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of all the required information and documents.

Form No. S16-I  
表格第 S16-I 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 proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) Construction of “New Territories Exempted House(s)”;  
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in  
rural areas or Regulated Areas; and  
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;及**
- (iii) Renewal of permission for temporary use or development in rural areas or  
Regulated Areas  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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](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](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

240 2224 13/9 by Courier

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-K7N/1058
	Date Received 收到日期	- 9 OCT 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 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 )

Daniel The Dog International Company  
犬學堂國際有限公司

### 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 )

Goldrich Planners and Surveyors Ltd.  
金潤規劃測量師行有限公司

### 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)	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(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 ..... 5,440 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1982.9 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 1,853 ..... sq.m 平方米 <input checked="" 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 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	Animal Boarding Establishment  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
21/12/2023-03/01/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/12/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<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 .....	897 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
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated Filling of Land		

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														



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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制
- From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)
- From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

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

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 1982.9 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.36 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 36.5 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 24 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 2.1 - 8 ..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☒ office 辦公室 ..... 55 ..... sq. m 平方米 ☒ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

Refer to Plan 3

.....  
 .....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Refer to Plan 3
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Vehicle manoeuvring space, pet swimming pools and walkway

.....  
 .....  
 .....  
 .....



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

September 2024

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<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)) Shui Mei Road and Shui Tau 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 2 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) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>

## 9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 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>	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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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"/>																														



## 10. 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。

Refer to Planning Statement at Appendix I.

**11. 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



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

..... LAU Tak Francis .....

Name in Block Letters  
姓名（請以正楷填寫）

..... Planning Manager .....

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員  
專業資格  
☒ 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 ..... MRTPI, FRICS, RPS(GP) .....



on behalf of  
代表

..... Goldrich Planners and Surveyors Limited .....

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

Date 日期

..... 12/09/2024 ..... (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**

1. 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。

2. 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。

3. 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。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>5,440 sq. m 平方米</span> <span><input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>1,853 sq. m 平方米</span> <span><input checked="" type="checkbox"/> About 約)</span> </div>		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1982.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	24	
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	36.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking 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) _____ _____	2
	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) _____ _____	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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>Location Plan, Lot Index Plan, Plan showing existing filling of land, Tree Preservation &amp; Landscape Proposal, Drainage Proposal, Swept Path Analysis, Plan showing public transport services &amp; FSI Proposal</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
_____		
_____		

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。

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### Executive Summary

1. The application site is on Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories.
2. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 24 temporary structures are provided for dog kennels, dog function rooms, office and other ancillary uses. The gross floor area is about 1,982.9 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. The Site is the subject of 8 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗錦田丈量約份第 107 約地段第 1486 號（部份）、第 1489 號（部份）、第 1493 號（部份）及屋宇地段群（部份）和毗連政府土地。
2. 申請地點的面積約 5,440 平方米，包括約 1,853 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時動物寄養所運附屬設施（為期 5 年）」，並進行相關填土工程。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 24 個臨時構築物作狗房、狗隻活動室、辦公室和其他附屬用途，總樓面面積約 1982.9 平方米。
6. 辦公時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請地點曾 8 次獲規劃許可作相同用途，鄰近地區的規劃狀況並沒有重大改變。
8. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Daniel The Dog International Company (“the Applicant”) in support of the planning application for a ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land (“the Development”) at Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories. The Site is accessible from Shui Mei Road and Shui Tau Road.
3. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
4. Compared with the last application no. A/YL-KTN/724 (“the Last Approval”), the site area has been reduced from 5,670 m<sup>2</sup> to 5,440 m<sup>2</sup> (-4%).
5. The majority of the hard-paving on the Site had been in existence before the incorporation of land filling restriction to the “AGR” zone on the Draft Kam Tin North OZP No. S/YL-KTN/5 on 1.4.2005. Meanwhile, the application serves to regularise the filling of land (about 897 m<sup>2</sup>) at the eastern and southern portion of the Site (**Plan 3a**), which was two pieces of grassland in previous application. The existing ground level is at 4.2 mPD.

### Planning Context

6. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
7. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
8. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.



9. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

### Development Parameters

10. The Development can meet the large demand for animal boarding services in the area. It also provides adequate spaces for pet grooming, entertaining and training activities.
11. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Ancillary Office	55.0	55.0	3.5	1
2	Dog Function Room	44.8	44.8	3.5	
3	Dog Function Room	44.9	44.9	3.5	
4	Dog Function Room	44.8	44.8	3.5	
5	Pantry	103.7	103.7	4.0	
6	Open Pump Shed	27.3	27.3	3.5	
7	Dog Function Room	97.0	97.0	2.1	
8	Kennel 1	228.0	228.0	4.3	
9	Kennel 2	168.5	168.5	3.9	
10	Kennel 3	150.1	150.1	3.9	
11	Kennel 4	117.7	117.7	3.5	
12	Open Shed	83.0	83.0	3.5	
13a	Open Shed	60.6	60.6	3.5	
13b	Open Shed	54.1	54.1	3.5	
14	Open Shed	90.0	90.0	3.5	
14a	Toilet (under 14)	*18.0	*18.0	3.5	
14b	Toilet (under 14)	*18.0	*18.0	3.5	
15	Open Shed	74.4	74.4	3.5	
16	Open Shed	220.8	220.8	5.2	
17	Open Shed	60.5	60.5	5.2	
18	Open Shed	160.0	160.0	8.0	
19	Multi-function room with canopy	21.0	21.0	3.5	
20	Open Shed	22.7	22.7	5.2	
21	Pet Grooming Room	54.0	54.0	3.5	
Total		1,982.9	1,982.9		
* The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted.		Plot Ratio	Site Coverage		
		0.36	36.5%		

12. Compared with the Last Approval, the current application has the following amendments:
  - a. the gross floor area (GFA) is increased from 1,859 m<sup>2</sup> to 1,982.9 m<sup>2</sup> (+123.9 m<sup>2</sup> / +6.7%):
    - i. increased floor area in Structure 1 (office) and 14 (open shed); and
    - ii. decreased floor area in Structure 17 (open shed);
  - b. additional Structures 14a, 14b, 18, 19, 20 and 21 are provided; and
  - c. the open shed adjacent to Structure 8 is removed.
13. Apart from the temporary structures, 2 nos. of pet swimming pool are provided at the Site.
14. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 30 nos. of dog.
15. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
16. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
17. 2 nos. of parking space for private cars are provided for daily operation of the Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 6**).

### Previous Applications

18. The Site is the subject of 8 previous applications for animal boarding establishment with or without ancillary facilities, which were all approved by the Rural and New Town Planning Committee (“the Committee”) between 2005 and 2020:

Application No.	Applied Use	Date of Approval
A/YL-KTN/232	Animal Boarding Establishment	29.7.2005
A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006
A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008
A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012
A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	17.1.2014



<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-KTN/489	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	5.2.2016
A/YL-KTN/639	Renewal of Planning Approval for Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	1.2.2019
A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020

19. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; mainly involve existing on-site structures for animal boarding; would maintain the rural character of the Site; previous approvals for the applied use were granted; and relevant government departments had no adverse comments.
20. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.
21. The Last Approval for the same applied use submitted by the same applicant was approved by the Committee on 23.10.2020. Apart from amendments to the site boundary and GFA, the applied use of the current application remains unchanged. The planning context of the adjacent areas has not been significantly altered since the last approval.

