

2024年 8月 8日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期

Appendix I of RNTPC
Paper No. A/YL-KTN/1042B

This document is received on 8 AUG 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401831 26/7 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A18L-KTN/1242
	Date Received 收到日期	- 8 AUG 2024

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Sze Yat Ming (施一鳴)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(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)	Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
(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 280 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 200 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。
- (b) The applicant 申請人 -
- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於..... (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於..... (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u> Proposed uncovered land area 擬議露天土地面積 80sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 200sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 200sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 200sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Dog kennel (Not exceeding 4.5m, 1 storey), Structure 2: Site office and toilet (Not exceeding 4.5m 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 3 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Fung Kat Heung Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 280 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

Part 6 (Cont'd) 第 6 部分(續)

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence were approved in "AGR" zone within the same Outline Zoning Plan such as A/YL-KTN/958.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. All the dogs will leave the application site after the operation hours.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The maximum number of visitors is 8 per day and no more than 8 dogs will be kept at the dog kennel.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. Although site formation is proposed, the area to be filled with concrete is small in terms of size (i.e. only 280m²).
13. No dog and staff will stay at the application site after operation hours.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel and the will be maintained in a sanitary condition.
20. The applicant didn't comply with all the planning conditions imposed to the last planning permission because Director of Fire Services requires the applicant to provide a water tank with water supply to the site which is infeasible for the applicant's own effort and expense. In view of that a public fire hydrant is newly installed at the location less than 100m from the application site, the applicant is confident that the provision of fire extinguisher would be enough for the proposed development.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

26/7/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將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存放於規劃署規劃資料查詢處以供一般參閱。)

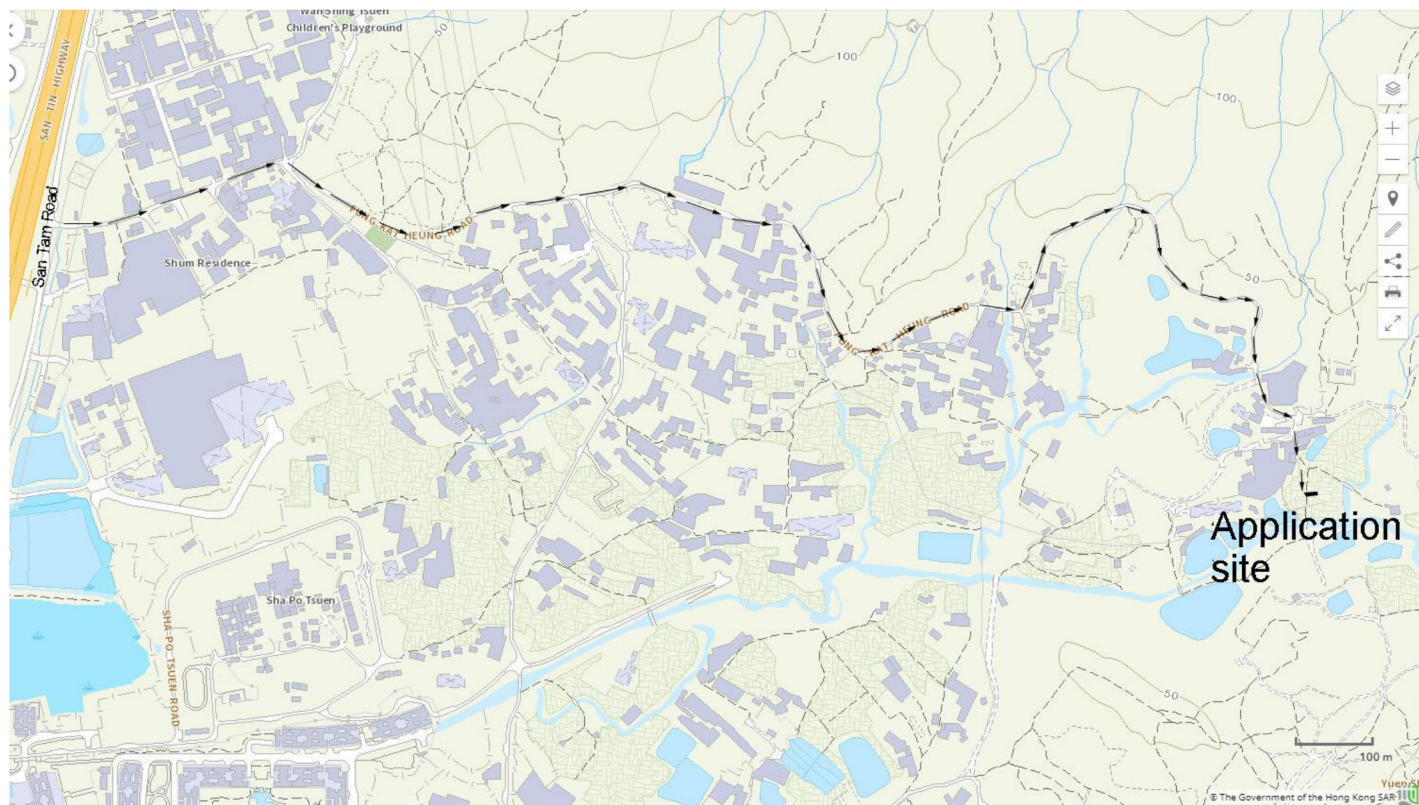
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
Site area 地盤面積	280 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
Zoning 地帶	'Agriculture' ('AGR')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	200 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	71.43 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Proposed drainage plan, site plan, vehicular access plan and proposed land filling plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage proposal and estimated traffic generation</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

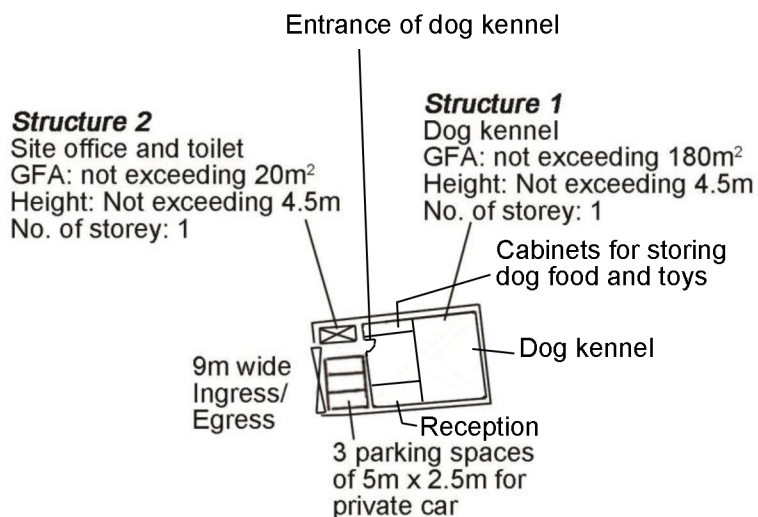
Figure 2

Remarks 備註:

→ Vehicular access leading from Fung Kat Heung Road

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Internal Layout Plan of Dog Kennel

Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

1:1000



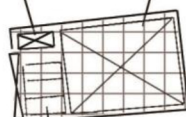
Structure 2

Site office and toilet
GFA: not exceeding 20m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 1

Dog kennel
GFA: not exceeding 180m²
Height: Not exceeding 4.5m
No. of storey: 1

9m wide
Ingress/
Egress



3 parking spaces
of 5m x 2.5m for
private car

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 4

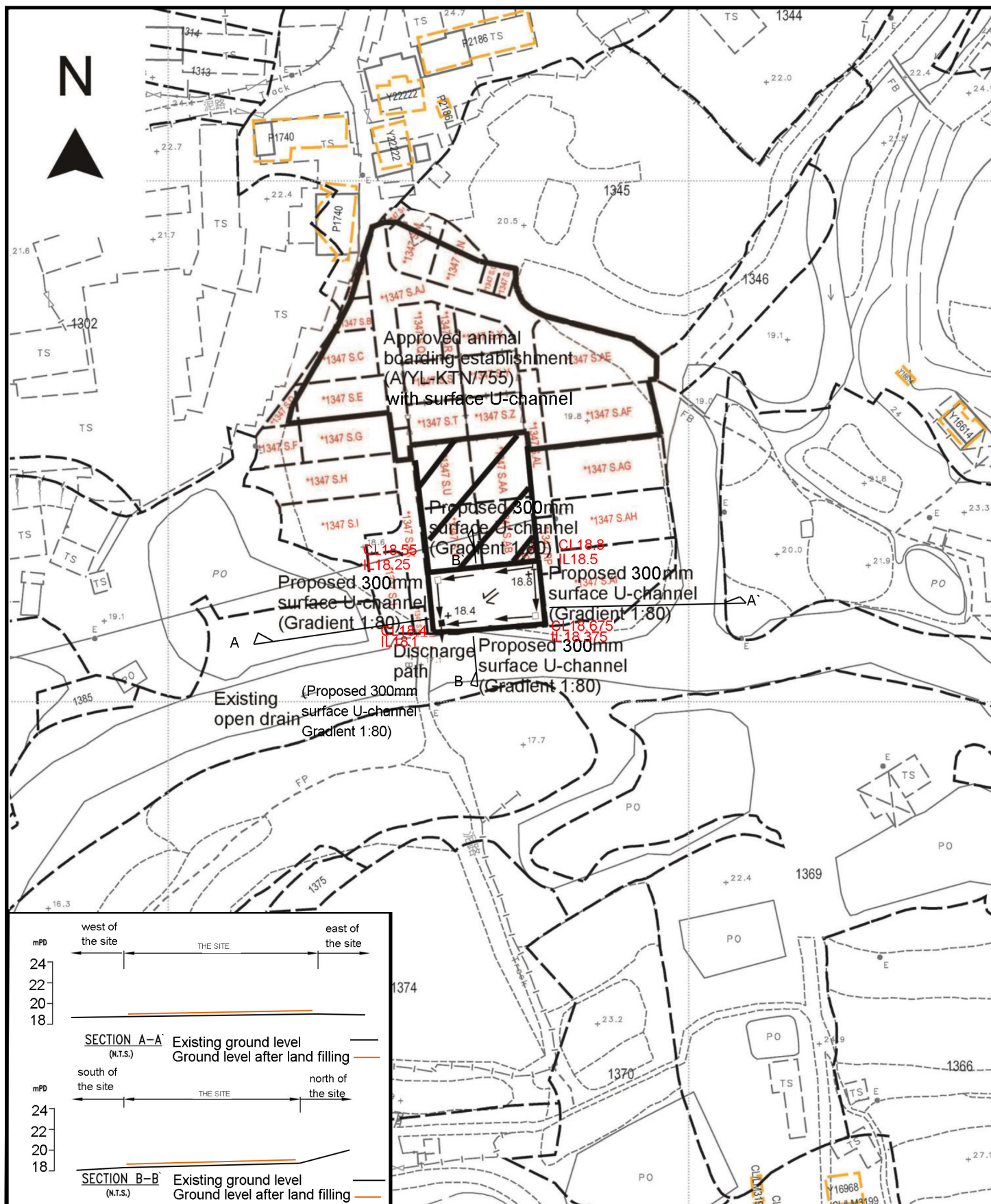
Remarks 備註:



Area proposed to be filled by 20cm thick concrete

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+18.4 Level (in mPD)

□ Proposed catchpit

■ Proposed catchpit with sand trap

⇐ Flow of surface runoff

Scale 比例:

1:1000



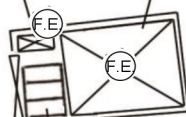
Structure 2

Site office and toilet
GFA: not exceeding 20m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 1

Dog kennel
GFA: not exceeding 180m²
Height: Not exceeding 4.5m
No. of storey: 1

9m wide
Ingress/
Egress



3 parking spaces
of 5m x 2.5m for
private car

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.


Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

 9 litre water type fire extinguisher

Scale 比例:

1:1000

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for
a Period of 3 Years and Filling of Land
at
Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin,
Yuen Long, N.T.**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 280m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some temporary structures to the west and an approved animal boarding establishment to the north. An open drain is found to the south of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a very gentle gradient sloping from northwest to southeast from about +18.8mPD to +18.4mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 5**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified as shown in **Figure 5**. However, an approved animal boarding establishment with planning permission No. A/YL-KTN/755 is found to the further north of the application site as shown in **Figure 5** of which drainage facilities will be provided at the said has been provided so that the external catchment stops there.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 5**, an open drain is found to the south of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment (including external catchment) is approximately 820m²;
- ii. Although the majority of the catchment is vegetated in nature, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 19.6\text{m} - 18.4\text{m} = 1.2\text{m}$$

$$L = 42\text{m}$$

$$\therefore \text{Average fall} = 1.2\text{m in } 42\text{m} \text{ or } 1\text{m in } 35\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [42 / (2.86^{0.2} \times 820^{0.1})]$$

$$t_c = 2.52 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 180 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 820 / 3,600$$

$$\therefore Q_1 = 74.02 \text{ l/s} = 4,441.67 \text{ l/min} = 0.074\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 **Proposed Drainage Facilities**

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.

1.3.3 The collected stormwater will then be dissipate to the open drain to the immediate south of the application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the

applicant's own expense.

- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) 100mm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by vehicular access leading from Fung Kat Heung Road. It is situated amidst the ‘Agriculture’ (“AGR”) zone and two similar animal boarding establishments which have been approved by Town Planning Board were found to the north of the application site. (TPB Ref.: A/YL-KTN/659 and 755)
- 2.2 The proposed development will operation between 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 8 per day which can be accommodated by 2 private cars because the site would allow the parking of 2 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 4 staffs at the application site. No more than 8 dogs will be accommodated at the application site. No staff will stay overnight at the application site. It is assuming that clients will deliver the dog to the application site and they will collect the dog before the closing of the proposed development. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.6	0.6	3	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is taken as 1 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Fung Kat Heung Road because the average traffic generation is only 0.6pcu/hr. The negligible increase in traffic would not aggravate the traffic condition of San Tam Road, Fung Kat Heung Road and nearby road networks.

