
寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2026年09月24日星期四 18:02
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1279 - Departmental Comments
附件: AYL-KTN 1279 20260924 FI.pdf

類別: Internet Email

To whom may concern,

I would like to supersede the email that was sent at 17:37 today with this email. Please see the attachment for the further information on the comment of AFCD, LandsD, Landscape Unit (TPB), EPD, FSD, TPB and Updated paved area. Please contact Mr. Tang on phone [REDACTED] or email to [REDACTED] if you have any question regarding to the proposal.

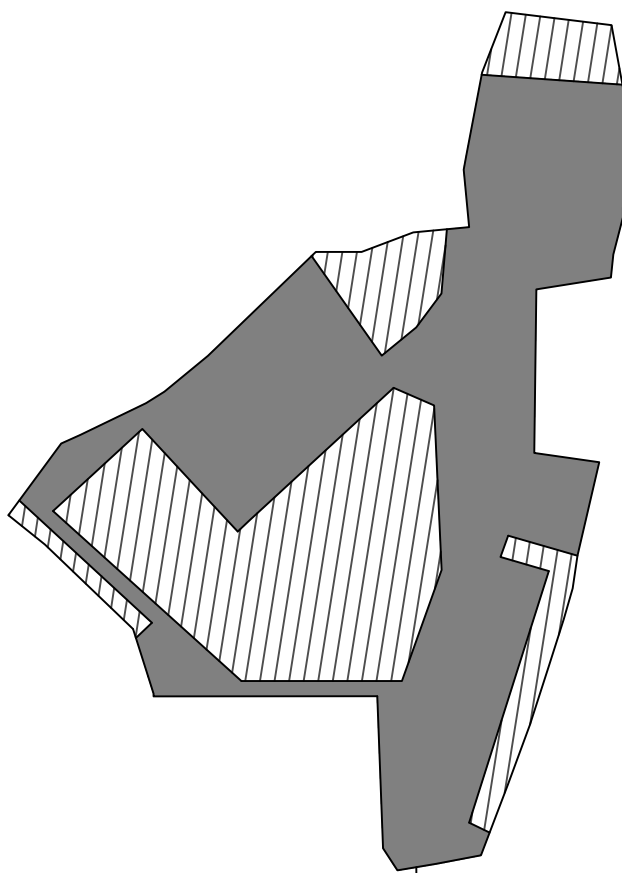
Your Faithfully,
Mr. Tang

Tang Lok San <[REDACTED]> 於2026年9月24日下午5:37寫道：

To whom may concern,

Please see the attachment for the further information on the comment of AFCD, LandsD, Landscape Unit (TPB), EPD, FSD, TPB and Updated paved area. Please contact Mr. Tang on phone [REDACTED] or email to [REDACTED] if you have any question regarding to the proposal.

Your Faithfully,
Mr. Tang



Existing Site Level: +10.6 mPD (About)

Proposed Site Level: +10.8 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.2 m (About)

* All filling of land has been completed according Planning Application No.: A/YL-KTN/968, no further land filling on site.

Legend:

-  Non-Paved Area 不平整範圍
-  Paved Area 平整範圍

Total Area: About 1,076.3 m²

Paved Ratio

Non-Paved Area: About 421.6 m² (About 39.2%)

Paved Area: About 654.7 m² (About 60.8%)

Appendix 4

Location: DD 109 Lot 1022 RP (Part)

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

Date: 24 September 2026

Paved Area

平整位置圖

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

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For Identification Only

Drawing No.:

4-01

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/1279 的查詢

收悉 貴署對 A/YL-KTN/1279 申請的疑問，現以書面回覆。

本申請不會使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1279 的查詢

收悉 貴署對 A/YL-KTN/1279 申請的意見，現以書面回覆。

本人會在規劃申請獲批後會向 貴署申請短期豁免書(STW)，並會在短期豁免書批出後才興建短期豁免書所批准的構築物。並會遵從 貴署所批出短期豁免書內例明的條款。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1279 的查詢