### Similar Applications

22. There are 42 similar applications approved by the Committee within the same “AGR” zone in the vicinity of the Site in the past 5 years:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 3 Years	15.5.2020
A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.5.2020
A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	6.11.2020
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020

Application No.	Applied Use	Date of Approval
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.2.2021
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	16.4.2021
A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021
A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 5 Years and Filling of Land	12.8.2022



<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.9.2022
A/YL-KTN/854	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	11.11.2022
A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	3.3.2023
A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	19.5.2023
A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	9.6.2023
A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.7.2023
A/YL-KTN/923	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	11.8.2023
A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.10.2023
A/YL-KTN/958	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/968	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.12.2023
A/YL-KTN/1007	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land	24.5.2024

Application No.	Applied Use	Date of Approval
A/YL-KTN/998	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	5.7.2024

23. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
24. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

25. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with dog training centre, plant nursery, village houses and vacant lands.
26. No vegetation clearance and tree felling will be carried out at the Site. The landscape plantings implemented under previous applications have been generally maintained in good conditions (**Plan 4**). The applied use is not in conflict with existing trees within the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

#### Drainage

27. The drainage proposal (**Plan 5**) was accepted by the Chief Engineer, Mainland North of the Drainage Services Department (CE/MN, DSD) under the previous application no. A/YL-KTN/489 (**Annex 1**). The Applicant would maintain the same drainage facilities as those accepted and implemented under the previous application.
28. The existing drainage facilities have been generally maintained in good conditions throughout the approval period of previous application nos. A/YL-KTN/489, 639 & 724.
29. Should CE/MN, DSD deem required, the Applicant is willing to improve the existing drainage facilities to cope with the additional structures provided at the Site.

Fire Safety

30. The Fire Service Installation (FSI) proposal was accepted by the Director of Fire Services (D of FS) under the Last Approval (**Annex 2**). The Applicant has implemented the FSI Proposal and has appointed registered FSI contractor to issue FS 251 certificate for submission. Please refer to the updated FSI Proposal (**Plan 8**) for details.

Traffic

31. Same as the Last Approval, a vehicular access (about 7.5 m in width) is provided to the south of the Site. 2 nos. of parking space for private cars are provided for daily operation of the Development. Sufficient space is provided for vehicle manoeuvring (**Plan 6**). No parking, reversing or turning of vehicles on public road is expected.
32. Public transport services are available in the vicinity of the Site (about 180 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 3 minutes (**Plan 7**).

Environment

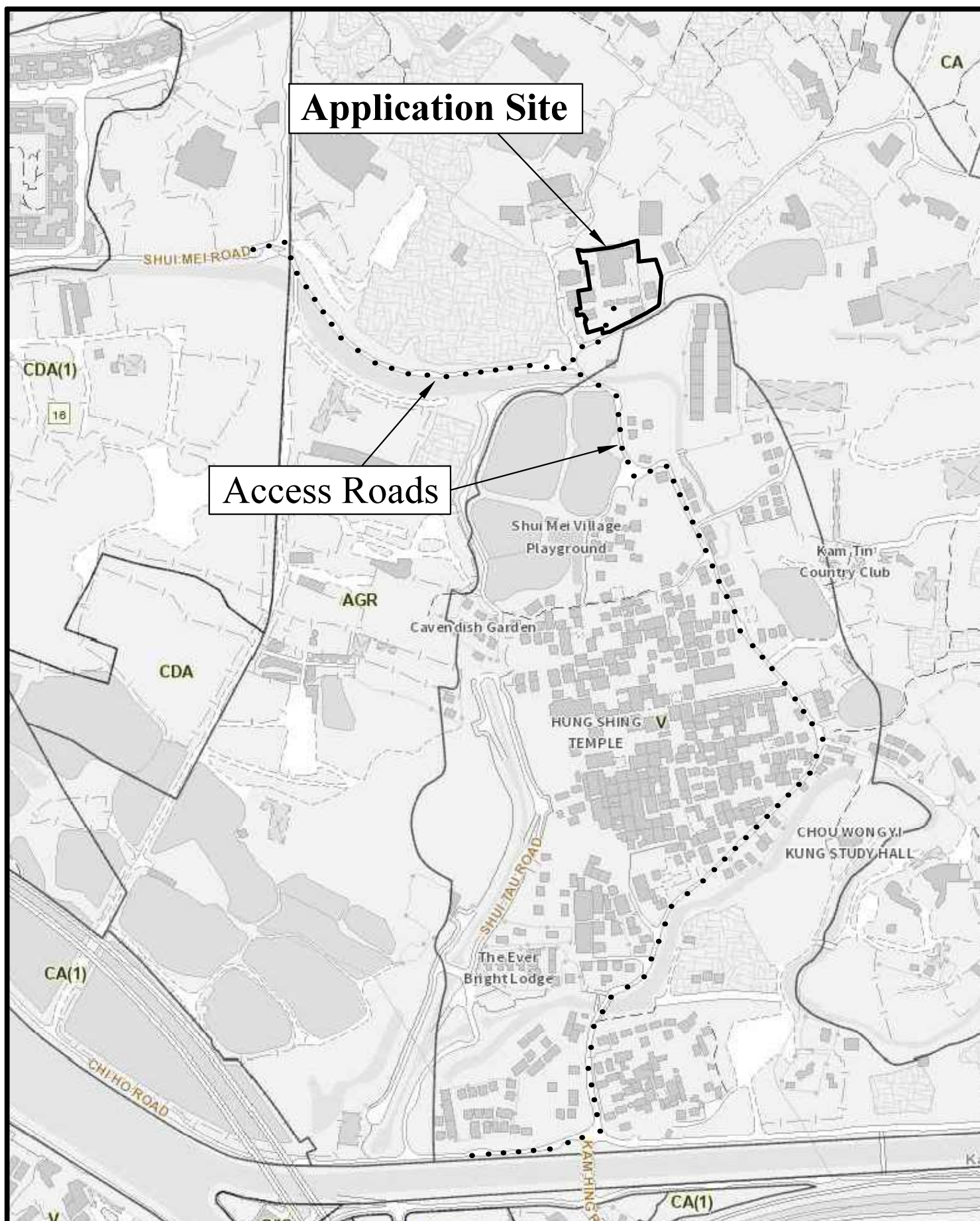
33. All dogs will stay in the kennels from 7:00 p.m. to 9:00 a.m. and no dog training sessions will be carried out during this period. No public announcement systems, whistle blowing, or portable loudspeaker will be allowed. Potential adverse noise impacts to the surrounding areas are not anticipated.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

**Planning Gain**

35. The Development serves to meet the huge demand for pet boarding service in the area and provide a suitable place for pet recreation outlets.