Date: 11 September 2024

TPB Ref.: A/YL-KTN/1042

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347
S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

This letter intends to supersede our letter dated 9.9.2024. Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(a) Section 1.2: Please provide relevant IDF curves and chart of the rapid design of channels with your designed values indicated on curves/ chart for reference.	Noted. Please see attached.
(b) For Section B-B shown in the drainage plan, please provide a cross section showing the existing watercourse as well as the boundary of the proposed development.	Noted. Please see updated drainage plan.
(c) Please provide a cross-section demonstrating how the proposed development would not affect the existing watercourse/natural stream.	Noted. Please see updated drainage plan. Site hoarding will be provided to separate the site from the watercourse.
(d) All proposed drainage facilities and walls/ hoarding should be shown in cross sections.	Noted. Please see updated drainage plan.
(e) The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.	Noted. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by CE/MN, DSD. The applicant would identify the owner of the existing drainage facilities to which the proposed connection will be made. The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.

<p>(f) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.</p> <p>(g) Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</p> <p>(h) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.</p> <p>(i) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.</p> <p>(j) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>(k) The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</p>	<p>Noted. The existing drainage facilities is the only drainage facilities adjacent to the application site for dissipation. The discharge from the application site is minimal because the land filling at the application site is minimal. The additional discharge would not affect the existing drainage facilities.</p> <p>Site hoarding would be provided along the site periphery as shown on the updated drainage plan. 100mm opening would be provided at the toe of the site hoarding to allow uninterrupted flow of stormwater.</p> <p>Noted. Please see attached drawings.</p> <p>Sand trap is proposed at the terminal catchpit as shown in the updated drainage plan.</p> <p>The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</p>
--	---

Our response to the comments of the DAFC is as follows:

DAFC's comments	Applicant's response
There is a watercourse located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	The applicant will provide site hoarding surrounding the application site in order not to disturb the watercourse nearby during land filling and operation.

Our response to the DEP is as follows:

DEP's comments	Applicant's response
The applicant shall clarify the sewerage arrangement of the proposed use. If septic tank and soakaway system would be used, whether the requirements set out in "Professional Persons Environmental Consultative Committee Practice Notes 1/23 - Drainage Plans subject to Comment by the Environmental Protection Department -Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations" will be followed.	Septic tank and soakaway system will be used. The requirements set out in "Professional Persons Environmental Consultative Committee Practice Notes 1/23 - Drainage Plans subject to Comment by the Environmental Protection Department -Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations" will be followed.

Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Olivia LAM) – By Email

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for
a Period of 3 Years and Filling of Land
at
Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin,
Yuen Long, N.T.**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 280m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some temporary structures to the west and an approved animal boarding establishment to the north. An open drain is found to the south of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a very gentle gradient sloping from northwest to southeast from about +18.8mPD to +18.4mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 5**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified as shown in **Figure 5**. However, an approved animal boarding establishment with planning permission No. A/YL-KTN/755 is found to the further north of the application site as shown in **Figure 5** of which drainage facilities will be provided at the said has been provided so that the external catchment stops there.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 5**, an open drain is found to the south of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment (including external catchment) is approximately 820m²;
- ii. Although the majority of the catchment is vegetated in nature, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 19.6\text{m} - 18.4\text{m} = 1.2\text{m}$$

$$L = 42\text{m}$$

$$\therefore \text{Average fall} = 1.2\text{m in } 42\text{m} \text{ or } 1\text{m in } 35\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [42 / (2.86^{0.2} \times 820^{0.1})]$$

$$t_c = 2.52 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 325 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 820 / 3,600$$

$$\therefore Q_1 = 74.02 \text{ l/s} = 4,441.67 \text{ l/min} = 0.074\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 **Proposed Drainage Facilities**

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.

1.3.3 The collected stormwater will then be dissipate to the open drain to the immediate south of the application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the

applicant's own expense.

- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

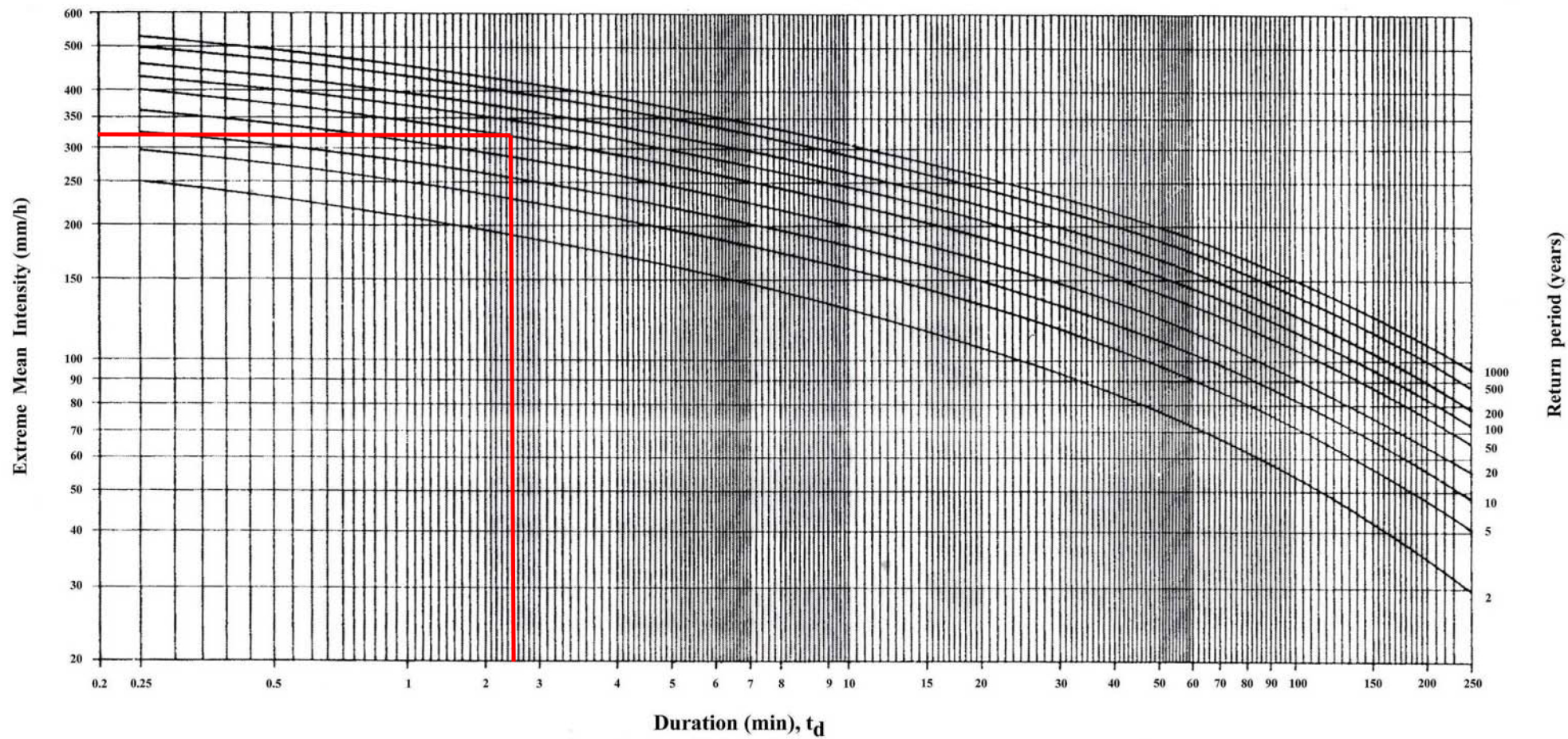


Figure 4. Intensity – Duration – Frequency Curves
(for durations not exceeding 4 hours)

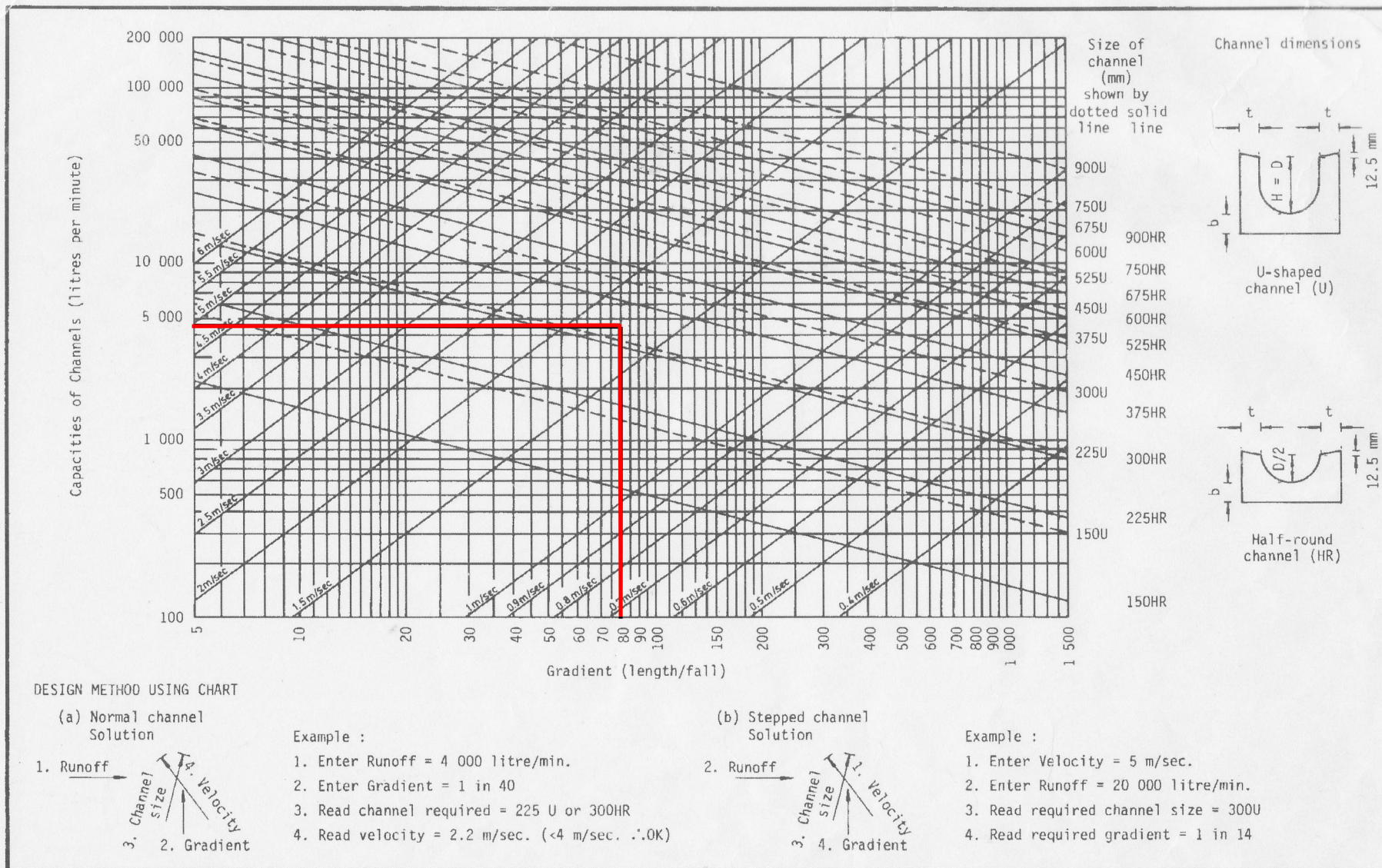
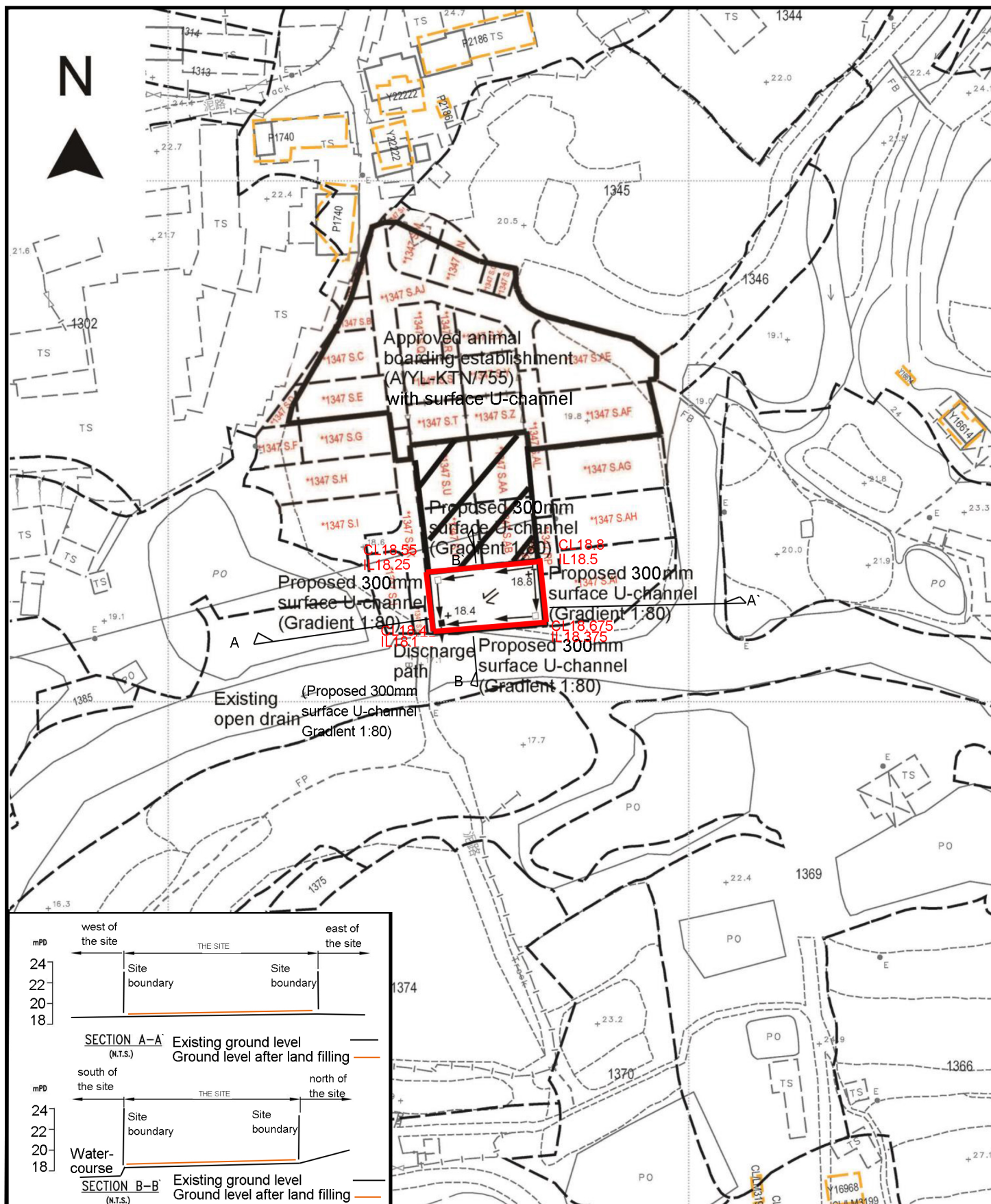