收悉 貴委員會對 A/YL-KTN/1279 申請的疑問，現書面回覆。

在非營業時間，寵物不會到戶外，只留在密封的寄養所內，以免影響周遭。在營業時間中（即上午九時至下午六時），動物會到戶外空間，動物數量會因應在場工作人數調整，但同一時間不會多過 5 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

本申請不會使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。

申請範圍現時已使用「鋅鐵皮」金屬實心物料將申請範圍圍起，高度約 2.5 米高，減少對附近環境的影響及將滋擾減至最低。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1279 的查詢

收悉 貴署對 A/YL-KTN/1279 申請的疑問，現以書面回覆。

申請人致力保護環境，申請範圍內所有填土及平整工程已完成，已不需要再進行任何填土及平整工程。現場的填土及平整工程不是由本人進行。本人明白以自然保育方面，水道或溪流應盡量保留，但根據 Google Earth 紀錄可見到自 2011 年申請範圍已不是水道或溪流。此外，相關政府部門已在申請範圍附近進行及完成大型渠道及防洪工程。本人定會盡力保護附近的水道或溪流及周遭環境，希望 貴署能支持本申請。

當申請成功後，本人會盡快進行及完成工程。本人暫時計劃收留流浪狗。如申請地點轉作收費寵物酒店，本人定會在營業前向 貴署根據第 139I 章《公眾衛生(動物)(寄養所)規例》申領動物寄養所牌照，並嚴格執行漁農自然護理署及法例的規定。

除了以上的措施外，申請地點內亦不會在戶外使用任何有化學清潔用品。不會影響附近及下遊的生態。定會盡力保護環境。

現時申請範圍已沒有任何河道，現場相片及視點位置請參考 **Appendix 6** 及 **Appendix 6.1**。

2011 年 4 月申請地點面貌：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。



Legend:

Application Site 申請範圍

* Please see Appendix 6.1 for the on-site photos.

Appendix 6

Location: DD 109 Lot 1022 RP (Part)

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

Date: 21 September 2026

Viewing Point

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

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For Identification Only

Drawing No.:

6

Appendix 6.1 - Viewing Point (D.D. 109 Lot 1022 RP (Part))