- End -





Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

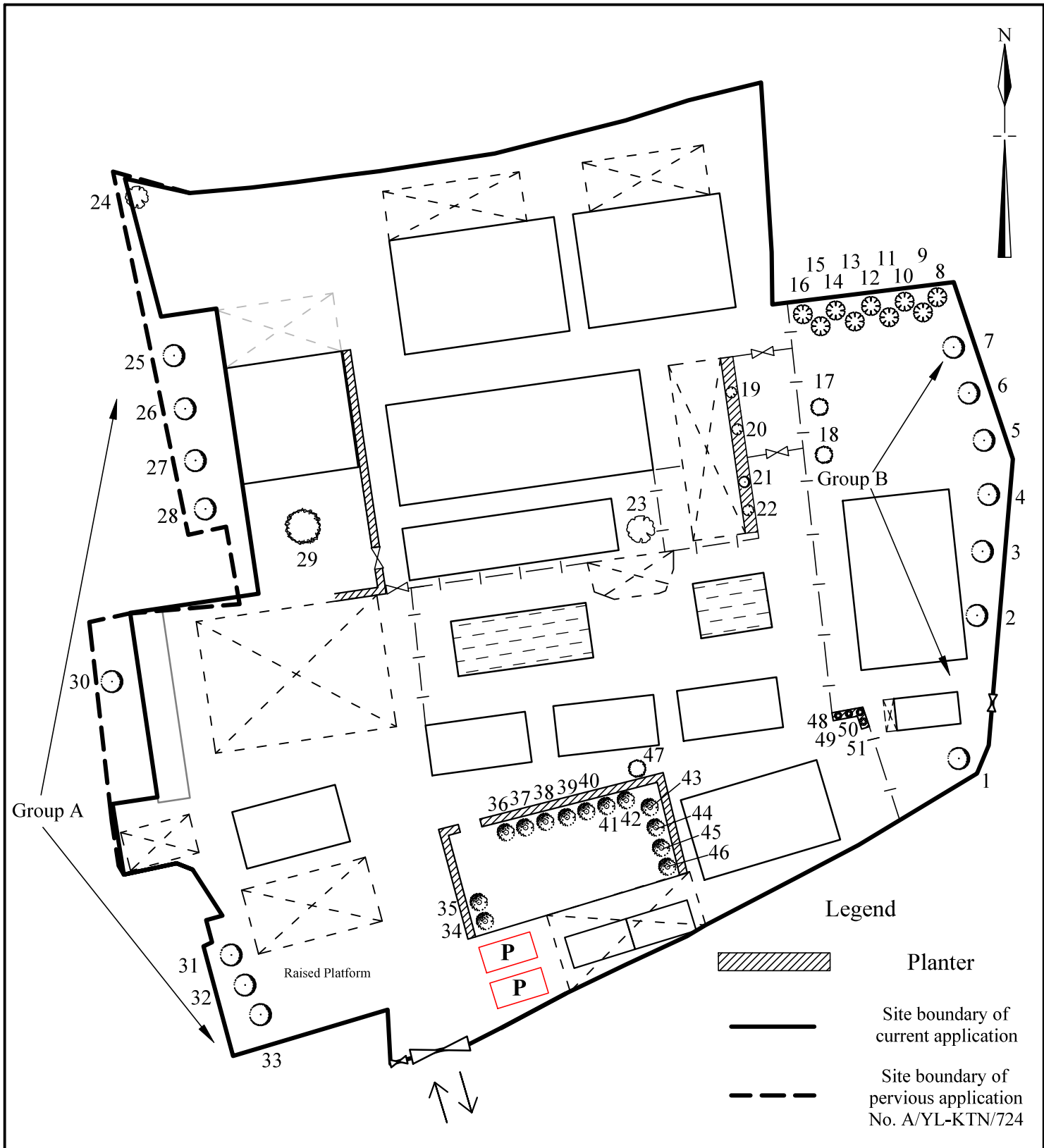
Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
September 2024	Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part) in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories	Plan 1 ( P 13035 )









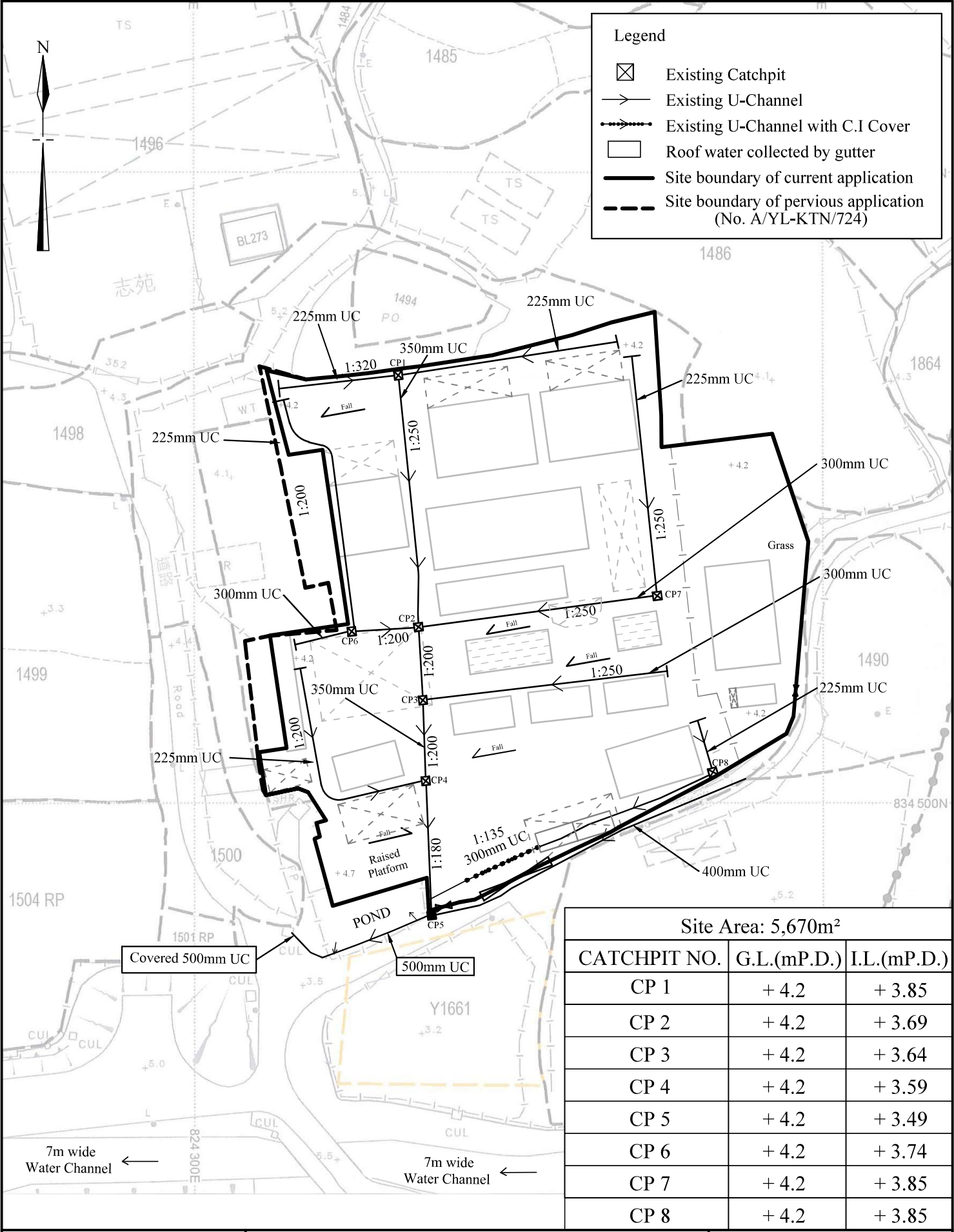


**Notes :**

- (1) Proposed tree (group A) will be planted on tree pit of 1.5m(D);  
 (2) Proposed tree (group B) will be planted on grass; and  
 (3) All trees will be regularly watered and cared to ensure that they are in healthy condition.