Figure 8.7 - Chart for the Rapid Design of Channels



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+18.4 Proposed Site hoarding Level (in mPD)

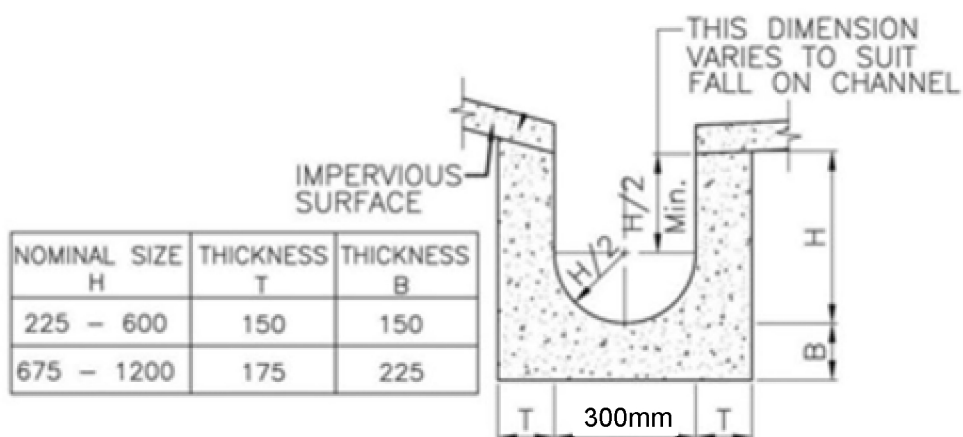
□ Proposed catchpit

■ Proposed catchpit with sand trap

⇐ Flow of surface runoff

Scale 比例:

1:1000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

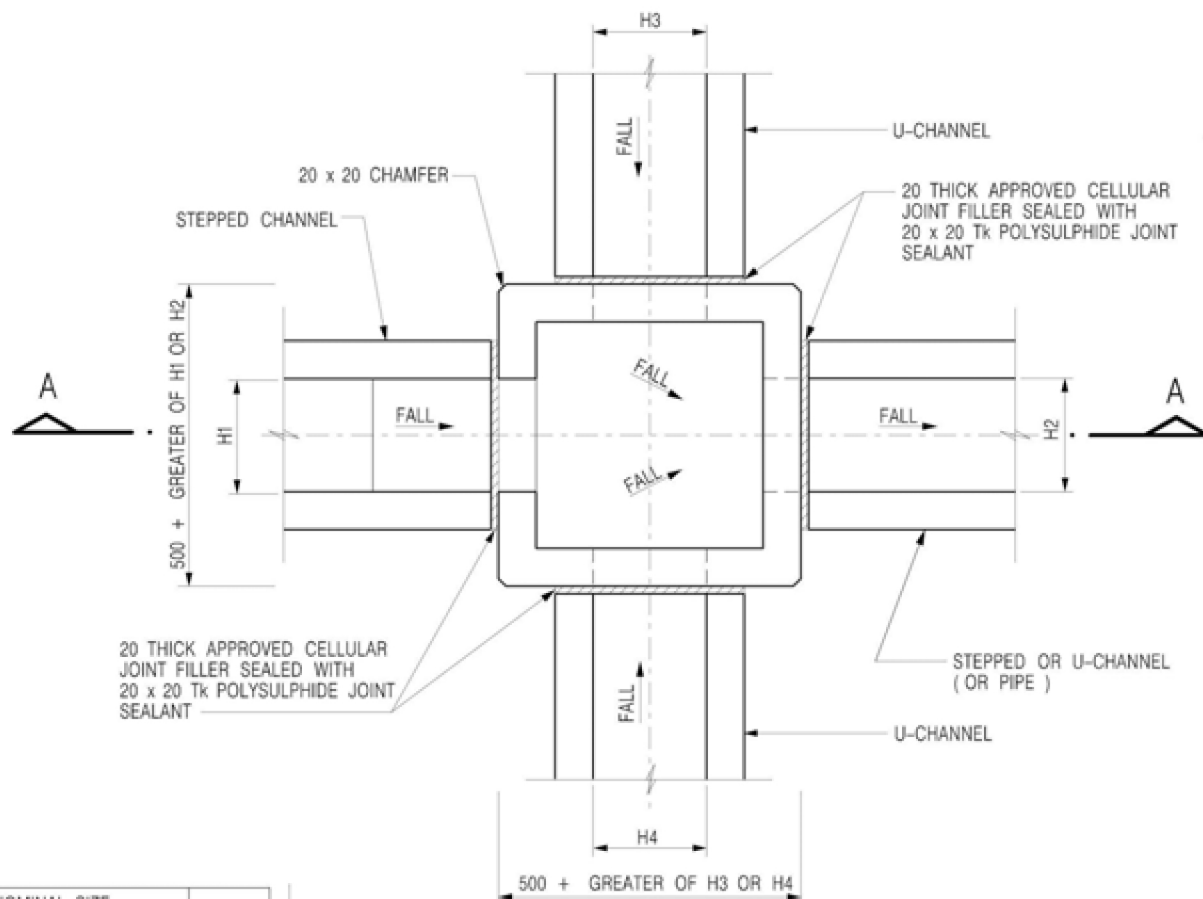
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

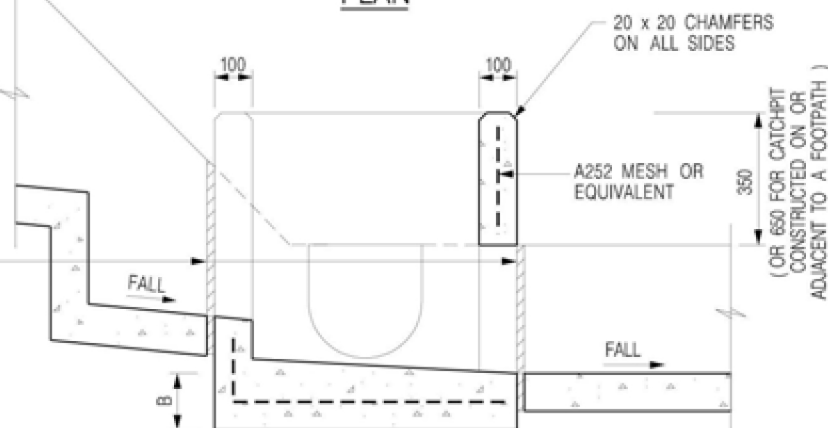
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

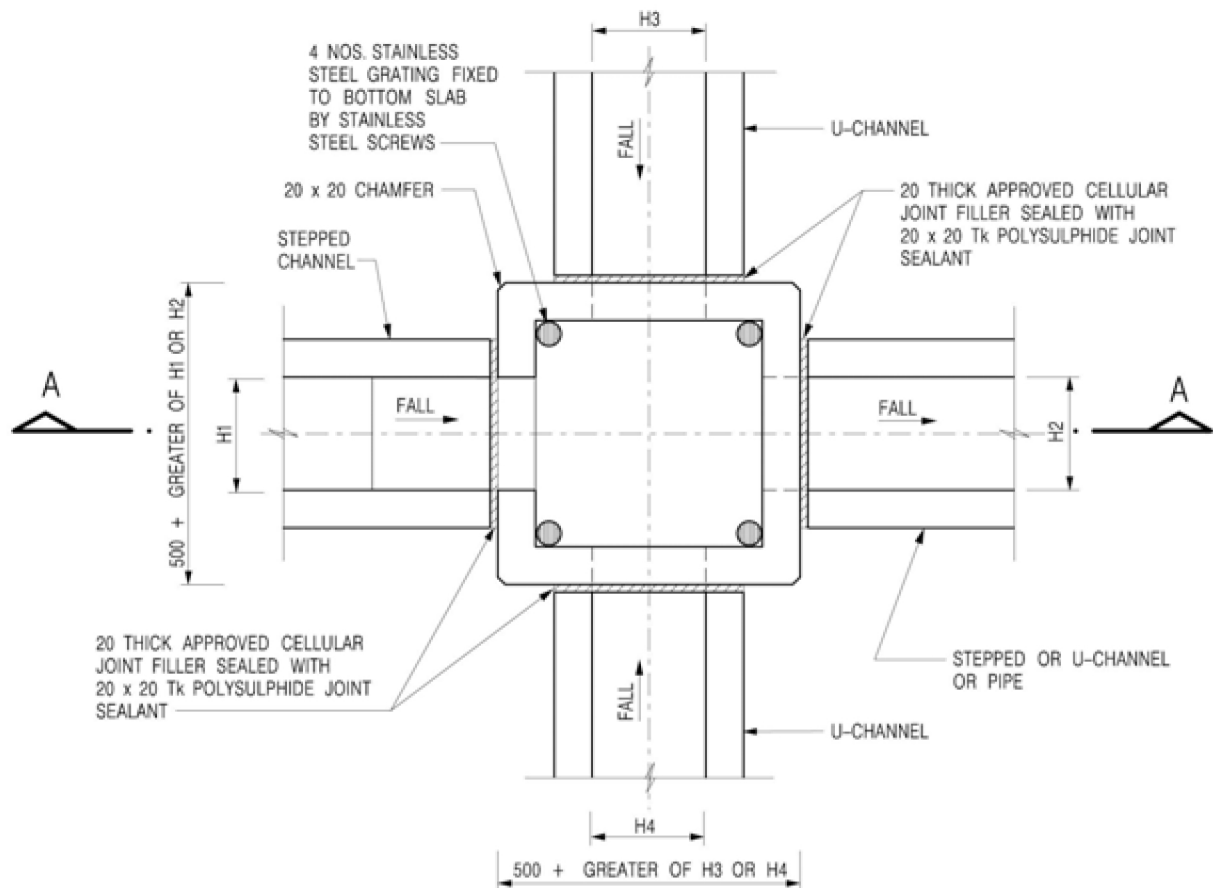
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

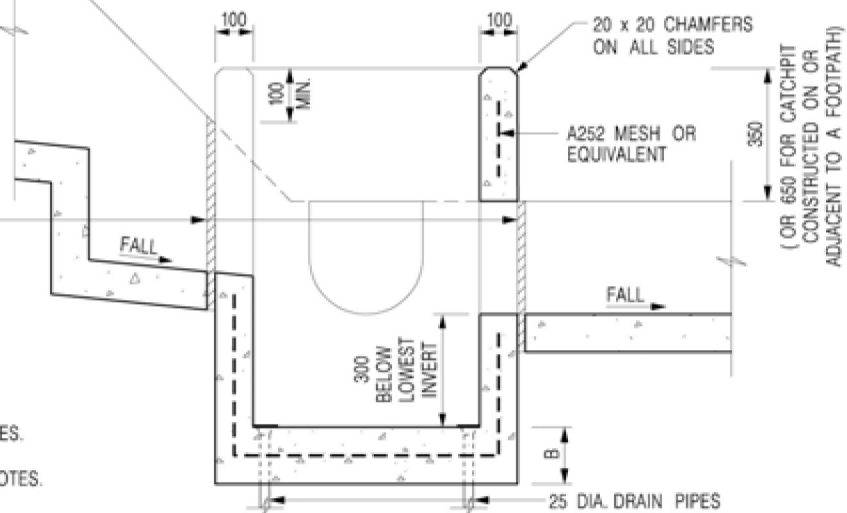
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

Not to scale

寄件者: king king [REDACTED]
寄件日期: 2024年11月29日星期五 9:14
收件者:
副本: tpbpd/PLAND
主旨: A/YL-KTN/1042
附件: KTN1042-ltr-06.pdf

類別: Internet Email

Dear Andrea,

Please see attached response to the departmental comment. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 17 pages

Date: 29 November 2024

TPB Ref.: A/YL-KTN/1042

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347
S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from the site. Reverse of vehicles in local road may induce road safety hazard;	Noted. Please refer to the swept path analysis in the attachment. The proposed parking spaces have been moved into the temporary structure so that manoeuvring space is available as shown in the updated Figure 3.
(b) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

Our response to the comments of the CE/MN, DSD is found in the attachment.

