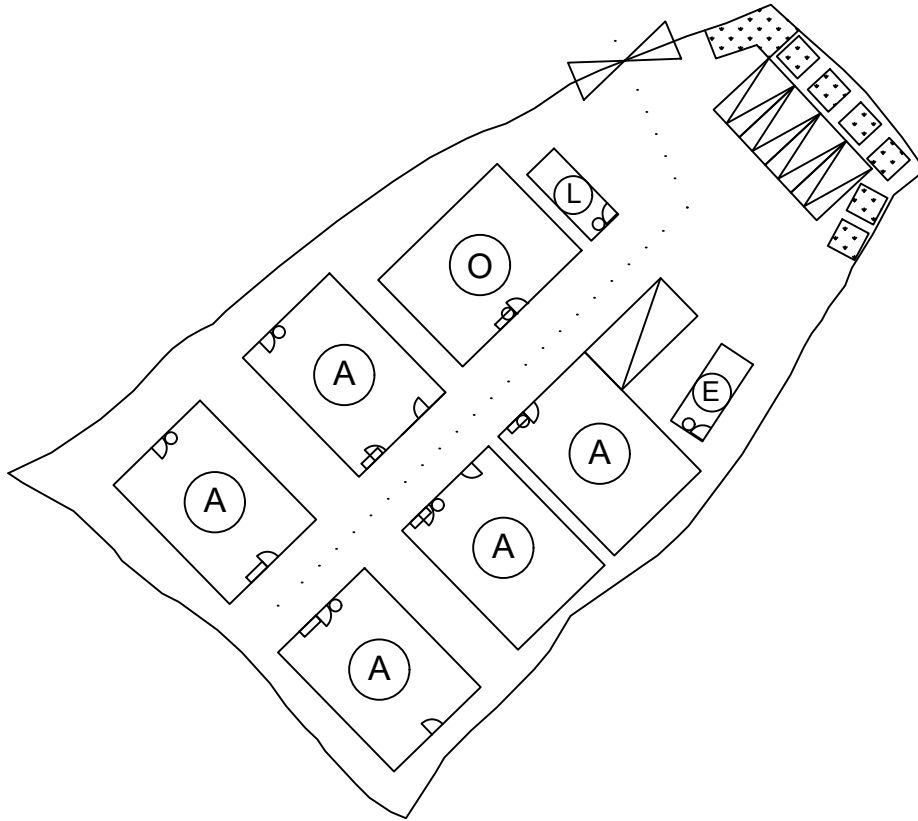
Drawing No.:

4

Proposed Structures Details



	<u>Structures</u>	<u>Gross Floor Area (GFA)</u>	<u>Height (Not Exceeding)</u>	<u>Storey</u>	<u>Unit(s)</u>
1	Animal Boarding Establishment	About 11m x 8m = 88m <sup>2</sup>	3.5m	1	5
2	Site Office	About 11m x 8m = 88m <sup>2</sup>	3.5m	1	1
3	Electric Meter Room	About 6.1m x 2.5m = 15.25m <sup>2</sup>	3m	1	1
4	Staff Lounge	About 6.1m x 2.5m = 15.25m <sup>2</sup>	3m	1	1



\*Reviewed the size of fire extinguishers, as Fire Services Department suggested.

\*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.  
For Emergency Vehicular Access and nearest water supply for fire fighting, Please see Appendix 6.1

\*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

\*For water Supply, Please see Appendix 6.2 and 6.3

- Legend:
- 3 kg Portable Dry Powder Type Fire Extinguisher (8 in Total)
  - Emergency Lighting (in accordance with BS5266-1:2016 & BS EN 1838:2013 and FSD Circular Letter 4/2021) (6 in Total)
  - ..... Emergency Vehicular Access
  - ▢ Private Car Parking Space
  - ▢ LGV L/UL Space
  - Ⓐ Animal Boarding Establishment
  - Ⓞ Site Office
  - Ⓔ Electric Meter Room
  - Ⓛ Staff Lounge

Appendix 6

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

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

Date: 15 May 2026

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時動物寄養所 (為期5年)