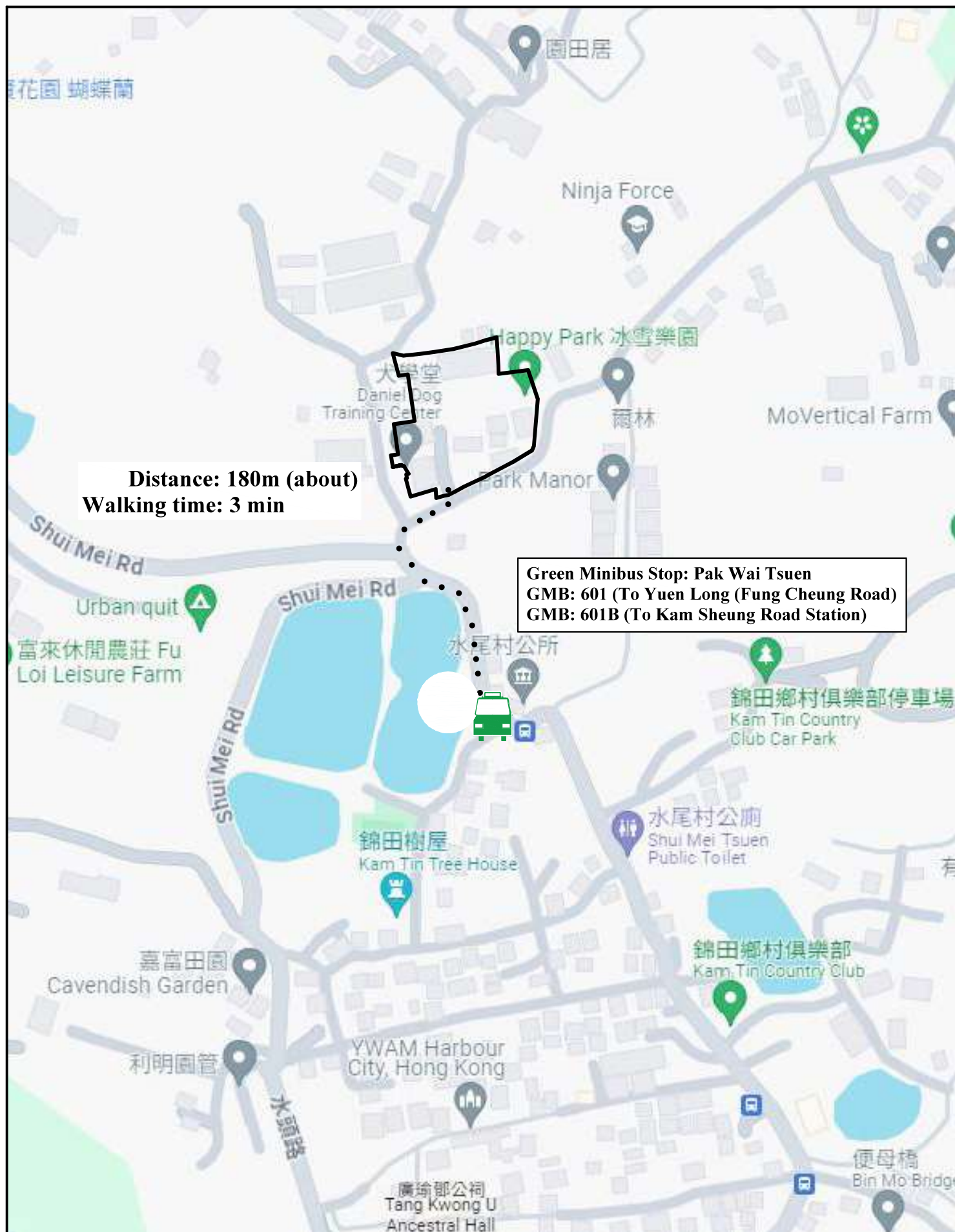
Existing Trees	Size (Height)	Quantity
Existing Melaleuca leucadendra L (百千層)	4m	16
Existing Ficus Microcarpa (細葉榕)	5-6m	5
Existing Roystonea Regia (王棕)	10m	13
Existing Banana tree (蕉樹)	2.75m	13
Existing Delonix regia (影樹)	2.75m	4
Total:		51

1 : 500	<b>Tree Preservation and Landscape Proposal</b> (Accepted and implement under previous application)	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
September 2024	Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part) in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories	<b>Plan 4</b> ( P 13035 )





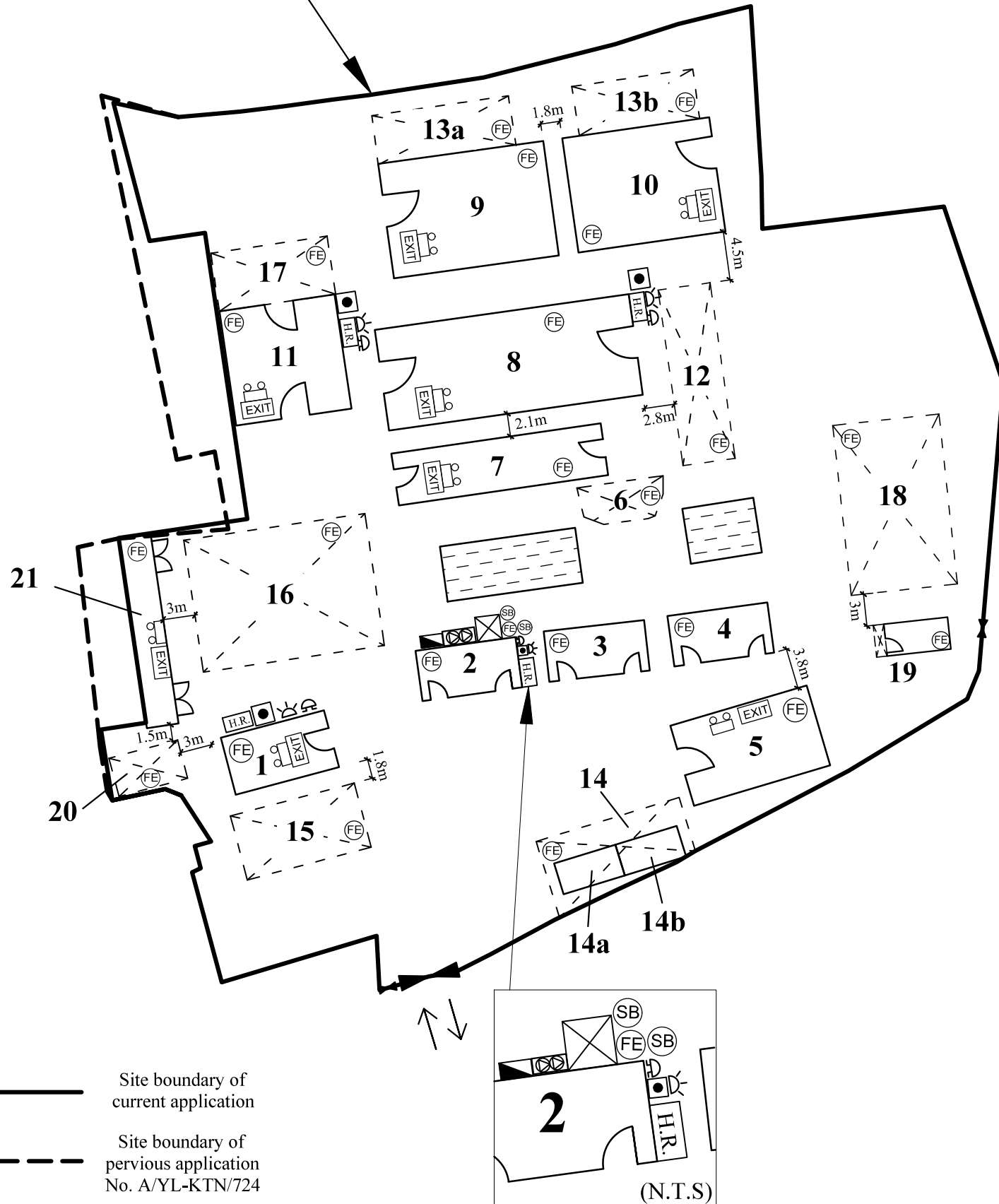




N.T.S	<b>Plan Showing Nearest Public Transport Services</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>September 2024</b>	Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part) in D. D. 107 and adjoining Government Land Kam Tin North, New Territories	<b>Plan 7</b> <b>( P 13035 )</b>