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Andrea YAN) – By Email

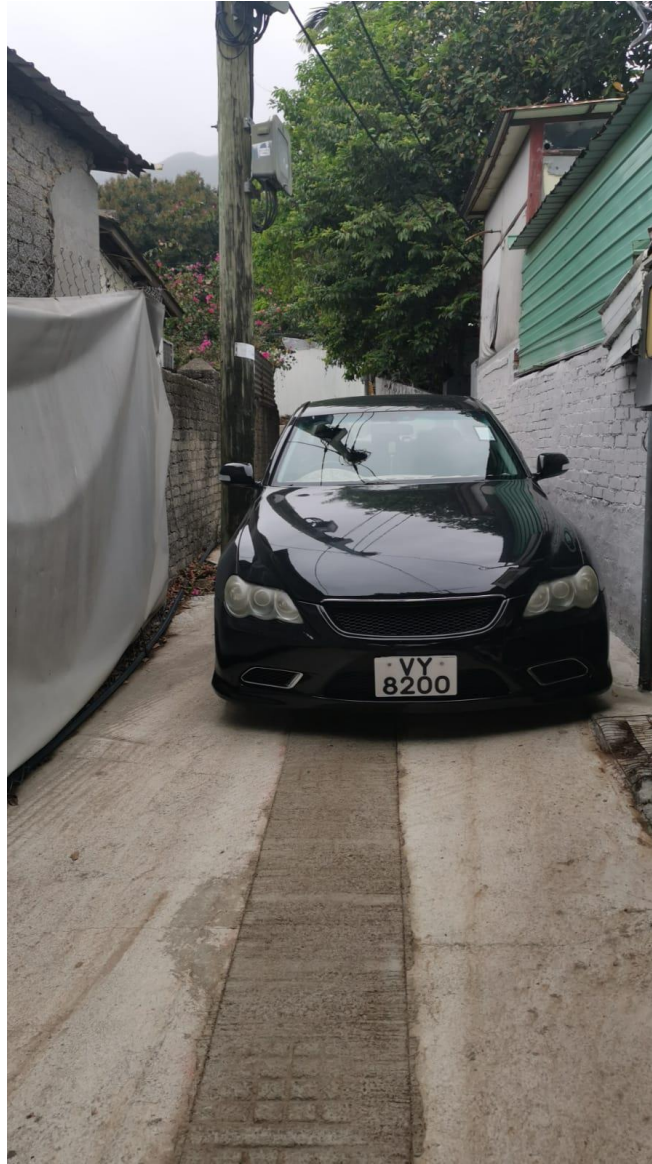
Photo 1

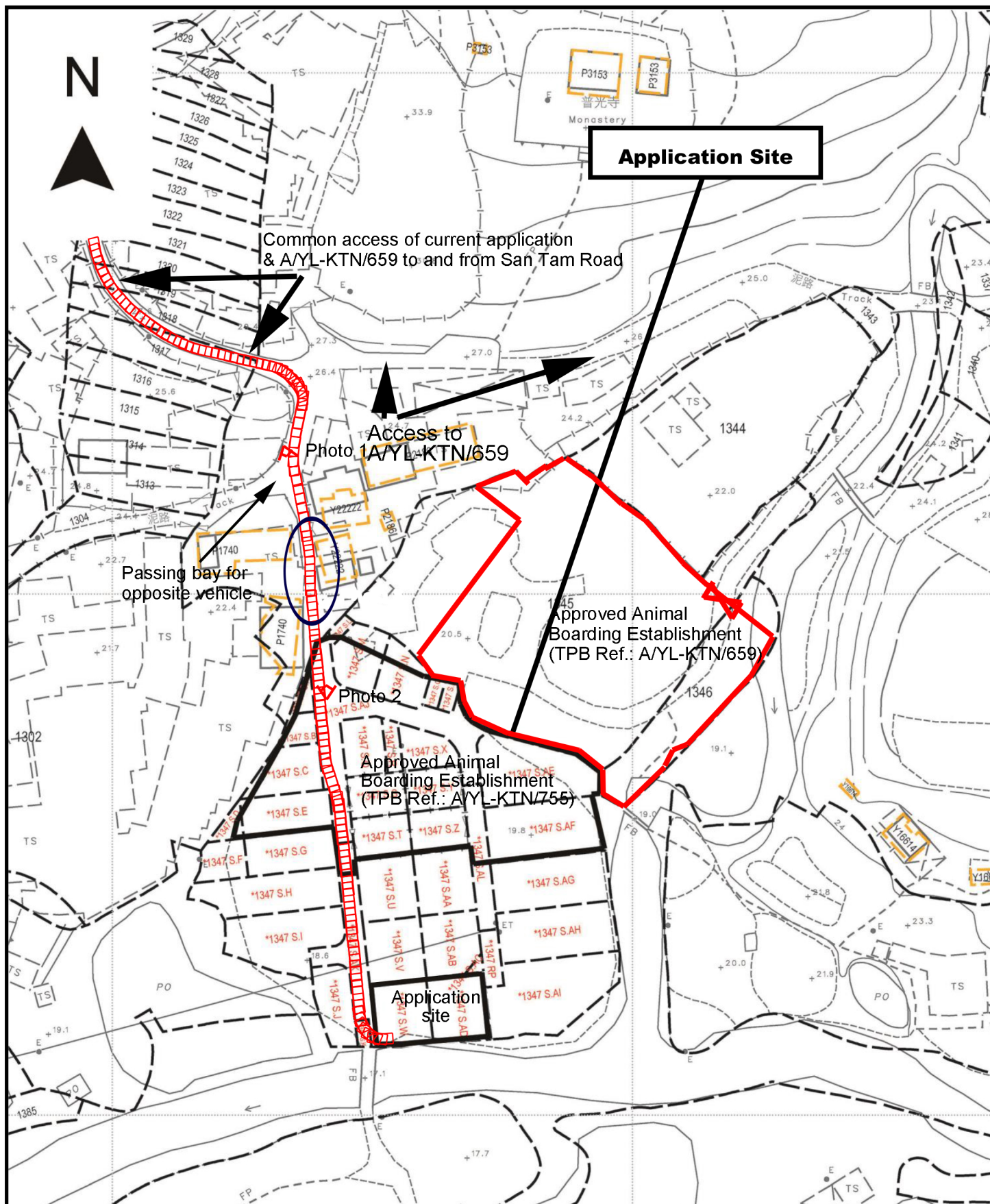


Photo 2



Photo 3





Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis from Common Access of Current Application & A/YL-KTN/755 to the Application Site

Drawing No. 圖號:

Figure 6

Remarks 備註:

□ Private car

Scale 比例:

1:1000



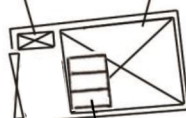
Structure 2

Site office and toilet
GFA: not exceeding 20m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 1

Dog kennel
GFA: not exceeding 180m²
Height: Not exceeding 4.5m
No. of storey: 1

9m wide
Ingress/
Egress



3 parking spaces
of 5m x 2.5m for
private car

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Date: 26 November 2024

TPB Ref.: A/YL-KTN/1042

Town Planning Board
15/F, North Point Government Offices
333, Java Road, North Point, Hong Kong
(Attn: The Secretary)

By Email

Dear Sirs,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

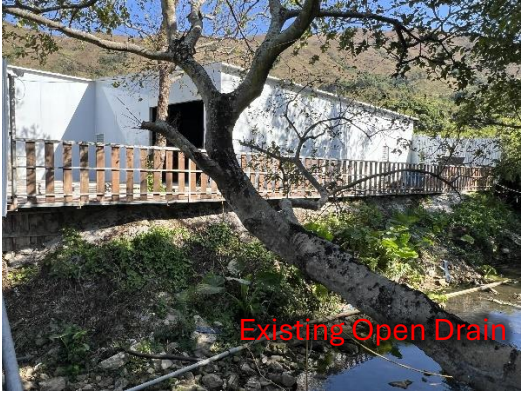
With reference to email dated 4 October 2024 from Mr. Terence Tang of DSD, our response to the comments is as follows:

CE/MN, DSD's comments	Applicant's response
1. SDM corrigendum no. 1/2022 and 1/2024 should be considered.	Noted. <i>Intensity-Duration-Frequency Curves</i> has been updated.
2. GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Geotechnical Manual for Slopes (GCO, 1984) was superseded.	Noted. <i>Chart for the Rapid Design of Channels</i> has been updated.
3. Previous comment (d) has not been fully addressed. All proposed drainage facilities should be shown in cross sections. (d) All proposed drainage facilities and walls/ hoarding should be shown in cross sections.	Noted, please refer to updated cross section.
4. Cross sections – Please also indicate the connection profile between proposed land filling and existing ground level.	Noted, please refer to updated cross section.

CE/MN, DSD's comments	Applicant's response
<p>5. The applicant shall be required to place all the proposed works (including hoarding) 3m away from the top of bank of the streamcourse. Please indicate the 3m setback zone in all layout plan and cross sections</p>	<p>Noted. A 3m setback zone has been indicated on the drainage plan in red hatch. Please also see the below site photos showing the 3m setback zone.</p> 

Date: 26 November 2024

TPB Ref.: A/YL-KTN/1042

CE/MN, DSD's comments	Applicant's response
<p>6. Previous comment (f) has not been addressed. Please provide site photos to show existing condition and existence of the existing drainage facilities which receive the discharge from the application site.</p> <p>(f) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.</p>	<p>Noted. The existing drainage facilities is the only drainage facilities adjacent to the application site for dissipation. The discharge from the application site is minimal because the land filling at the application site is minimal. The additional discharge would not affect the existing drainage facilities.</p> <p>Please refer to photo below.</p> 

Should you have any questions, please feel free to contact the undersigned at 6022 6714.

Yours faithfully,




Karen Law

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Olivia LAM) – By Email

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for
a Period of 3 Years and Filling of Land
at
Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin,
Yuen Long, N.T.**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 280m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some temporary structures to the west and an approved animal boarding establishment to the north. An open drain is found to the south of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a very gentle gradient sloping from northwest to southeast from about +18.8mPD to +18.4mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 5**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified as shown in **Figure 5**. However, an approved animal boarding establishment with planning permission No. A/YL-KTN/755 is found to the further north of the application site as shown in **Figure 5** of which drainage facilities will be provided at the said has been provided so that the external catchment stops there.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 5**, an open drain is found to the south of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment (including external catchment) is approximately 820m²;
- ii. Although the majority of the catchment is vegetated in nature, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 19.6\text{m} - 18.4\text{m} = 1.2\text{m}$$

$$L = 42\text{m}$$

$$\therefore \text{Average fall} = 1.2\text{m in } 42\text{m} \text{ or } 1\text{m in } 35\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [42 / (2.86^{0.2} \times 820^{0.1})]$$

$$t_c = 2.52 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 260 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 260 \times 820 / 3,600$$

$$\therefore Q_1 = 59.22 \text{ l/s} = 3553.33 \text{ l/min} = 0.059\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the open drain to the immediate south of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.

- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

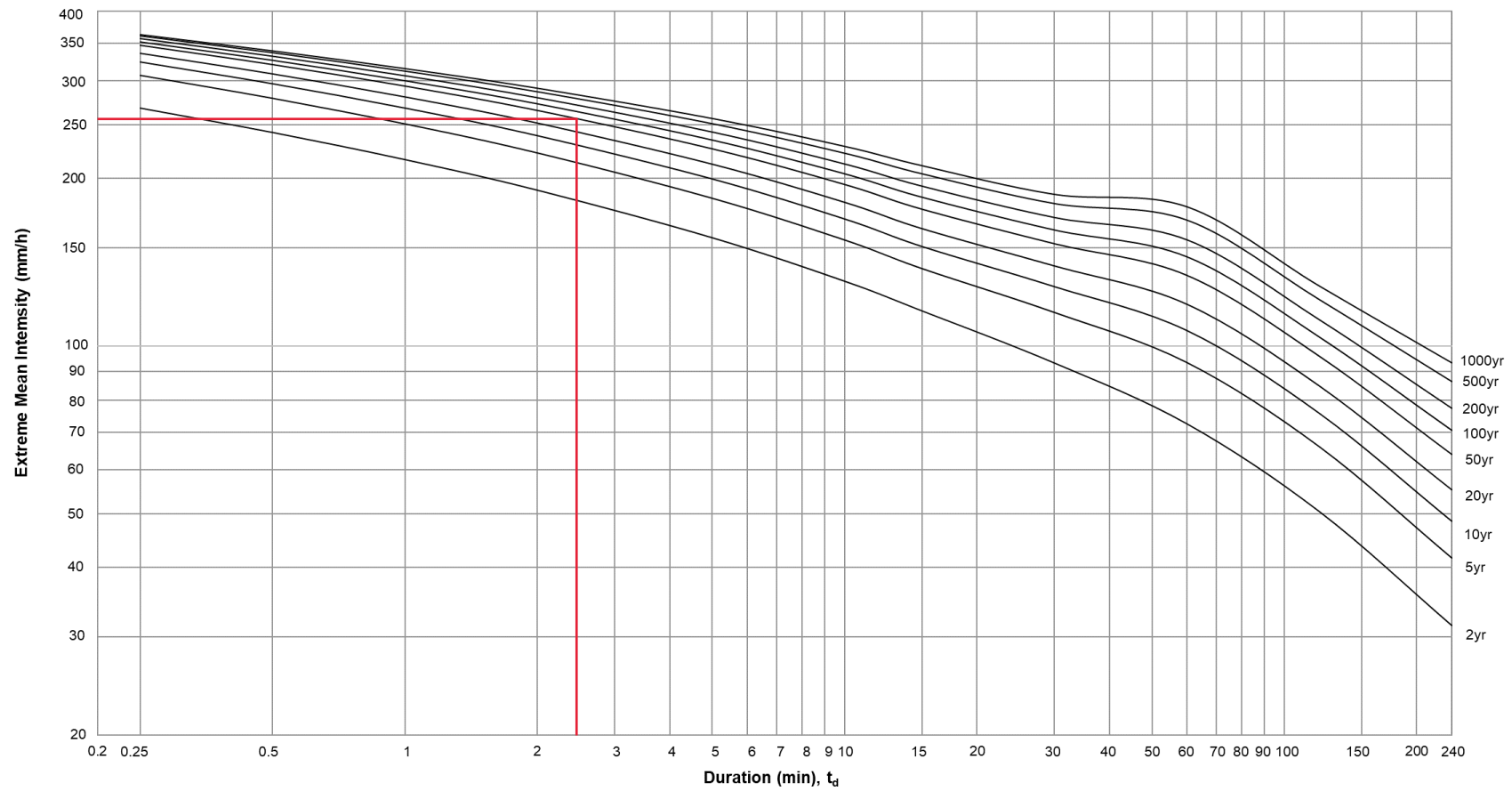
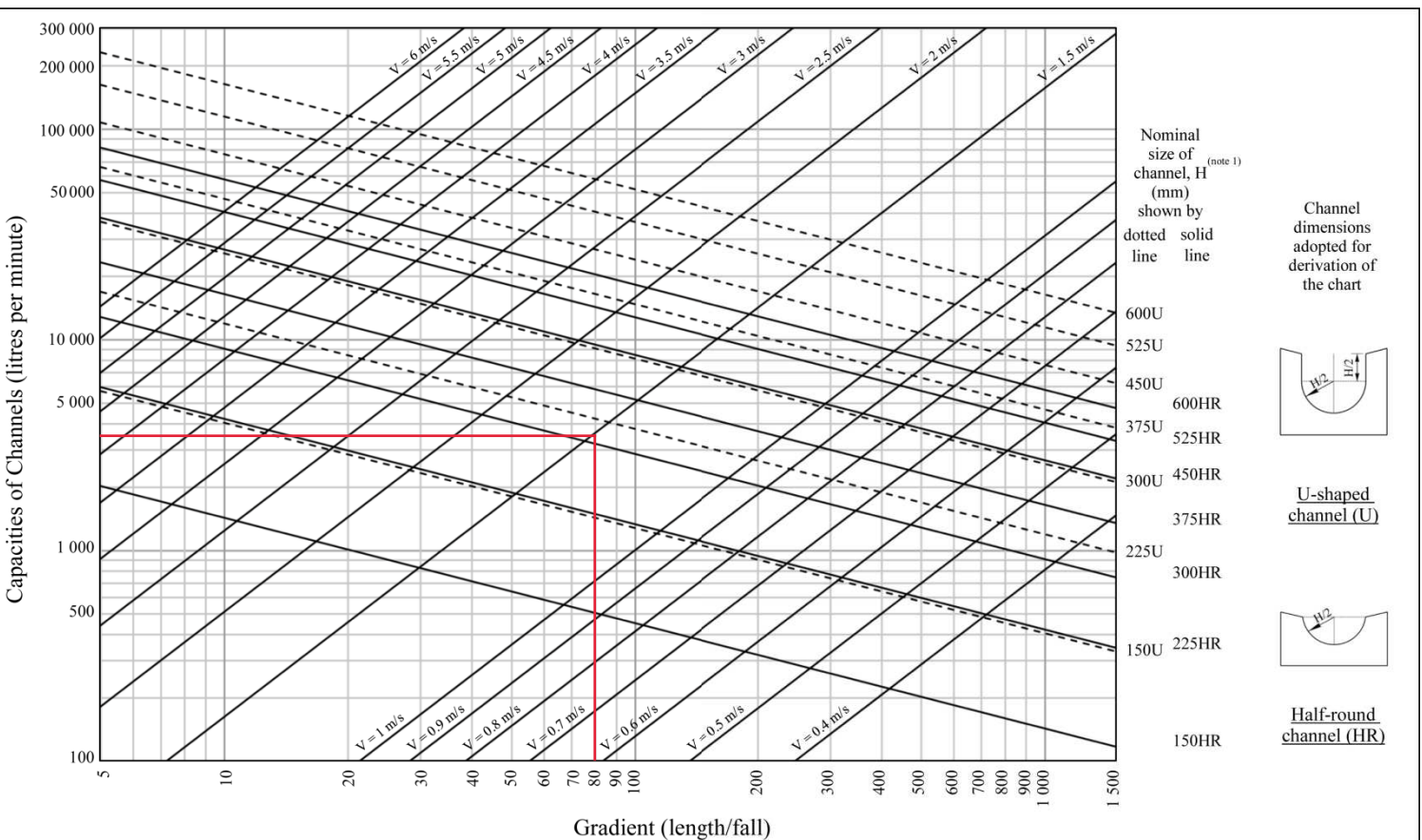