Proposed Temporary Animal Boarding  
Establishment for a Period of 5 Years

SCALE

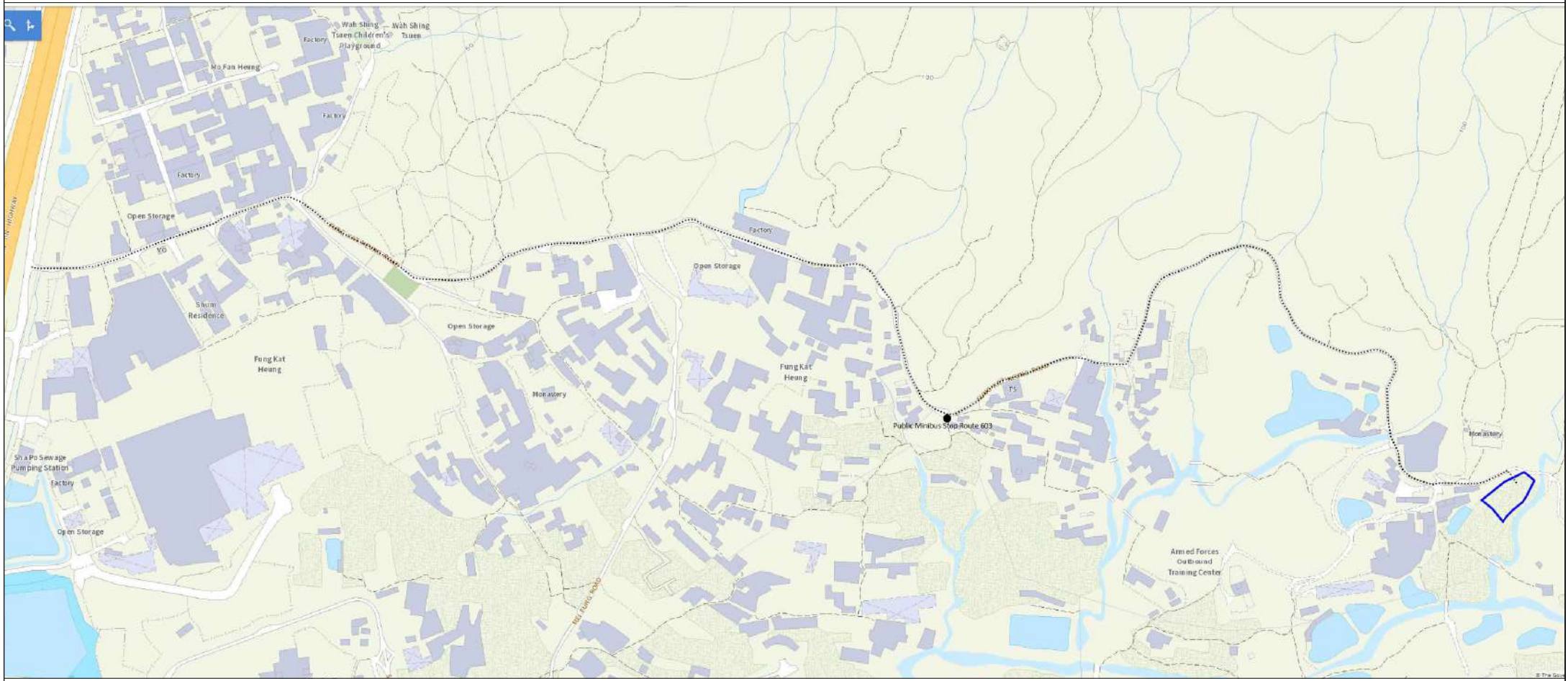
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For Identification Only

Drawing No.:

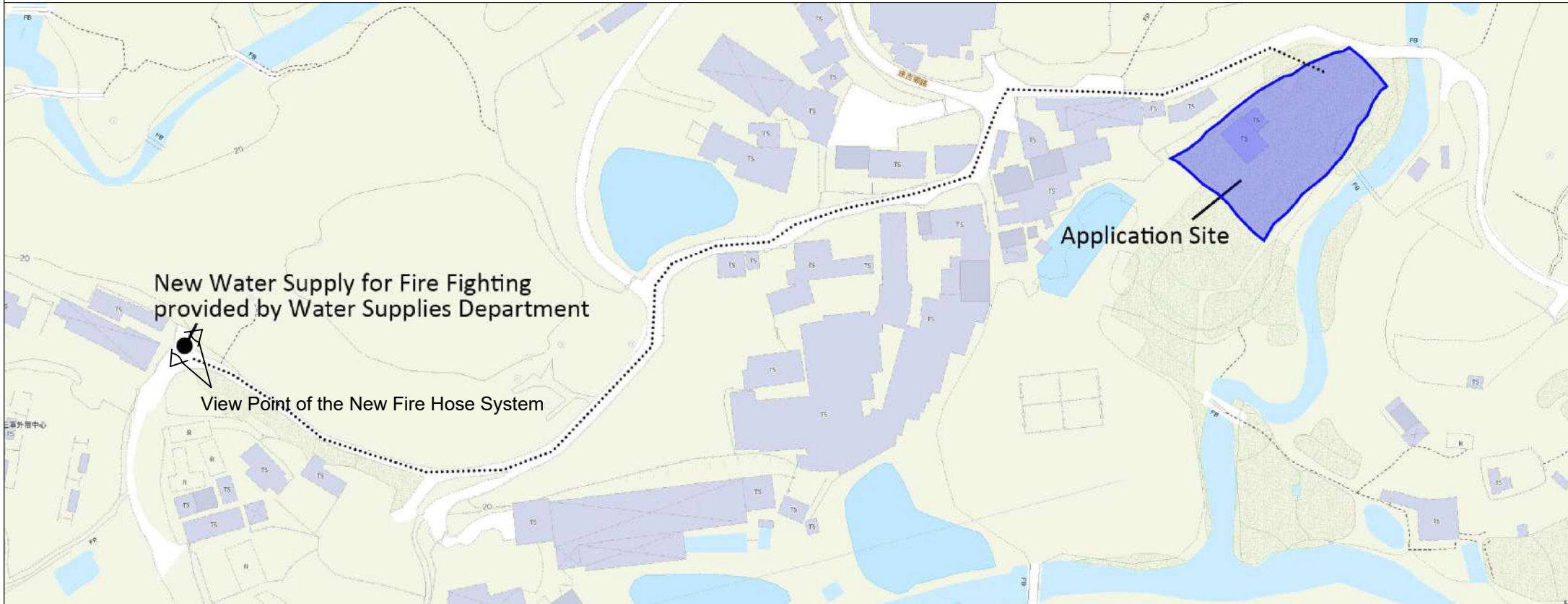
6-01



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Captured from map.gov.hk on 19<sup>th</sup> April 2021

<b>Appendix 6.1</b> <b>Emergency Vehicular Access</b>	Location: D.D. 107 Lot 1344	<b>Project:</b> <b>Proposed Temporary Animal Boarding Establishment For a Period of 5 Years</b>	<b>Width of Fung Kat Heung Road:</b> 3-6m (About) <b>Map Legend:</b> ●●●● Road Path <span style="color: blue;">—</span> Site Boundary	<b>Drawing No.:</b> 6-1.1
	OZP: S/YL-KTN/11			For Identification Only
	District: Kam Tin North			
Zoning: Agriculture	Date: 15/05/2026			



**Note:**

1. The new water supply for fire fighting is designed and built by Water Supplies Department.
2. The application site is within 500 meters from the new water supply system.
3. Please see Appendix 6.3 for the Photo of the new water supply system.