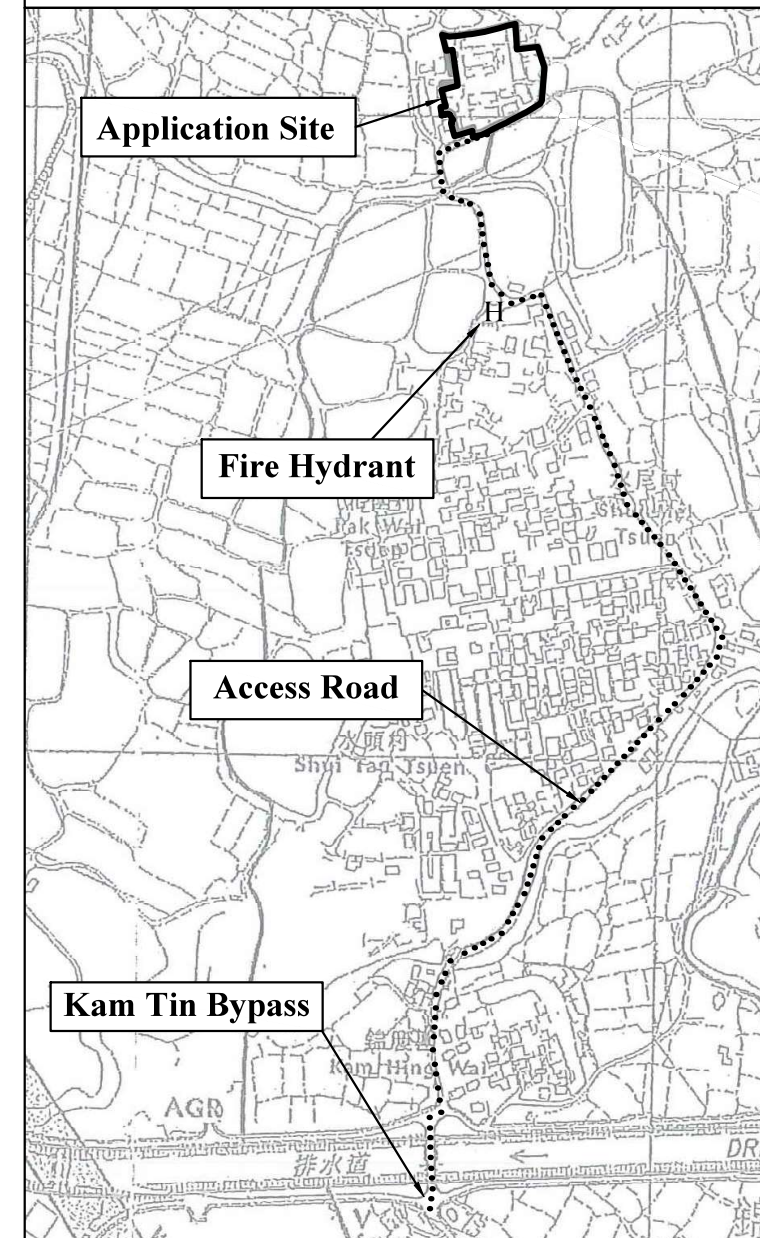


# Application Site



## FS NOTES:

- Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- Portable hand-operated approved appliances shall be provided as required by occupancy.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided in accordance with FSI CoP 2022. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- Visual fire alarms shall be provided in accordance with BS 5839-1:2017, and FSD Circular Letter No. 2/2012 and follow the Design Manual : Barrier Free Access 2008 published by Buildings Department.



	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Dog Function Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m <sup>2</sup>	3.5m
4.	Dog Function Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
5.	Pantry	13.3m x 7.8m = 103.7m <sup>2</sup>	4m
6.	Open Pump Shed	27.3m <sup>2</sup>	3.5m
7.	Dog Function Room	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 1	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 4	10.9m x 10.8m = 117.7m <sup>2</sup>	3.5m
12.	Open Shed	16.6m x 5m = 83m <sup>2</sup>	3.5m
13a.	Open Shed	12.9m x 4.7m = 60.6m <sup>2</sup>	3.5m
13b.	Open Shed	11.5m x 4.7m = 54.1m <sup>2</sup>	3.5m
14.	Open Shed	90m <sup>2</sup>	3.5m
14a.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
14b.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
15.	Open Shed	12m x 6.2m = 74.4m <sup>2</sup>	3.5m
16.	Open Shed	12.2m x 18.1m = 220.8m <sup>2</sup>	5.2m
17.	Open Shed	11m x 5.5m = 60.5m <sup>2</sup>	5.2m
18.	Open Shed	10m x 16m = 160m <sup>2</sup>	8m
19.	Multi-function room with Canopy	7m x 3m = 21m <sup>2</sup>	3.5m
20.	Open Shed	6.3m x 3.6m = 22.7m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
	Total	1,982.9m <sup>2</sup>	

Covered Area	1982.9m <sup>2</sup>
Uncovered Area	3,457.1m <sup>2</sup>
remark: * The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted.	5,440m <sup>2</sup>

## Legend

●	Manual Fire Alarm Call Point	x4
⚡	Visual Fire Alarm	x4
🔔	Fire Alarm Bell	x4
🧯	Sand Bucket	x2
🔥	5.0 Kg CO2 Gas type Fire Extinguisher	x23
EXIT	Exit Sign	x8
🚪	Emergency Light	x8
🚰	2m <sup>3</sup> FS Water Tank	x1
🔊	Fire Alarm / Hosereel Pump Control Panel	x1
🚰	Fire Hosereel	x4
🔊	F.S pump room	x1

1 : 500 (A3)

September 2024

## Fire Service Installation Proposal

(Based on the approved proposal under pervious application No. : A/YL-KTN/724)  
Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 8  
( P 13035 )



## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界沙田上禾輦路1號  
沙田政府合署12樓



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
12/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTN/489  
電話號碼 Tel. No. : 2158 6271  
傳真機號碼 Fax No. : 3105 0057/ 3106 4153

**By Post and Fax** [REDACTED]

Goldrich Planners and Surveyors Ltd.



12 May 2017

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition  
(f) - the implementation of the accepted drainage proposal  
Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 3 Years in "Agriculture" zone,  
Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107  
and Adjoining Government Land, Kam Tin, Yuen Long  
(Application No. A/YL-KTN/489)**

I refer to your submission dated 18.4.2017 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please see the detailed comments at *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments.