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

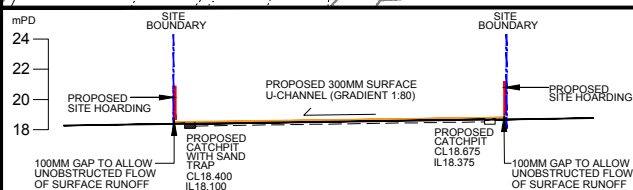
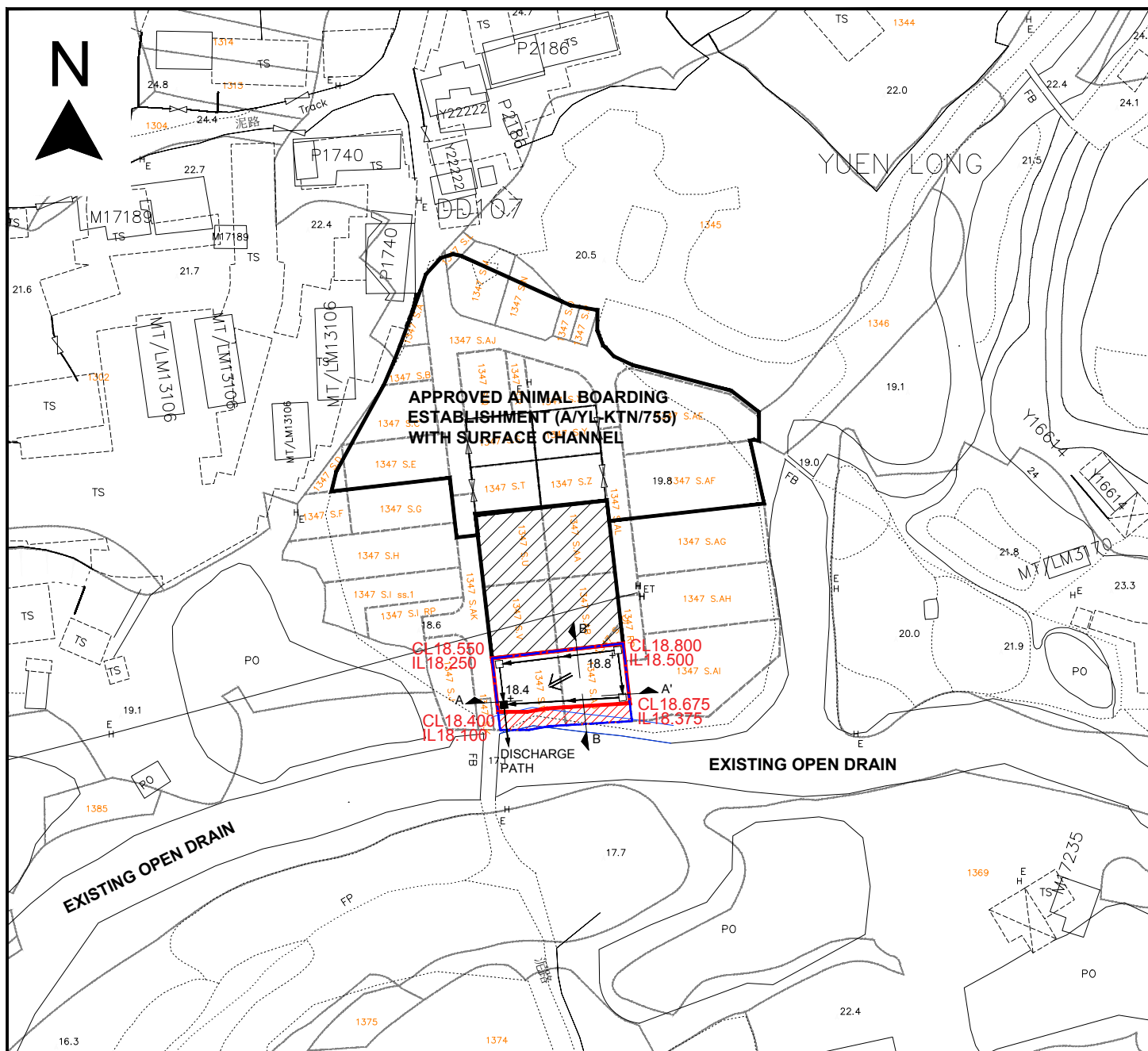
GEO Technical Guidance Note No. 43 (TGN 43) **Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

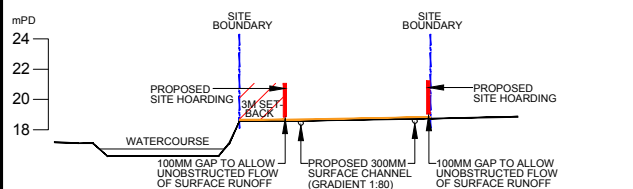
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



SECTION A-A' (N.T.S.)



SECTION B-B' (N.T.S.)

DRAINAGE PLAN LEGEND

- SITE BOUNDARY
- PROPOSED SITE HOARDING
- ▨ PROPOSED 3M SETBACK ZONE FROM TOP OF STREAM COURSE
- ▨ EXTERNAL CATCHMENT
- PROPOSED 300MM SURFACE U-CHANNEL (GRADIENT 1:80)
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH SAND TRAP
- ← FLOW OF SURFACE RUNOFF
- +18.4 LEVEL (IN mPD)

SECTION LEGEND

- SITE BOUNDARY
- PROPOSED SITE HOARDING
- ▨ PROPOSED 3M SETBACK ZONE FROM TOP OF STREAM COURSE
- EXISTING GROUND LEVEL
- GROUND LEVEL AFTER LAND FILLING
- PROPOSED CATCHPIT
- ▨ PROPOSED CATCHPIT WITH SAND TRAP
- PROPOSED 300MM SURFACE U-CHANNEL (GRADIENT 1:80)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.A.D in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

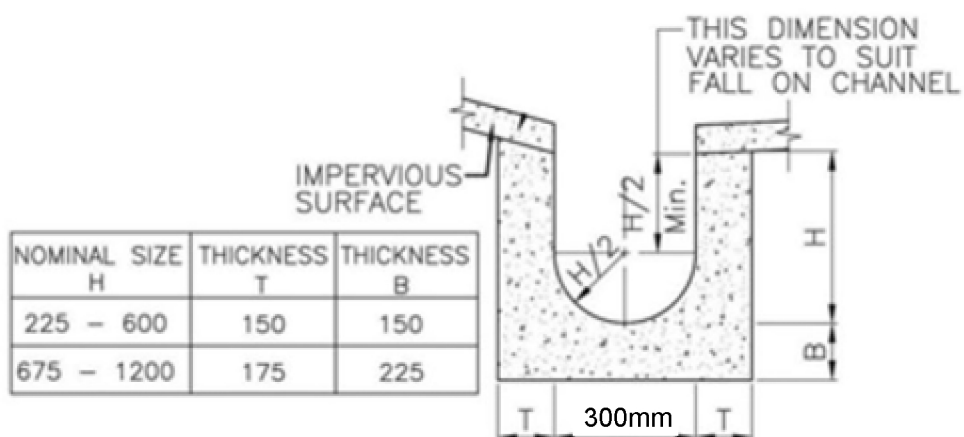
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

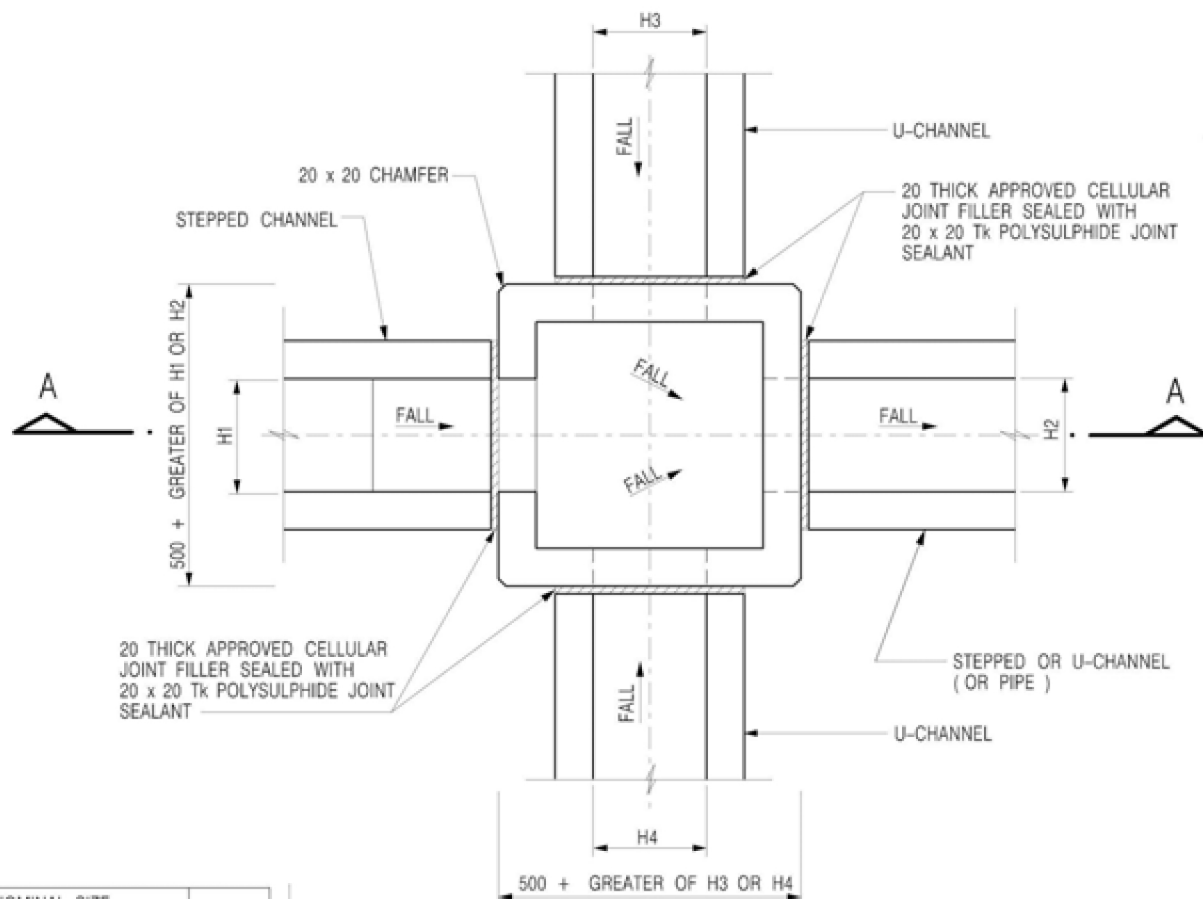
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