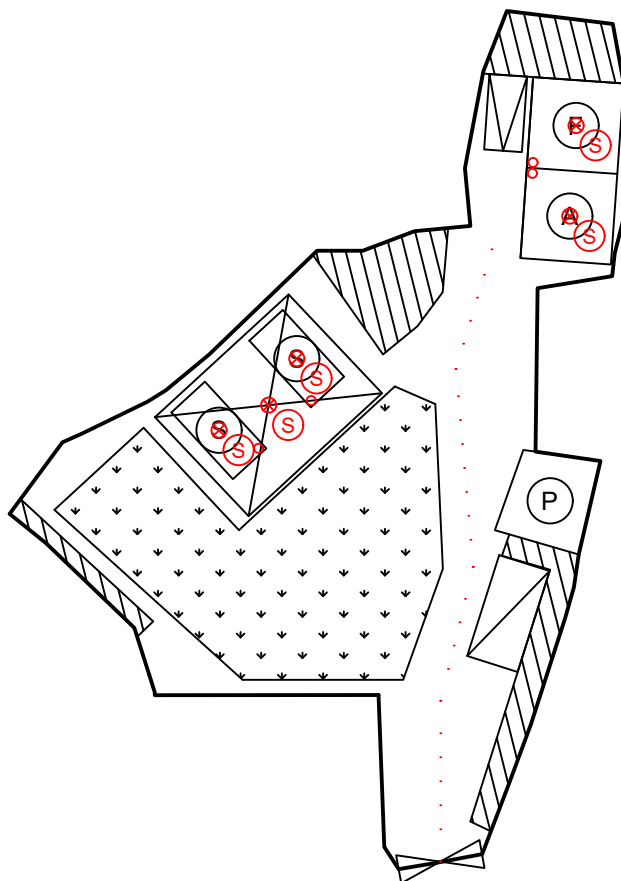




Proposed Structures Details



	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)	Total GFA (About)
A	Animal Boarding Establishment	About 6m x 6m = 36 m ²	3.5m	1	1	36 m ²
F	Ancillary site office	About 6m x 6m = 36 m ²	3.5m	1	1	36 m ²
S	Ancillary Storage	About 3m x 6m = 18 m ²	3.5m	1	2	36 m ²
X	Canopy (On Top of Ancillary Storage)	About 12m x 9m = 108 m ²	4.5m		1	108 m ²
	Total					About 180 m ²
	Private Car Parking Space	5m x 2.5m			1	
	LGV L/UL Space	7m x 3.5m			1	



1. All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
2. For Emergency Vehicular Access, Please see Appendix 7.1
3. All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.
4. The Standalone Fire Detector Shall Be Provided In Accordance With The Stand-alone Fire Detector General Guidelines On Purchase, Installation And Maintenance [SEP 2021].
5. Where Two or More Stand-alone Fire Detectors Are Installed in an Enclosed Structure, All Stand-alone Detectors Shall Be Interconnected (Either Wired or Wirelessly) Such that When One of the Stand-alone Fire Detector is Triggered, All Connected Stand-alone Fire Detectors Shall Sound an Alarm Simultaneously.

Legend:

- | | | |
|--|---------------------------------|------------------------|
| ○ 3 kg Portable Dry Powder Type Fire Extinguisher (4 in Total) | ⓐ Animal Boarding Establishment | Ⓟ Fish Pond (No Cover) |
| ⊗ Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (5 in Total) | ⓕ Ancillary Site Office | ▨ Grassland |
| ⋯ Emergency Vehicular Access | Ⓢ Ancillary Storage | ⬢ Dog Function Area |
| Ⓜ Private Car Parking Space | | |
| Ⓛ LGV L/UL Space | | |

Appendix 7

Location: DD 109 Lot 1022 RP (Part)