Should you have any queries on the departmental comments, please contact Mr. Howard CHAN (Tel: 2300 1235) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Maggie CHIN)

District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

c.c. f.i.  
CE/MN,DSD  
CTP/TPB

(Attn.: Mr. Howard CHAN)

**Appendix**

***Comments from Drainage Services Department:***

Please remind the applicant to maintain the drains in good condition throughout the approval period.

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : TL21426/P13035  
本署檔號 Our Reference : TPB/A/YL-KTN/724  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post &amp; Fax

Goldrich Planners &amp; Surveyors Ltd.

20 December 2021

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (h)**  
**– The Submission of a FSIs Proposal**

**Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTN/724)**

I refer to your submission dated 30.11.2021 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in **Appendix**.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739 8775)

Internal

CTP/TPB

LD/lw

### **Appendix**

#### **Comments from the Director of Fire Services:**

The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.



**From:** Rich Gold [REDACTED]  
**Sent:** Wednesday, October 16, 2024 2:14 PM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Olivia Lam Yan NG/PLAND <olyng@pland.gov.hk>  
**Subject:** S.16 Planning Application No. A/YL-KTN/1058 - Submission of Supplementary Information

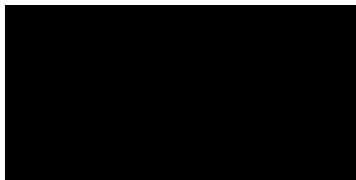
*Your Ref.: A/YL-KTN/1058*  
*Our Ref.: P13035/TL24551*

Dear Sir/Madam,

Attached please find our supplementary information for the captioned s.16 planning application. Hard copy will be delivered to the Board.

Regards,  
Janice Tang

--



Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

Your Ref.: A/YL-KTN/1058

Our Ref.: P13035/TL24551

16 October 2024

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Supplementary Information (SI)**

**Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,  
Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part)  
in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories  
(Application No. A/YL-KTN/1058)**

We would like to rectify the layout for the captioned application. Structure No. 16 is changed from an open shed to a dog function room (building height changed from 5.2m to 7m, GFA remains unchanged).

The Development has been operating since 2014. The open sheds within the Site are for recreation activities for dogs.

There is no relationship between the subject site and the temporary animal boarding establishment to the west of the site (application No. A/YL-KTN/1061). They are operated by different operators.

There is no operational relationship between the subject site and the temporary place of recreation (application No. A/YL-KTN/894) to the north-east of the site. Their business natures are different.

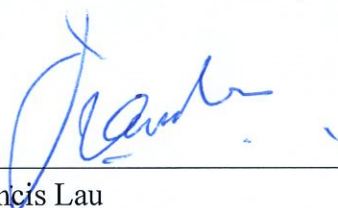
The subject site is part of a previously approved application (Application No. A/YL-KTN/724) for ‘temporary animal boarding establishment’ submitted by the same applicant. The Applicant has complied with the approval condition regarding the submission of a FSI proposal. He had made several submissions to comply with the other approval conditions regarding the submission of record of the existing drainage facilities (submissions made on 19.1.2023 and 23.3.2023) and the implementation of the FSI proposal (submission made on 20.1.2023). But there were comments from DSD and FSD on the submissions. The Applicant could not comply with the conditions within the time limit. The application was therefore revoked on 23.3.2023.

The Applicant has now implemented the drainage facilities and FSI proposal for departments' consideration.

In view of the amendments made in the SI, we enclosed the following revised pages for your consideration:

1. Pages 7 & 14 of Form No. S16-I;
2. Executive Summary;
3. Page 2 of Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3**), Plan Showing Existing Filling of Land (**Plan 3a**), Tree Preservation and Landscape Proposal (**Plan 4**), Swept Path Analysis (**Plan 6**) and FSI Proposal (**Plan 8**).

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



---

Francis Lau

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Olivia NG)

*By E-mail only*

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %  
☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層  
☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m  
☐ Others (please specify) 其他 (請註明) .....

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

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

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

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....1982.9..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.36.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....36.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....22.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) .....2.1 - 8..... m 米	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> About 約



## 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>5,440 sq. m 平方米</span> <span><input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>1,853 sq. m 平方米</span> <span><input checked="" type="checkbox"/> About 約)</span> </div>		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途／發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1982.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	22	
	Composite 綜合用途		

### Executive Summary

1. The application site is on Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories.
2. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 22 temporary structures are provided for dog kennels, dog function rooms, office and other ancillary uses. The gross floor area is about 1,982.9 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. The Site is the subject of 8 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗錦田丈量約份第 107 約地段第 1486 號（部份）、第 1489 號（部份）、第 1493 號（部份）及屋宇地段群（部份）和毗連政府土地。
2. 申請地點的面積約 5,440 平方米，包括約 1,853 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時動物寄養所運附屬設施（為期 5 年）」，並進行相關填土工程。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 22 個臨時構築物作狗房、狗隻活動室、辦公室和其他附屬用途，總樓面面積約 1982.9 平方米。
6. 辦公時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請地點曾 8 次獲規劃許可作相同用途，鄰近地區的規劃狀況並沒有重大改變。
8. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

9. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

### Development Parameters

10. The Development can meet the large demand for animal boarding services in the area. It also provides adequate spaces for pet grooming, entertaining and training activities.
11. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Ancillary Office	55.0	55.0	3.5	1
2	Dog Function Room	44.8	44.8	3.5	
3	Dog Function Room	44.9	44.9	3.5	
4	Dog Function Room	44.8	44.8	3.5	
5	Pantry	103.7	103.7	4.0	
6	Open Pump Shed	27.3	27.3	3.5	
7	Dog Function Room	97.0	97.0	2.1	
8	Kennel 1	228.0	228.0	4.3	
9	Kennel 2	168.5	168.5	3.9	
10	Kennel 3	150.1	150.1	3.9	
11	Kennel 4	117.7	117.7	3.5	
12	Open Shed	83.0	83.0	3.5	
13a	Open Shed	60.6	60.6	3.5	
13b	Open Shed	54.1	54.1	3.5	
14	Open Shed	90.0	90.0	3.5	
14a	Toilet (under 14)	*18.0	*18.0	3.5	
14b	Toilet (under 14)	*18.0	*18.0	3.5	
15	Open Shed	74.4	74.4	3.5	
16	Dog Function Room	220.8	220.8	7	
17	Open Shed	60.5	60.5	5.2	
18	Open Shed	160.0	160.0	8.0	
19	Multi-function room with canopy	21.0	21.0	3.5	
20	Open Shed	22.7	22.7	5.2	
21	Pet Grooming Room	54.0	54.0	3.5	
Total		1,982.9	1,982.9		
* The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted.		Plot Ratio	Site Coverage		
		0.36	36.5%		







Site boundary  
of current application

Site boundary  
of pervious application  
No. A/YL-KTN/724

21

20

16

1

15

2

3

4

7

8

9

10

13a

1.8m

13b

12

6

To regularize the existing  
filling of land (about 897m<sup>2</sup>)  
with concrete of about 0.2m in depth  
(existing ground level at 4.2mPD)

#### Legend



Parking Space for Private Cars ( 5m x 2.5m )