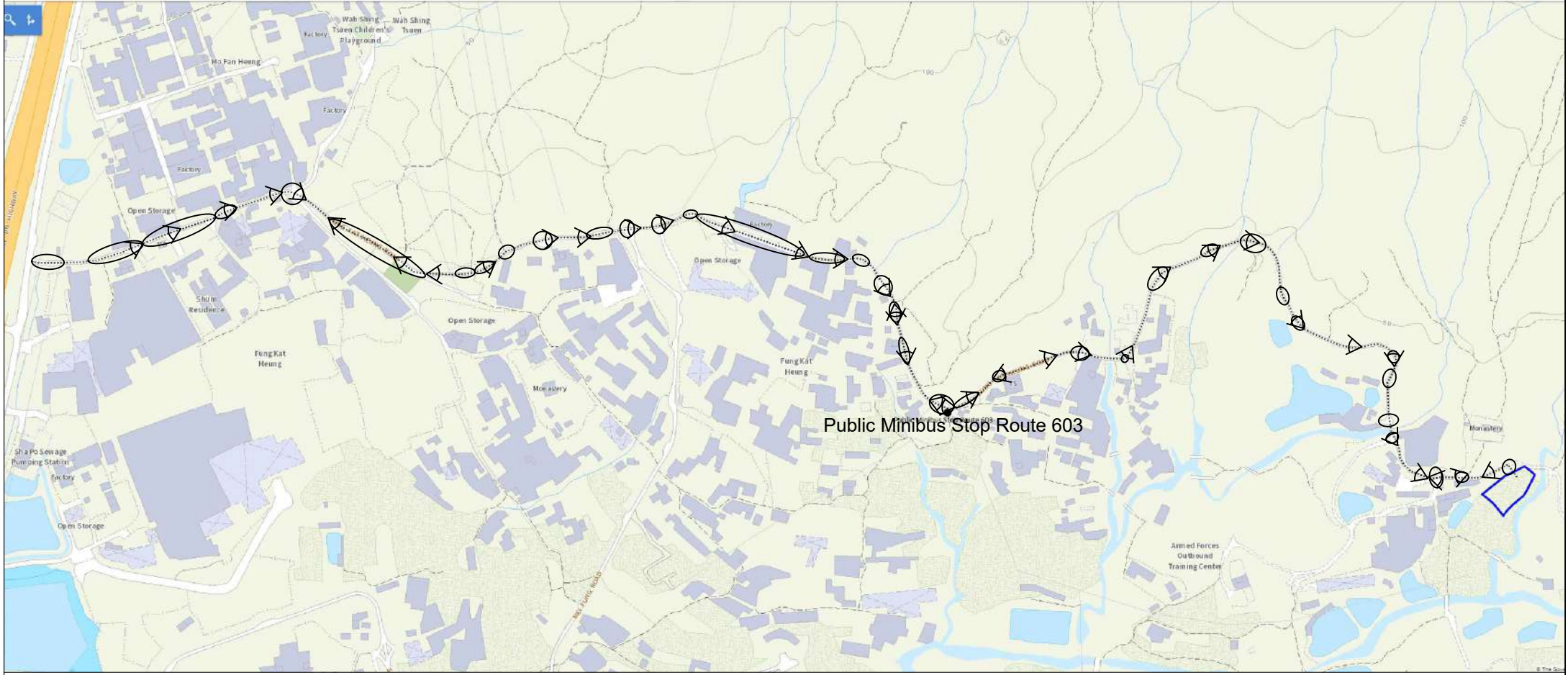
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Captured from map.gov.hk on 14<sup>th</sup> September 2021

<b>Appendix 6.2</b> Water Supply for Fire Fighting	Location: D.D. 107 Lot 1344	Project: Proposed Temporary Animal Boarding Establishment For a Period of 5 Years	Width of Fung Kat Heung Road: 3-6m (About) Map Legend: ●●●●● Road Path — Site Boundary ● Water Supply (Fire Hose)	Drawing No.: 6-2-1
	OZP: S/YL-KTN/11			For Identification Only
District: Kam Tin North				
Zoning: Agriculture	Date: 15/05/2026			

**Appendix 6.3 – New Fire Hose System (D.D. 107 Lot 1344)**





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Captured from map.gov.hk on 19<sup>th</sup> April 2021

<b>Appendix 3</b> Existing Vehicular Access	Location: D.D. 107 Lot 1344	Project: Proposed Temporary Animal Boarding Establishment For a Period of 5 Years	Width of Fung Kat Heung Road: 3-6m (About) Map Legend: ●●●● Road Path ■ Site Boundary ○ Maneuvering Space	Drawing No.: 3-01
	OZP: S/YL-KTN/11			For Identification Only  Date: 15/05/2026
	District: Kam Tin North			
	Zoning: Agriculture			