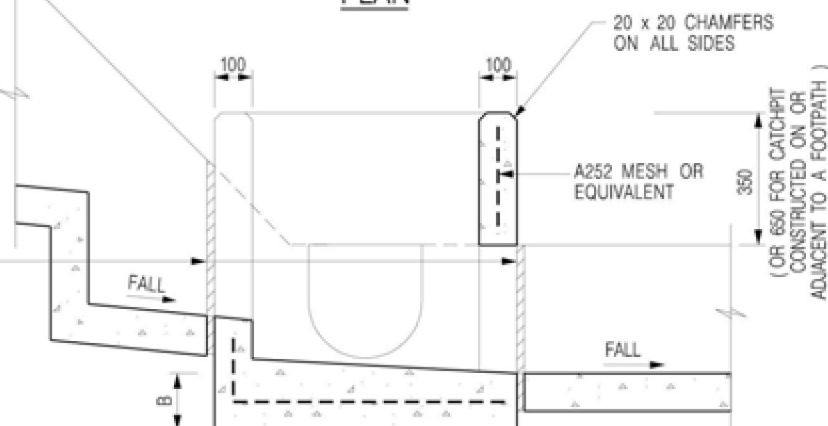
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

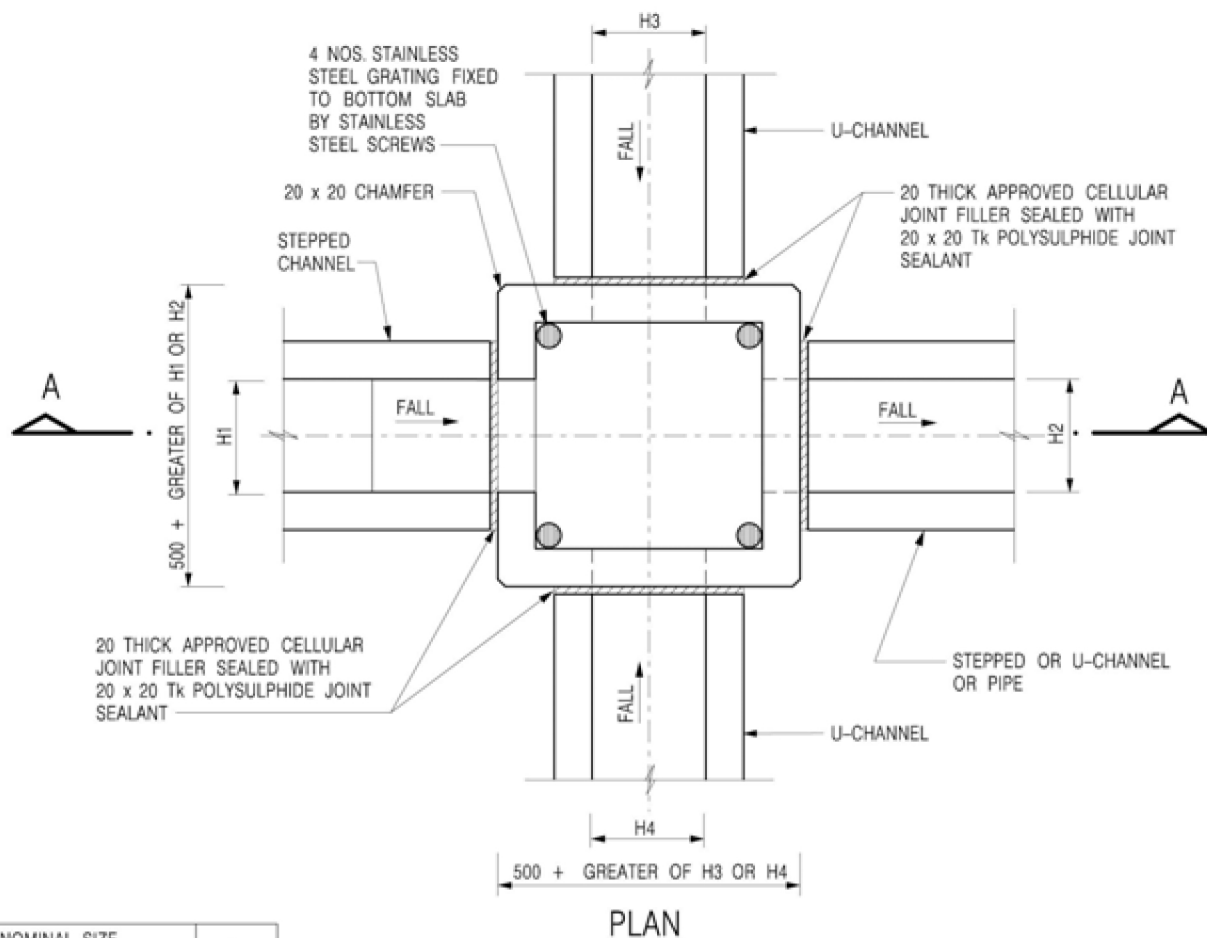
Remarks 備註:

Drawing No. 圖號:

Figure 7

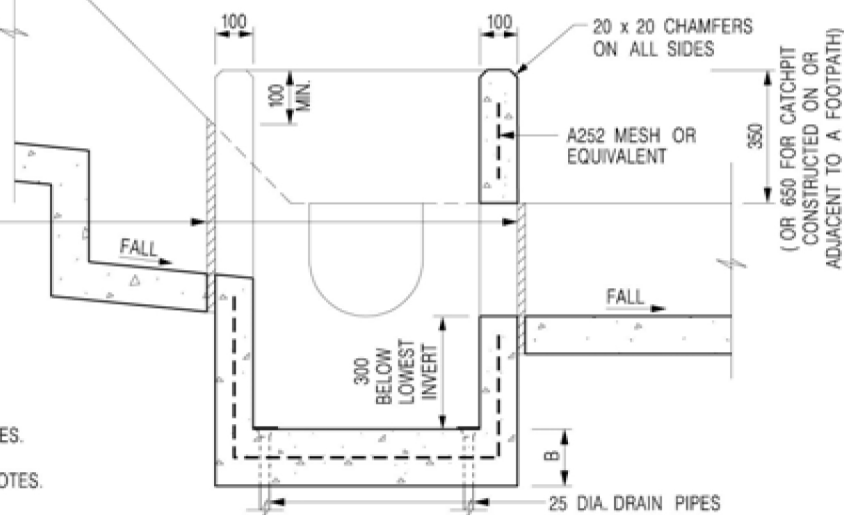
Scale 比例:

Not to scale



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

Not to scale

Appendix Ic of RNTPC
Paper No. A/YL-KTN/1042B

寄件者: king king [REDACTED]
寄件日期: 2025年03月10日星期一 13:30
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: A/YL-KTN/1042
附件: KTN1042-ltr-08.pdf

類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 8 pages

Date: 10 March 2025

TPB Ref.: A/YL-KTN/1042

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)
for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347
S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

We write to supersede our letter dated 5.3.2025 and 7.3.2025.

With reference to your comments on the project ref.: A/YL-KTN/1042, attached please find the following Further Information as requested:

- Figure 4 (Landfill Plan) - added paved/unpaved area, tree information and measures, note "No further filling required"; change 3 car parking spaces to 2.
- Figure 6 (FSI Plan) - layout updated to tally with other revised drawings. Revised scale of drawings.
- Figure 7 (Internal Layout Plan) - layout updated to tally with other revised drawings. Revised scale of drawings. Added detail layout of dog kennel enclosures
- Form S16-III - Page 5 & 11 involving no. of car parking spaces and page 6 involving area of filling of land

Please also note that our client intends to proceed with his application of Boarding Establishment Licence from AFCD, which is actually pending the approval of this S16-III.

Should you have any questions, please feel free to contact our Karen Law (Tel.: [REDACTED]
[REDACTED])

Yours faithfully,



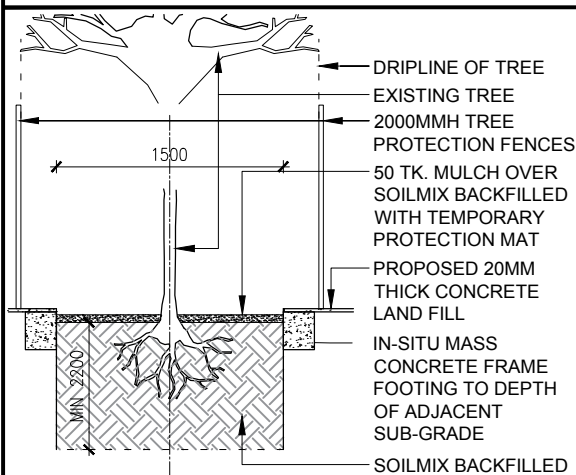
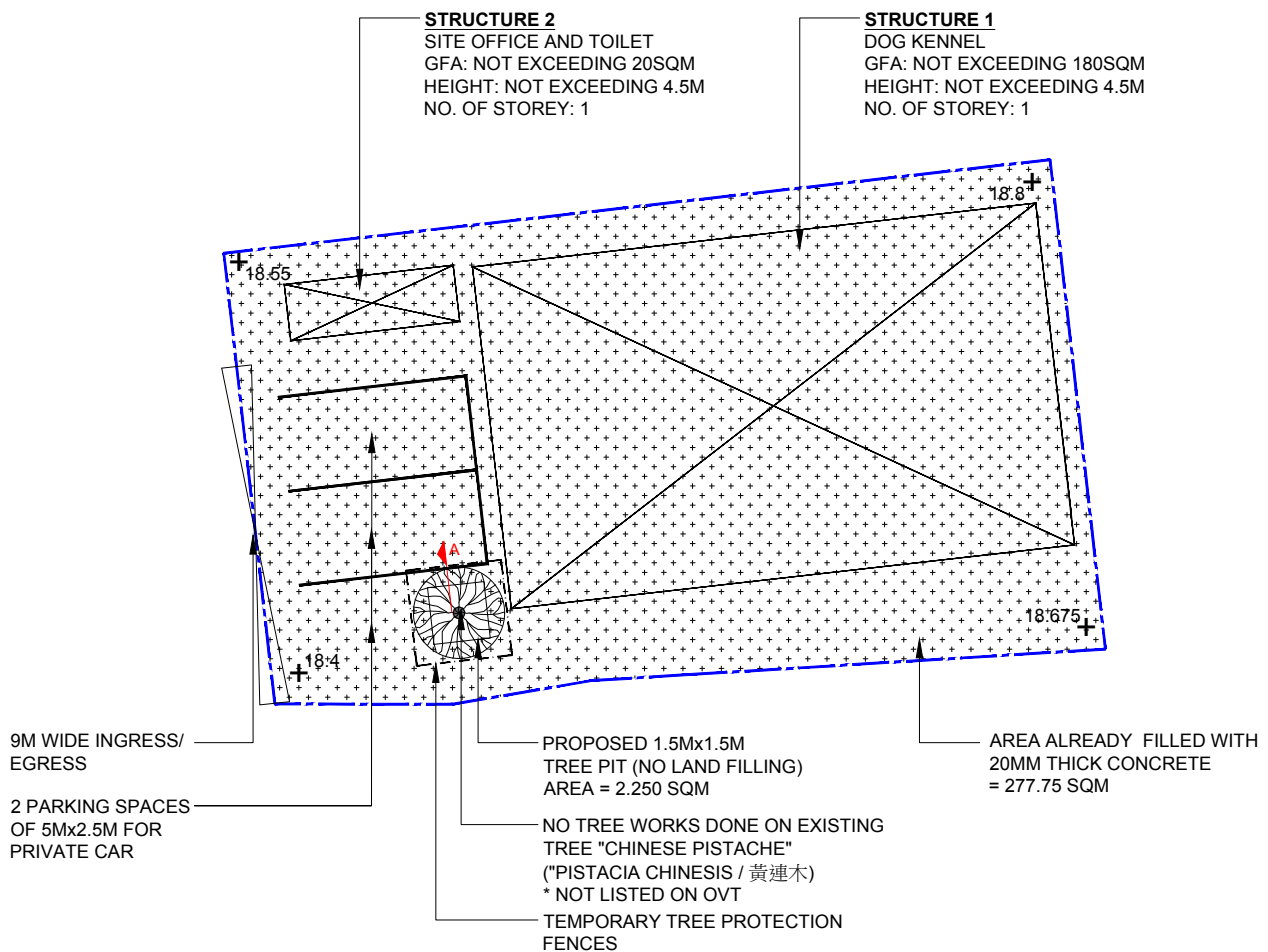
Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. David CHENG) – By Email

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 80sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 200sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 200sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 200sq.m <input type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Dog Kennel (Not exceeding 4.5m, 1 storey) Structure 2: Site office and toilet (Not exceeding 4.5m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 2 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 NA Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 NA Coach Spaces 旅遊巴車位 NA Light Goods Vehicle Spaces 輕型貨車車位 NA Medium Goods Vehicle Spaces 中型貨車車位 NA Heavy Goods Vehicle Spaces 重型貨車車位 NA Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 9:00am to 7:00 pm from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Fung Kat Heung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 277.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	200 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA	
		Non-domestic 非住用	2	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
			NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv)	Site coverage 上蓋面積	71.43 % <input checked="" type="checkbox"/> About 約		
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
		Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 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) NA 		2 0 0 0 0
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
		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) NA 		0 0 0 0 0



PROPOSED TREE PIT DETAIL (N.T.S.)

TREE PROTECTION MEASURES

1. TREE MANAGEMENT PRACTICE NOTE NO. 1 TO BE FOLLOWED.
2. TREE PROTECTION ZONE (TPZ) DURING CONSTRUCTION IS SET UP BY "DRIPLINE METHOD". TEMPORARY PROTECTIVE FENCE TO BE 2000MMH WOODEN BOARD
3. THE GROUND WITHIN ROOT ZONE TO BE PROTECTED FROM COMPACTION WITH MATS OR BOARDS

TREE MITIGATION MEASURES AFTER WORK

1. ALL DEBRIS AND BROKEN SLABS AROUND TREE & COURTYARD TO BE REMOVED
2. A PROPER TREE PIT TO BE PROVIDED AS SHOWN IN LAND FILLING PLAN
3. THE REST OF THE AREA TO BE COVERED BY PAVING SLABS TO ALLOW ADEQUATE AERATION AND WATER INFILTRATION TO SOIL.