Open Shed



Pool

## Application Site

	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m²	3.5m
2.	Dog Function Room	9.43m x 4.75m = 44.8m²	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m²	3.5m
4.	Dog Function Room	9.43m x 4.75m = 44.8m²	3.5m
5.	Pantry	13.3m x 7.8m = 103.7m²	4m
6.	Open Pump Shed	27.3m²	3.5m
7.	Dog Function Room	19.8m x 4.9m = 97m²	2.1m
8.	Kennel 1	24m x 9.5m = 228m²	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m²	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m²	3.9m
11.	Kennel 4	10.9m x 10.8m = 117.7m²	3.5m
12.	Open Shed	16.6m x 5m = 83m²	3.5m
13a.	Open Shed	12.9m x 4.7m = 60.6m²	3.5m
13b.	Open Shed	11.5m x 4.7m = 54.1m²	3.5m
14.	Open Shed	90m²	3.5m
14a.	Toilet (under 14)	6m x 3m = 18m² *	3.5m
14b.	Toilet (under 14)	6m x 3m = 18m² *	3.5m
15.	Open Shed	12m x 6.2m = 74.4m²	3.5m
16.	Dog function room	12.2m x 18.1m = 220.8m²	7m
17.	Open Shed	11m x 5.5m = 60.5m²	5.2m
18.	Open Shed	10m x 16m = 160m²	8m
19.	Multi-function room with Canopy	7m x 3m = 21m²	3.5m
20.	Open Shed	6.3m x 3.6m = 22.7m²	5.2m
21.	Pet Grooming Room	18m x 3m = 54m²	3.5m
Total		1982.9m²	
Covered Area		1982.9m²	
Uncovered Area		3,457.1m²	
<b>remark:</b> * The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted.			
		5,440m²	

1:750

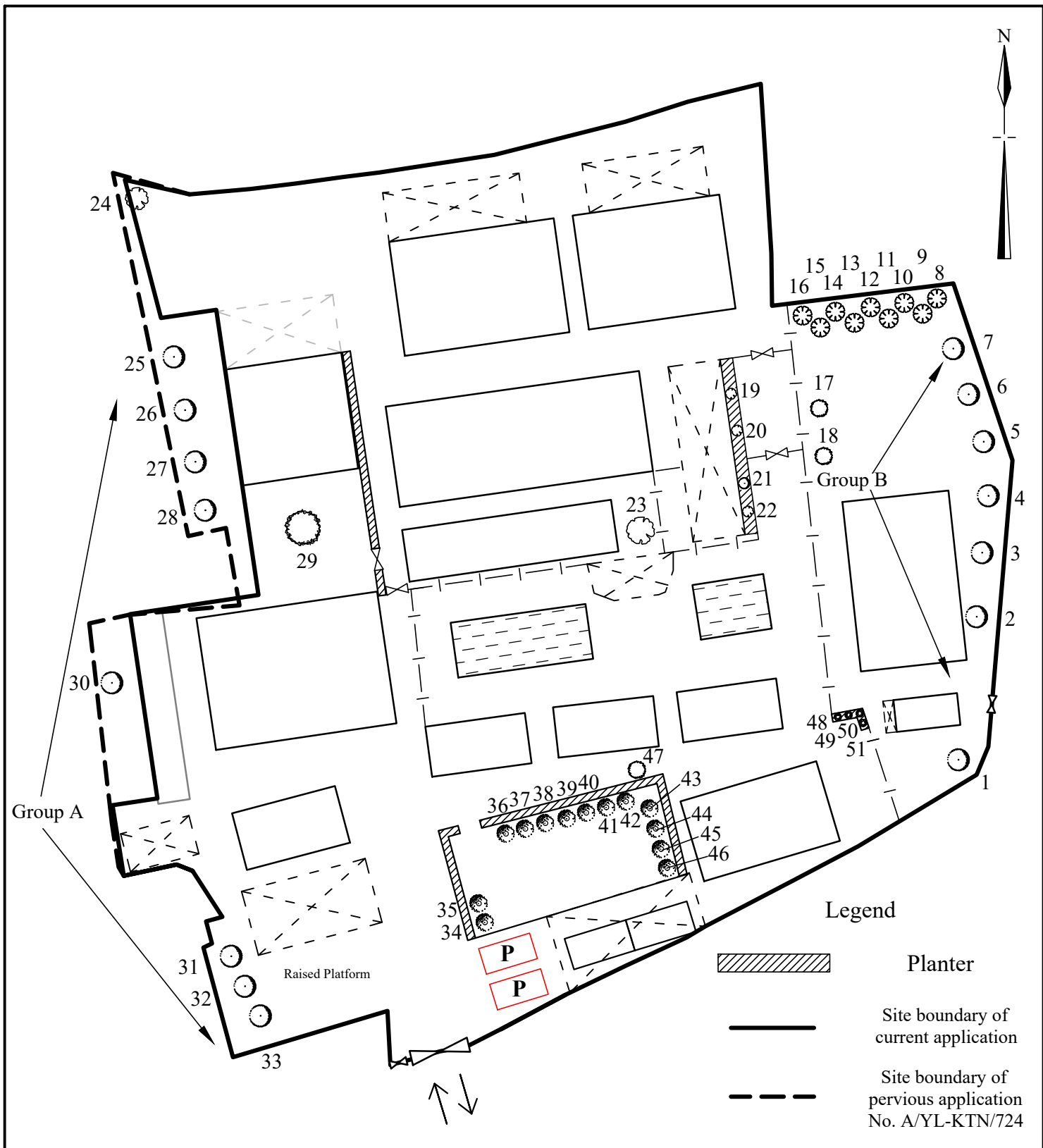
October 2024

## Plan Showing Existing Filling of Land

Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 3a  
( P 13035 )**



**Notes :**

- (1) Proposed tree (group A) will be planted on tree pit of 1.5m(D);
- (2) Proposed tree (group B) will be planted on grass; and
- (3) All trees will be regularly watered and cared to ensure that they are in healthy condition.

Existing Trees	Size (Height)	Quantity
Existing Melaleuca leucadendra L.(百千層)	4m	16
Existing Ficus Microcarpa (細葉榕)	5-6m	5
Existing Roystonea Regia (王棕)	10m	13
Existing Banana tree (蕉樹)	2.75m	13
Existing Delonix regia (影樹)	2.75m	4
Total:		51

**1 : 500**

**Tree Preservation and Landscape Proposal**  
 (Accepted and implement under previous application)  
 Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
 in D. D. 107 and adjoining Government Land,  
 Kam Tin North, New Territories