道路相片：































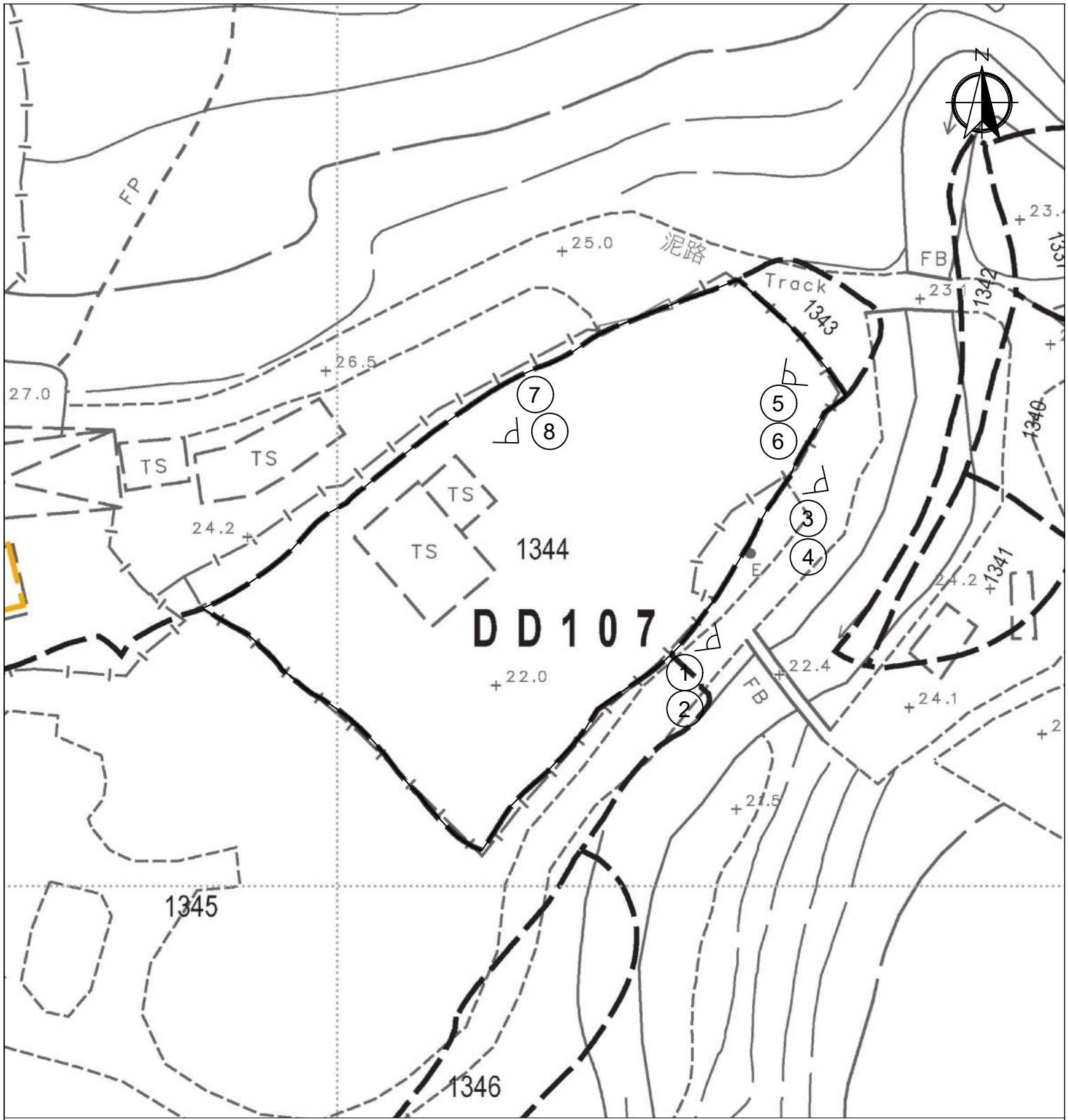














Legend:

-  Viewing Point
-  Application Site

\*Please refer to Appendix 5.1 for Site Photos.