LAND FILLING PLAN LEGEND

- SITE BOUNDARY
- ▨ AREA PROPOSED TO BE FILLED WITH 20MM THICK CONCRETE
- PROPOSED PARKING SPACES OF 5Mx2.5M FOR PRIVATE CAR
- ⊠ PROPOSED STRUCTURE
- ⊙ PROPOSED 1.5Mx1.5M TREE PIT FOR AN EXISTING TREE
- 9M WIDE INGRESS/EGRESS
- PROPOSED TEMPORARY TREE PROTECTION FENCE
- + 18.4 LEVEL (IN mPD)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Date 日期:

07/03/2025

Drawing No. 圖號:

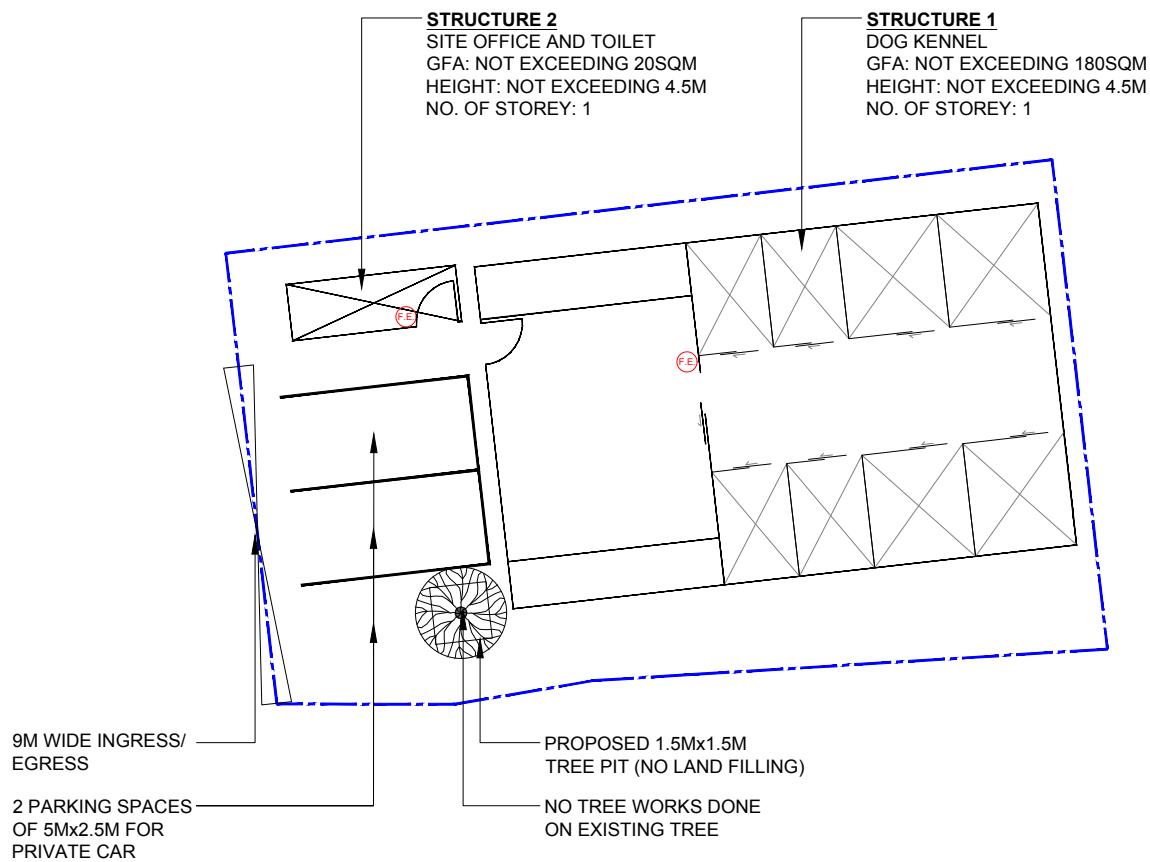
Figure 4

Remarks 備註:

NO FURTHER FILLING OF LAND REQUIRED

Scale 比例:

1:200



FSI PLAN LEGEND

(F.E.) 9L WATER TYPE FIRE
EXTINGUISHER

Project 項目名稱:

Proposed Temporary Animal Boarding
Establishment (Dog Kennel) for a
Period of 3 Years and Filling of Land at
Lots 1347 S.W. & 1347 S.AD in
D.D.107, Fung Kat Heung, Kam Tin,
Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service
Installations Plan

Date 日期:

05/03/2025

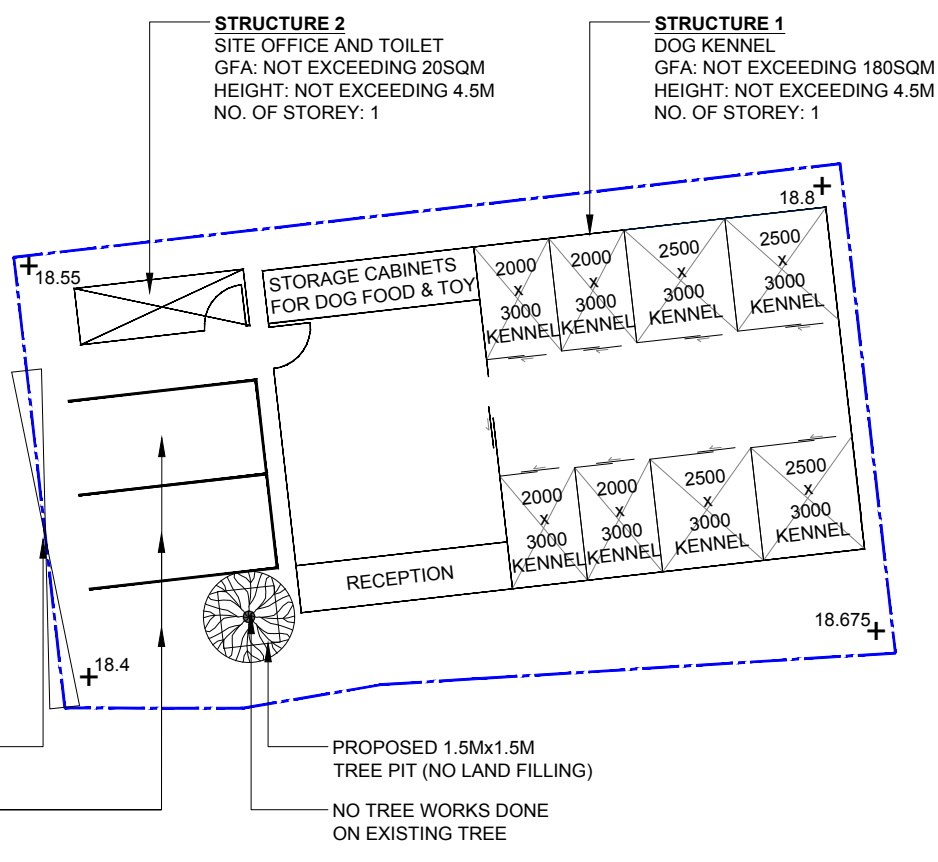
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:200

05/03/2025 2:50:06 pm ISO-A4 bleed 84 (210.00 x 297.00 MM) 1-300

寄件者: king king [REDACTED]
寄件日期: 2025年03月17日星期一 9:47
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: A/YL-KTN/1042
附件: A017-FIG4,6,7,8 (250317) (R2).pdf

類別: Internet Email

> Dear Sir,
>
> This email is intended to supersede our email last Friday on 14.3.2025 at time 10:47 and on 17.3.2025 at time 09:32.
>
> With reference to the project ref.: A/YL-KTN/1042, attached please find the following Further Information as requested:
>
> _Replacement Pages_
> - Figure 4 (Landfill Plan) - 2 carpark moved indoor. Layout updated to tally with other related drawings.
> - Figure 6 (FSI Plan) - 2 carpark moved indoor. Layout updated to tally with other revised drawings.
> - Figure 7 (Internal Layout Plan) - 2 carpark moved indoor. Dog Kennel enclosure changed to standard size for all 8 enclosures.
> Swap reception and storage cabinet to cater for better circulation after moving carpark indoor.
>
> _Additional Page_
> * Figure 8 (Swept Path Diagrams) - to demonstrate smooth manoeuvring of both parking spaces within the site.
>
> Should you have any questions, please feel free to contact our Karen Law (Tel.: [REDACTED])
>
> Best regards,
>
> Patrick Tsui
>
>
>
>

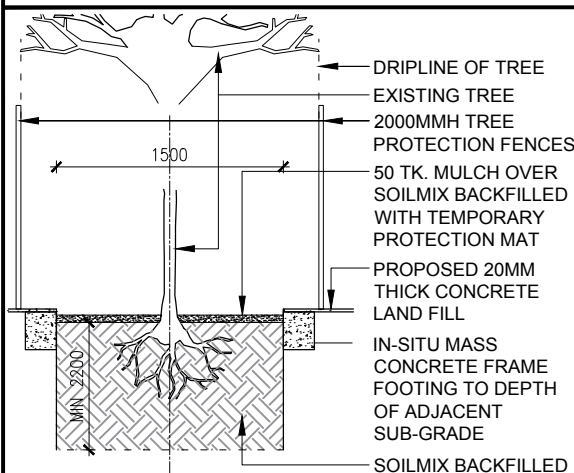
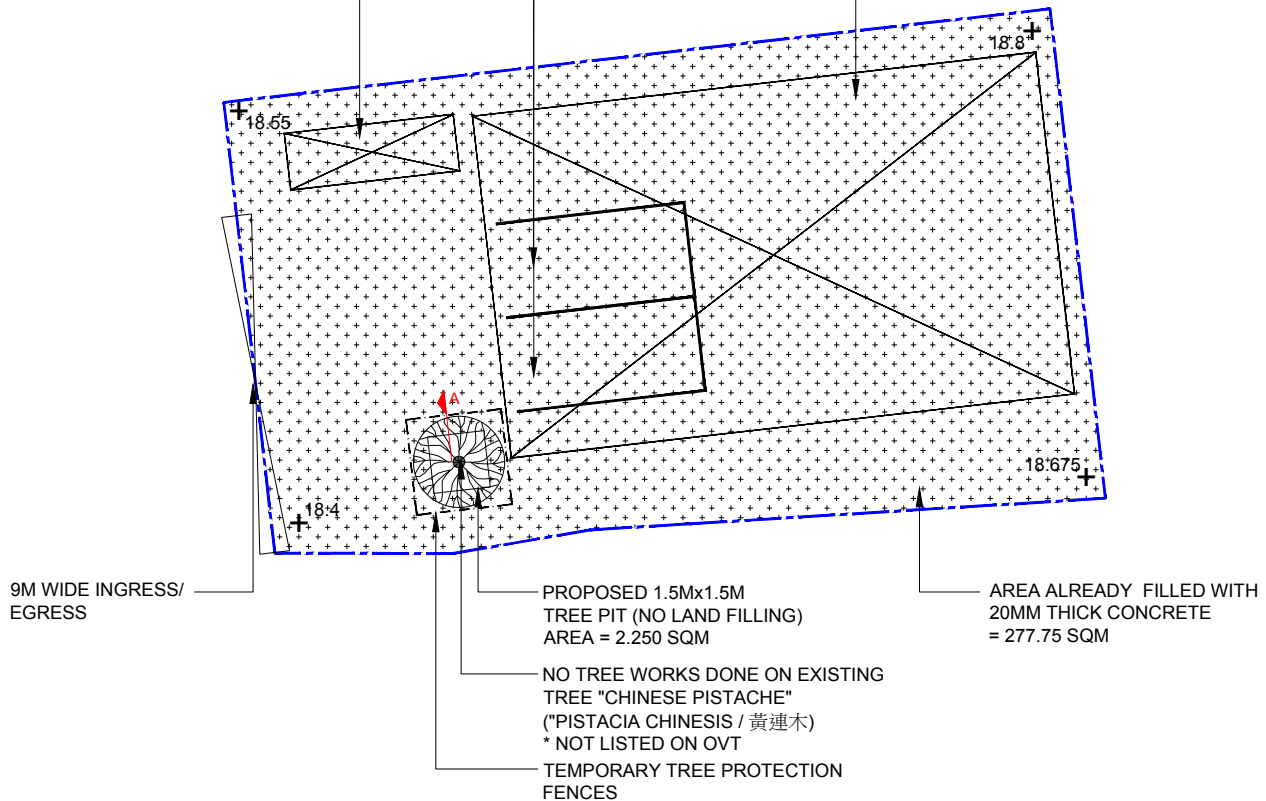
**STRUCTURE 2**

SITE OFFICE AND TOILET
GFA: NOT EXCEEDING 20SQM
HEIGHT: NOT EXCEEDING 4.5M
NO. OF STOREY: 1

2 PARKING SPACES
OF 5Mx2.5M FOR
PRIVATE CAR

STRUCTURE 1

DOG KENNEL
GFA: NOT EXCEEDING 180SQM
HEIGHT: NOT EXCEEDING 4.5M
NO. OF STOREY: 1

**PROPOSED TREE PIT DETAIL (N.T.S.)****TREE PROTECTION MEASURES**

1. TREE MANAGEMENT PRACTICE NOTE NO. 1 TO BE FOLLOWED.
2. TREE PROTECTION ZONE (TPZ) DURING CONSTRUCTION IS SET UP BY "DRIPLINE METHOD". TEMPORARY PROTECTIVE FENCE TO BE 2000MMH WOODEN BOARD
3. THE GROUND WITHIN ROOT ZONE TO BE PROTECTED FROM COMPACTION WITH MATS OR BOARDS

TREE MITIGATION MEASURES AFTER WORK

1. ALL DEBRIS AND BROKEN SLABS AROUND TREE & COURTYARD TO BE REMOVED
2. A PROPER TREE PIT TO BE PROVIDED AS SHOWN IN LAND FILLING PLAN
3. THE REST OF THE AREA TO BE COVERED BY PAVING SLABS TO ALLOW ADEQUATE AERATION AND WATER INFILTRATION TO SOIL.