App. No.: A/YL-KTN/1279

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

Date: 8 September 2026

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

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

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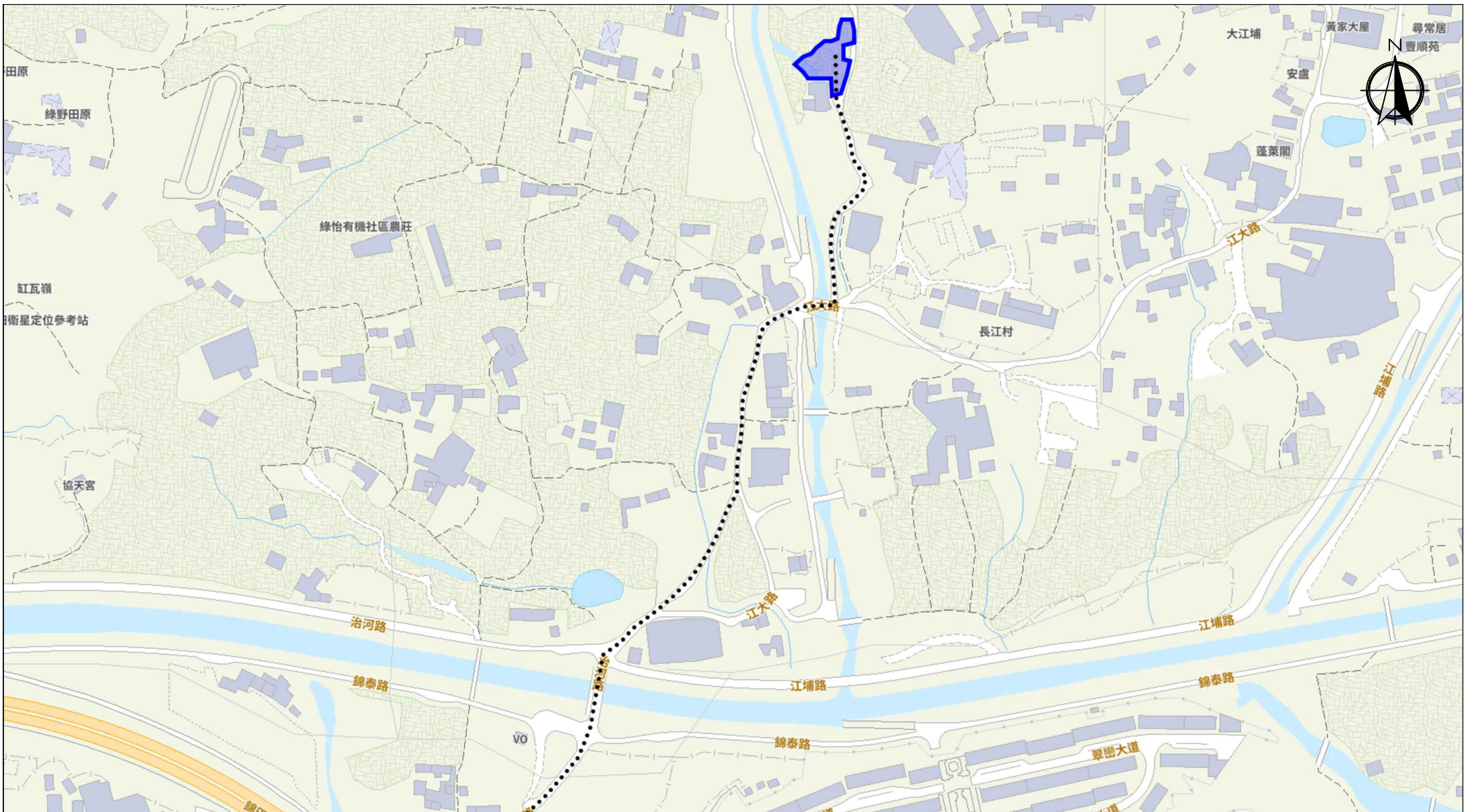
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For Identification Only

Drawing No.:

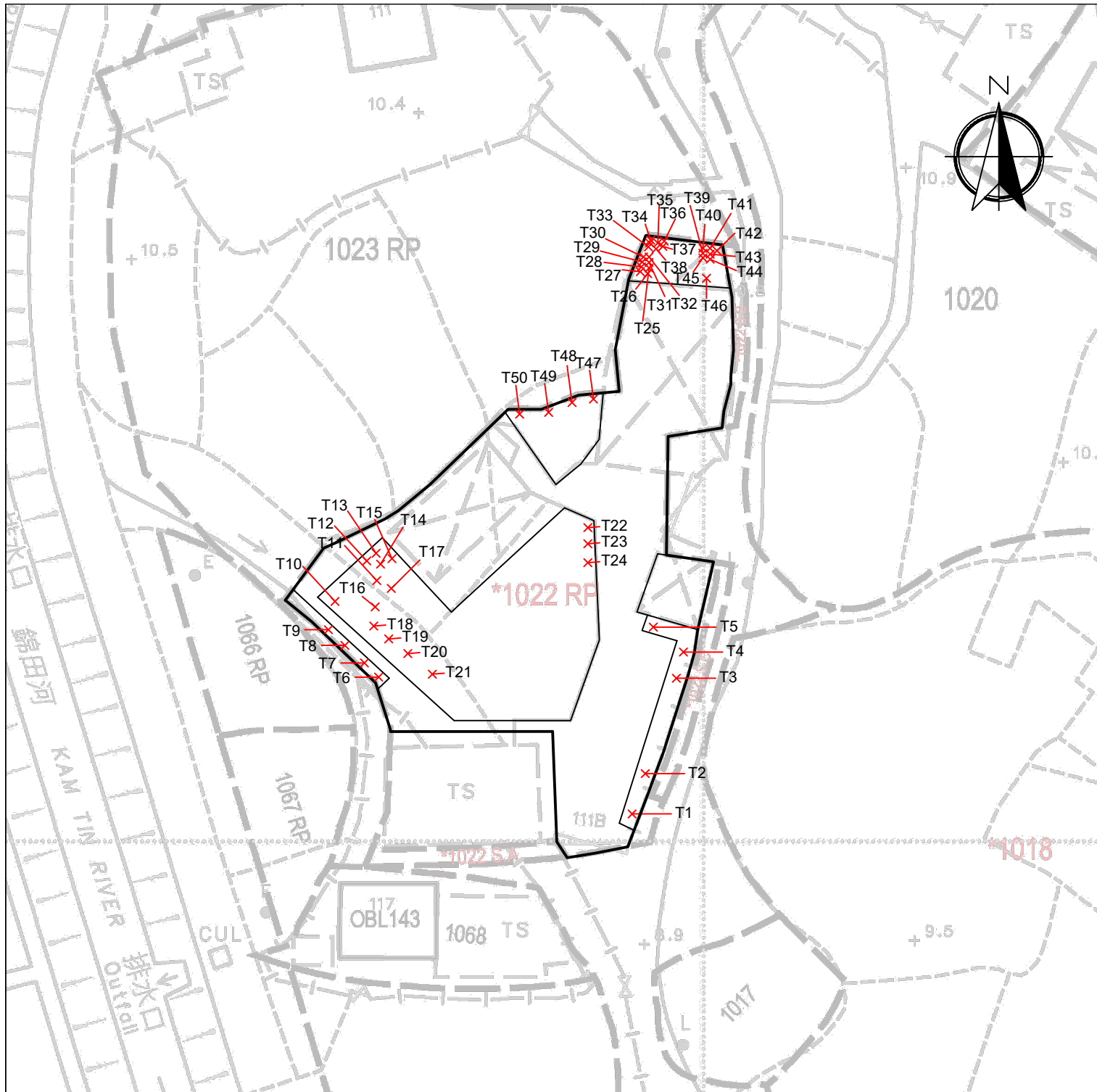
7



Scale: Undefined @A4

Captured from map.gov.hk on 18th October 2023

Appendix 7.1 Emergency Vehicular Access	Location: D.D. 109 Lot 1022 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities with a Period of 5 Years and Filling of Land	Width of Chi Ho Road: 6m (About) Width of Kong Tai Road: 3.5m (About) with passing space Map Legend: Road Path —— Site Boundary	Drawing No.: 7.1
				For Identification Only Date: 19/08/2026



Legend:

✕ Tree Location

Appendix 8

Location: DD 109 Lot 1022 RP (Part)

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

Date: 15 September 2026

Tree Survey

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

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For Identification Only

Drawing No.:

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Visual Tree Survey was conducted				
Inspection date: 15/09/2026				
Tree ID	District	Botanical Name		Remarks
T01	YL	Litchi Chinensis	荔枝樹	Keep
T02	YL	Litchi Chinensis	荔枝樹	Keep
T03	YL	Mangifera indica	芒果樹	Keep
T04	YL	Mangifera indica	芒果樹	Keep
T05	YL	Mangifera indica	芒果樹	Keep
T06	YL	Artocarpus heterophyllus	波羅蜜樹	Keep
T07	YL	Artocarpus heterophyllus	波羅蜜樹	Keep
T08	YL	Persea americana	牛油果樹	Keep
T09	YL	Persea americana	牛油果樹	Keep
T10	YL	Coconut palm	椰子樹	Keep
T11	YL	Aquilaria sinensis	土沉香	Keep
T12	YL	Aquilaria sinensis	土沉香	Keep
T13	YL	Aquilaria sinensis	土沉香	Keep
T14	YL	Aquilaria sinensis	土沉香	Keep
T15	YL	Aquilaria sinensis	土沉香	Keep
T16	YL	Osmanthus	桂花樹	Keep
T17	YL	Litchi Chinensis	荔枝樹	Keep
T18	YL	Osmanthus	桂花樹	Keep
T19	YL	Aquilaria sinensis	土沉香	Keep
T20	YL	Litchi Chinensis	荔枝樹	Keep
T21	YL	Persimmon Tree	柿子樹	Keep
T22	YL	Citrus Tree	柑桔樹	Keep
T23	YL	Papaya	木瓜樹	Keep
T24	YL	Citrus Tree	柑桔樹	Keep
T25	YL	Banana Tree	香蕉樹	Keep
T26	YL	Banana Tree	香蕉樹	Keep
T27	YL	Banana Tree	香蕉樹	Keep
T28	YL	Banana Tree	香蕉樹	Keep
T29	YL	Banana Tree	香蕉樹	Keep
T30	YL	Banana Tree	香蕉樹	Keep
T31	YL	Banana Tree	香蕉樹	Keep
T32	YL	Banana Tree	香蕉樹	Keep
T33	YL	Banana Tree	香蕉樹	Keep
T34	YL	Banana Tree	香蕉樹	Keep
T35	YL	Banana Tree	香蕉樹	Keep
T36	YL	Banana Tree	香蕉樹	Keep

T37	YL	Banana Tree	香蕉樹	Keep
T38	YL	Banana Tree	香蕉樹	Keep
T39	YL	Banana Tree	香蕉樹	Keep
T40	YL	Banana Tree	香蕉樹	Keep
T41	YL	Banana Tree	香蕉樹	Keep
T42	YL	Banana Tree	香蕉樹	Keep
T43	YL	Banana Tree	香蕉樹	Keep
T44	YL	Banana Tree	香蕉樹	Keep
T45	YL	Banana Tree	香蕉樹	Keep
T46	YL	Plumeria	雞蛋花	Keep
T47	YL	Eriobotrya japonica	枇杷樹	Keep
T48	YL	Annona squamosa	釋迦	Keep
T49	YL	Annona squamosa	釋迦	Keep
T50	YL	Annona squamosa	釋迦	Keep

Photographic records		
Tree No.	T01	T02
Species Name	Litchi Chinensis	Litchi Chinensis
General View		
Tree No.	T03	T04
Species Name	Mangifera indica	Mangifera indica
General View		

Tree No.	T05	T06
Species Name	Mangifera indica	Artocarpus heterophyllus
General View		
Tree No.	T07	T08
Species Name	Artocarpus heterophyllus	Persea americana
General View		

Tree No.	T09	T10
Species Name	<i>Persea americana</i>	Coconut palm
General View		
Tree No.	T11	T12
Species Name	<i>Aquilaria sinensis</i>	<i>Aquilaria sinensis</i>
General View		

Tree No.	T13	T14
Species Name	<i>Aquilaria sinensis</i>	<i>Aquilaria sinensis</i>
General View		
Tree No.	T15	T16
Species Name	<i>Aquilaria sinensis</i>	<i>Osmanthus</i>
General View		

Tree No.	T17	T18
Species Name	Litchi Chinensis	Osmanthus
General View		
Tree No.	T19	T20
Species Name	Aquilaria sinensis	Litchi Chinensis
General View		

Tree No.	T21	T22
Species Name	Persimmon Tree	Citrus Tree
General View		
Tree No.	T23	T24
Species Name	Papaya	Citrus Tree
General View		

Tree No.	T25-T32	T33-T38
Species Name	Banana Tree	Banana Tree
General View		
Tree No.	T39-T45	T46
Species Name	Banana Tree	Plumeria
General View		

Tree No.	T47	T48
Species Name	Eriobotrya japonica	Annona squamosa
General View		
Tree No.	T49	T50
Species Name	Annona squamosa	Annona squamosa
General View		