Appendix 5

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

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

Date: 15 May 2026

Viewing Point of Site Boundary

視點位置圖

擬議臨時動物寄養所  
(為期5年)

Proposed Temporary Animal Boarding  
Establishment  
For a Period of 5 Years

SCALE

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For Identification Only

Drawing No.:

5-01

Appendix 5.1 - 現場圍邊證明 (D.D. 107 Lot 1344)



約 2.5 米高



3



4

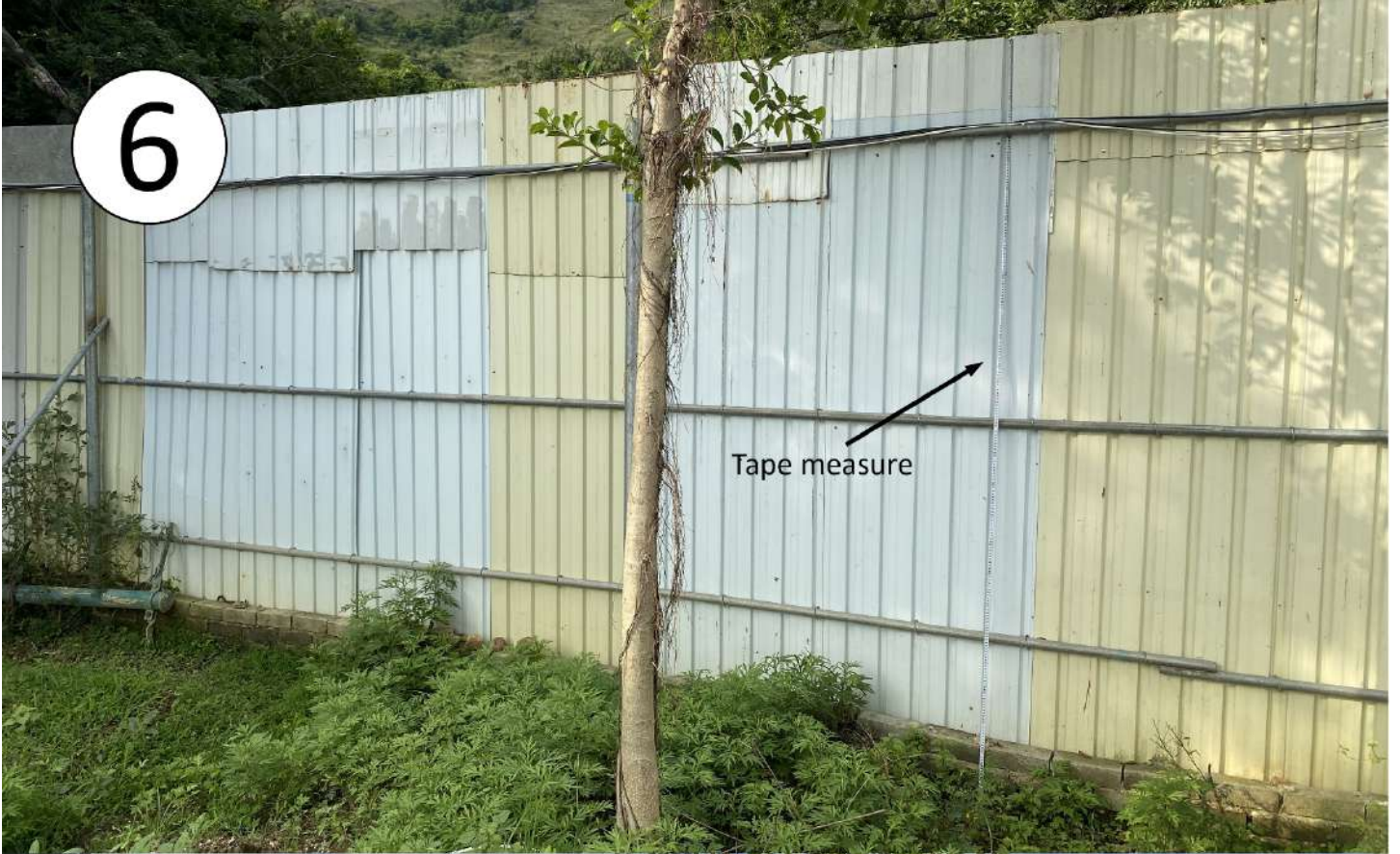
約 2.5 米高



約 2.6 米高。

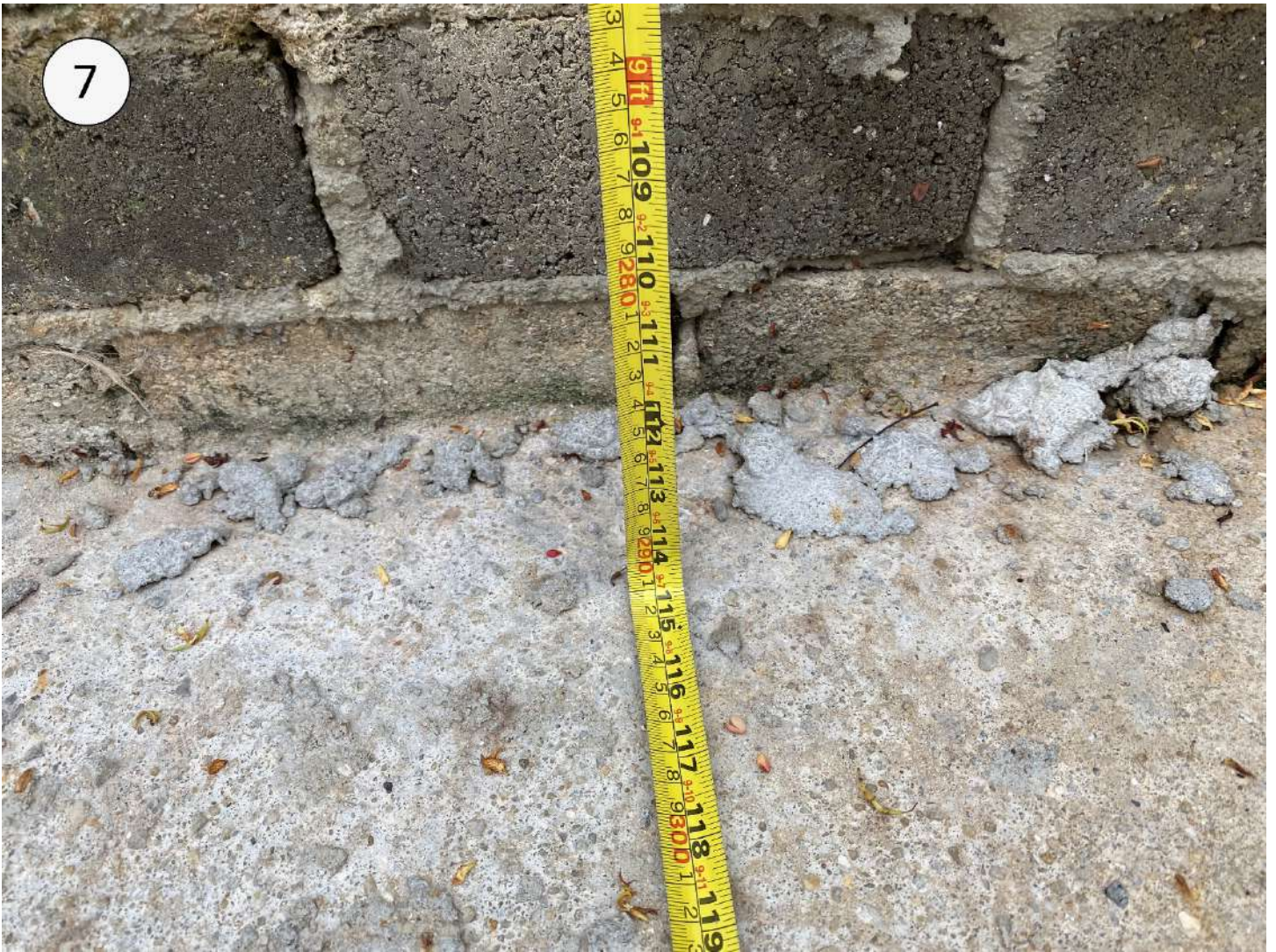
6

Tape measure



Tape measure





約 2.9 米高。

8



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 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>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG Wai Ip 鄧偉業

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG Wing Yat Tommy 鄧榮日

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1344 in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1344號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,520 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 558.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約