LAND FILLING PLAN LEGEND

- SITE BOUNDARY
- ▨ AREA PROPOSED TO BE FILLED WITH 20MM THICK CONCRETE
- PROPOSED PARKING SPACES OF 5Mx2.5M FOR PRIVATE CAR
- ⊠ PROPOSED STRUCTURE
- ⊙ PROPOSED 1.5Mx1.5M TREE PIT FOR AN EXISTING TREE
- ≡ 9M WIDE INGRESS/EGRESS
- PROPOSED TEMPORARY TREE PROTECTION FENCE
- + 18.4 LEVEL (IN mPD)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Date 日期:

13/03/2025

Drawing No. 圖號:

Figure 4

Remarks 備註:

NO FURTHER FILLING OF LAND REQUIRED

Scale 比例:

1:200



- 2 PARKING SPACES
OF 5Mx2.5M FOR
PRIVATE CAR

9M WIDE INGRESS/
EGRESS

- PROPOSED 1.5Mx1.5M
TREE PIT (NO LAND FILLING)

- NO TREE WORKS DONE
ON EXISTING TREE

F.E.

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Proposed Fire Service Installations Plan

13/03/2025

Figure 6

Scale 比例:

1:200

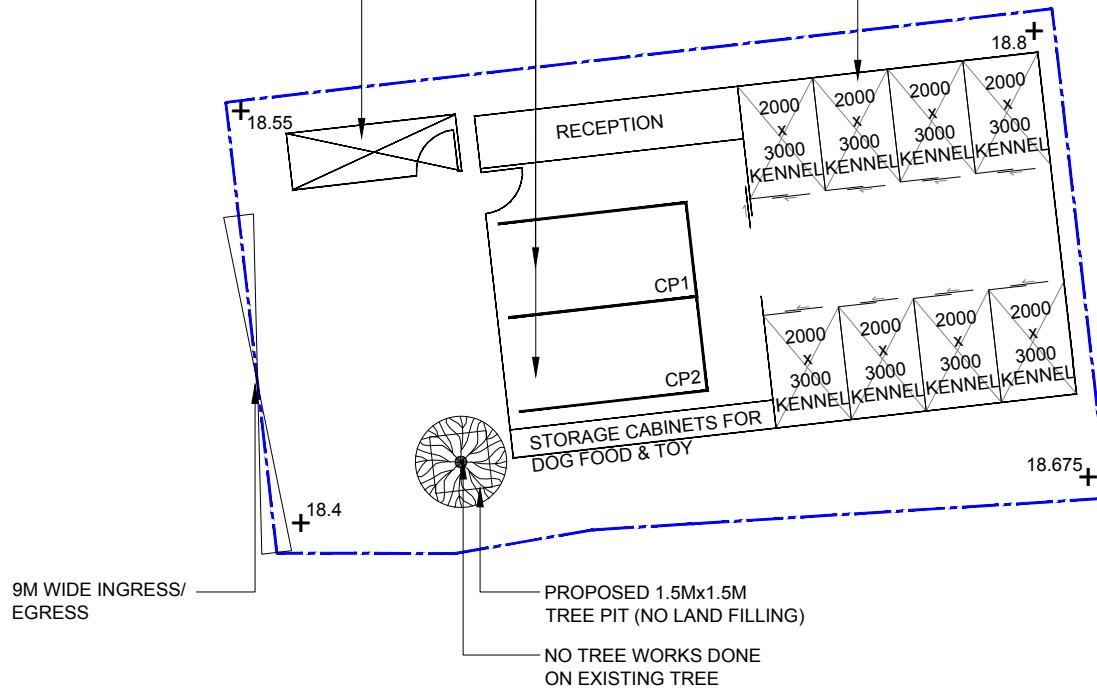
**STRUCTURE 2**

SITE OFFICE AND TOILET
GFA: NOT EXCEEDING 20SQM
HEIGHT: NOT EXCEEDING 4.5M
NO. OF STOREY: 1

2 PARKING SPACES
OF 5Mx2.5M FOR
PRIVATE CAR

STRUCTURE 1

DOG KENNEL
GFA: NOT EXCEEDING 180SQM
HEIGHT: NOT EXCEEDING 4.5M
NO. OF STOREY: 1



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Internal Layout Plan of Dog Kennel

Date 日期:

13/03/2025

Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

1:200

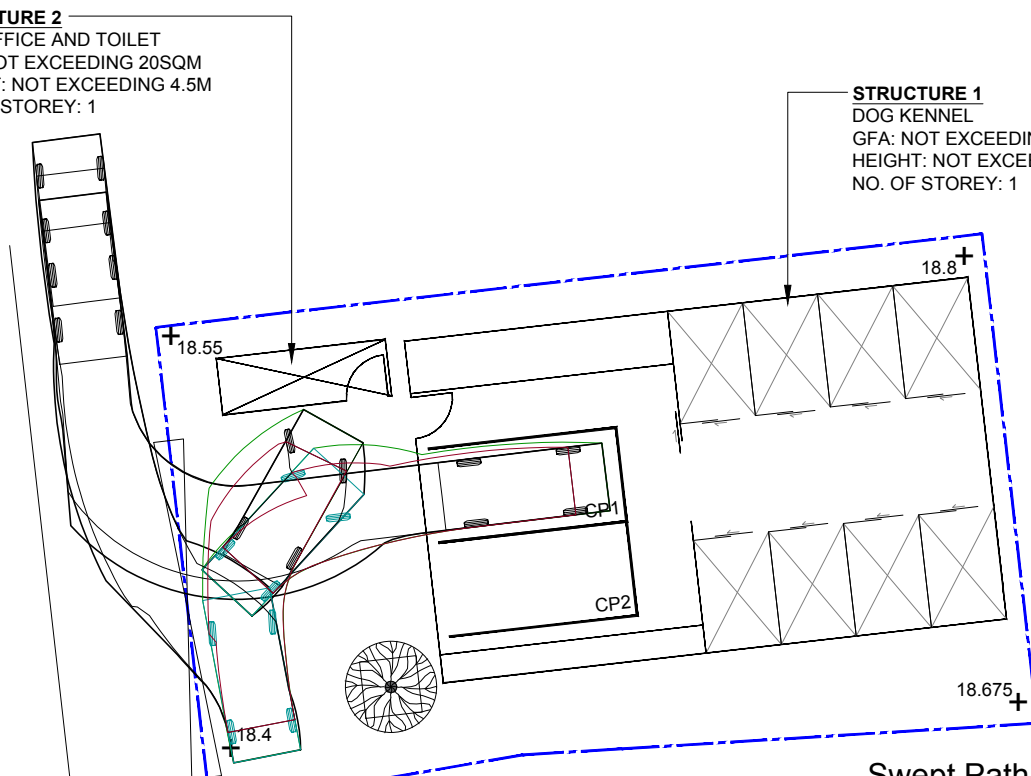


STRUCTURE 2

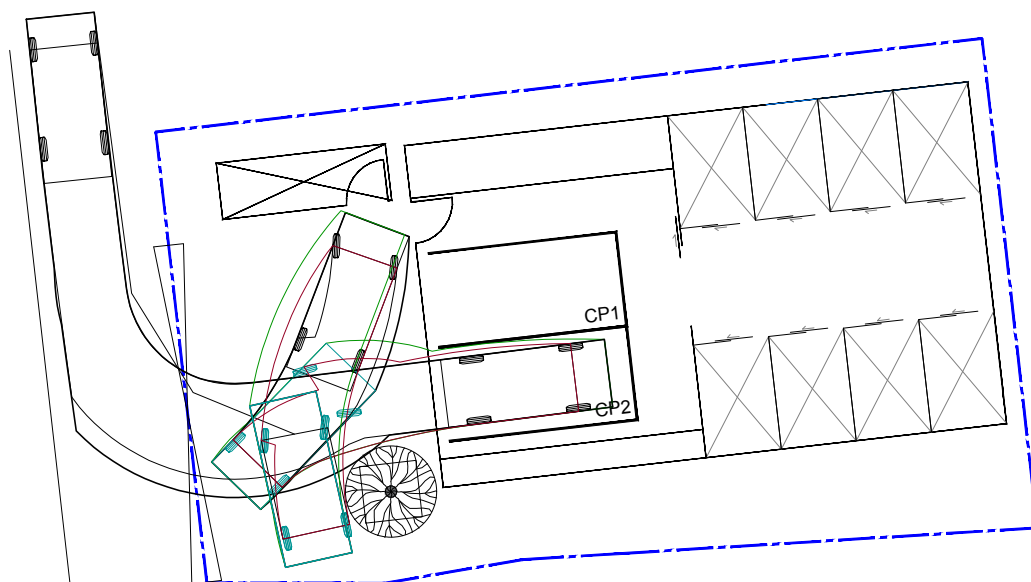
SITE OFFICE AND TOILET
GFA: NOT EXCEEDING 20SQM
HEIGHT: NOT EXCEEDING 4.5M
NO. OF STOREY: 1

STRUCTURE 1

DOG KENNEL
GFA: NOT EXCEEDING 180SQM
HEIGHT: NOT EXCEEDING 4.5M
NO. OF STOREY: 1



Swept Path Diagram For CP1



Swept Path Diagram For CP2

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Diagrams

Date 日期:

13/03/2025

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

1:200

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of Three Years and Filling of Land	24.12.2021 [revoked on 24.6.2023]

Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	20.11.2020 [revoked on 20.5.2022]
2.	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	26.3.2021 [revoked on 26.12.2023]
3.	A/YL-KTN/755	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of Three Years	13.8.2021 [revoked on 13.11.2023]
4.	A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of Five Years	30.4.2021
5.	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	9.7.2021 [revoked on 9.6.2024]
6.	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	9.7.2021 [revoked on 9.6.2024]
7.	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	23.7.2021 [revoked on 23.8.2024]
8.	A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of Three Years and Filling of Land	28.1.2022
9.	A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	18.2.2022 [revoked on 18.11.2023]

	Application No.	Use/Development	Date of Consideration
10.	A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	18.2.2022 [revoked on 18.5.2024]
11.	A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	24.6.2022
12.	A/YL-KTN/958	Proposed Temporary Animal Boarding Establishment for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2024]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer (DLO)/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1347 S.W & 1347 S.AD both in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot Nos. 1347 S.W & 1347 S.AD both in D.D. 107 are covered by Short Term Waiver No. 5587 for the purpose of “Temporary Animal Boarding Establishment (Dog Kennel) and Ancillary Uses as may be approved by DLO”; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a settled valleys landscape character comprising ponds, temporary structures, vacant land and woodland. The proposed use is not incompatible with surrounding landscape character;
- according to the site photos of 2024, the Site is hard paved and occupied by temporary structure. An existing tree of common species is observed within the Site. It is noted that a tree pit is proposed to retain the existing tree in-situ. Significant adverse landscape impact on existing landscape resources is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the application from agricultural perspective. The Site is zoned “Agriculture”. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- the address belongs to one of his Dog Breeder Licence (Category B) applicants, and

the application was submitted on 29.11.2022. The progress is slow and there have been no updates on the construction works; and

- no comment on the application from nature conservation perspective.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application.

10. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site to San Tam Road (i.e. Fung Kat Heung Road and the local access road). Fung Kat Heung Road is not maintained by HyD; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;

(g) to note the comments of the Director of Environmental Protection that:

- the applicant is advised to:
 - i. ensure no operation between 7:00 p.m. and 9:00 a.m will be allowed at the Site;
 - ii. ensure all dogs will be kept inside enclosed structures with soundproofing materials at the Site;
 - iii. ensure no public announcement system will be used within the Site;
 - iv. ensure the enclosed structures for boarding dogs are provided with mechanical ventilation and air-conditioning system;
 - v. follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - vi. ensure the proposed structure for animal boarding establishment be enclosed with soundproofing materials and provision of 24-hour mechanical ventilation and air-conditioning systems;
 - vii. follow the relevant guidelines and requirements in Relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular ProPECCPN 1/23 – 'Drainage Plans subject to Comment by the Environmental Protection Department'; and
 - viii. to meet the statutory requirements under relevant pollution control ordinances;

(h) to note the Chief Engineer/Mainland North, Drainage Services Department that:

- based on the submitted drainage proposal, the applicant should provide discharging details for comment;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-KTN/1042

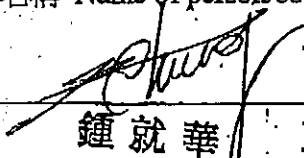
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____



鍾就華 主席
元朗市中心及鄉郊東分區委員會

日期 Date _____

23/8/2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTN/1042

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

NIL

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

鍾就華 主席
元朗市中心及鄉郊東分區委員會

From: [REDACTED]
Sent: 2024-08-28 星期三 17:35:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on four planning applications
Attachment: s16 KTN 1042.pdf 240828

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

28th August, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 3 Years and Filling of Land
(A/YL-KTN/1042)**

1. We refer to the captioned.
2. We urge the Board to investigate the site history and current site status, before making a decision.
3. Regarding 'Animal Boarding Establishment', we also recommend the Board to look at a recent news report relating to this item¹.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/本研-5年批60狗場用地-半不符實-疑作跳板-至少15幅兩年內申棕地作業>

From: [REDACTED]
Sent: 2024-09-05 星期四 02:37:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1042 DD 107 Fung Kat Heung ABE

Dear TPB Members,

797 was revoked AFTER ALMOST THREE YEARS - SAYS A LOT ABOUT FAILURE ON THE PART OF GOVT DEPTS TO ENSURE THAT THE SAFETY OF THE COMMUNITY - AN INTEGRAL ELEMENT OF NATIONAL SECURITY - IS PROTECTED.

Applicant is back again. If this application is streamlined it will be yet another example of failure on the part of members to put the interests of the community first.

Members have a duty not only to question the issue of condtions, but also to ensure that this operation has applied for and secured the necessary licence to provide ABE services. Also to have access to aerial images of the operation.

If not then there is no justification to approve.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 30 November 2021 2:13 AM HKT
Subject: A/YL-KTN/797 DD 107 Fung Kat Heung

A/YL-KTN/797

Lots 1347 S.W and 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 280sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment (Dog Kennel) / 3 Vehicle Parking/ **Filling of Land**

Dear TPB Members,

Fung Kat Heung is awash with 'Animal Boarding Faciities'.

This is a small site. The structure plus the parking spaces take up most of the site. There is no open exercise area. Conclusion is that this is a Destroy To Build application to use for storage or other brownfield uses.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

With no previous application on record members should consider the location at the heart of Agriculture zoning intended to promote farming activities to supply the local market with fresh produce.

Mary Mulvihill