**Goldrich Planners &  
 Surveyors Ltd.**

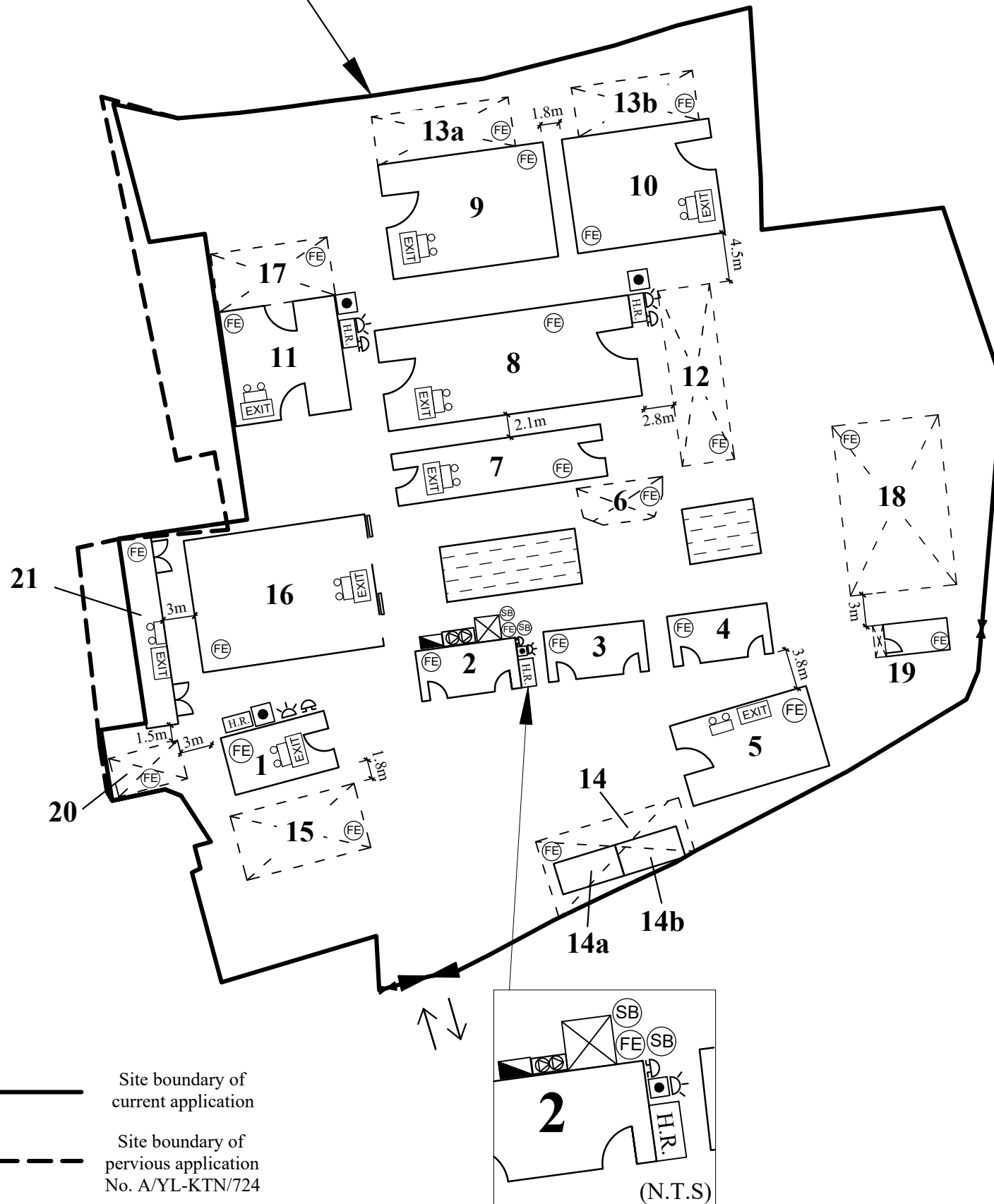
**October 2024**

**Plan 4  
 ( P 13035 )**



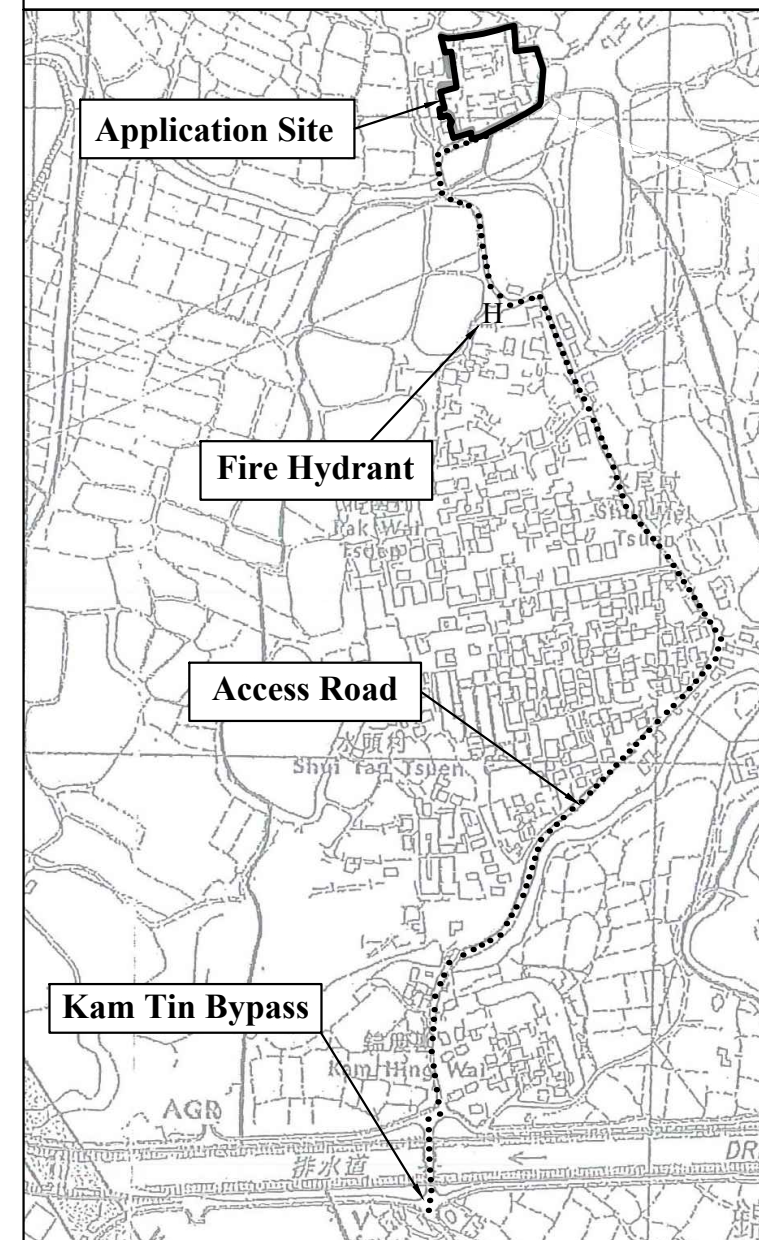


# Application Site



## FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided in accordance with FSI CoP 2022. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (vi) Visual fire alarms shall be provided in accordance with BS 5839-1:2017, and FSD Circular Letter No. 2/2012 and follow the Design Manual : Barrier Free Access 2008 published by Buildings Department.



	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Dog Function Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m <sup>2</sup>	3.5m
4.	Dog Function Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
5.	Pantry	13.3m x 7.8m = 103.7m <sup>2</sup>	4m
6.	Open Pump Shed	27.3m <sup>2</sup>	3.5m
7.	Dog Function Room	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 1	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 4	10.9m x 10.8m = 117.7m <sup>2</sup>	3.5m
12.	Open Shed	16.6m x 5m = 83m <sup>2</sup>	3.5m
13a.	Open Shed	12.9m x 4.7m = 60.6m <sup>2</sup>	3.5m
13b.	Open Shed	11.5m x 4.7m = 54.1m <sup>2</sup>	3.5m
14.	Open Shed	90m <sup>2</sup>	3.5m
14a.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
14b.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
15.	Open Shed	12m x 6.2m = 74.4m <sup>2</sup>	3.5m
16.	Dog function room	12.2m x 18.1m = 220.8m <sup>2</sup>	7m
17.	Open Shed	11m x 5.5m = 60.5m <sup>2</sup>	5.2m
18.	Open Shed	10m x 16m = 160m <sup>2</sup>	8m
19.	Multi-function room with Canopy	7m x 3m = 21m <sup>2</sup>	3.5m
20.	Open Shed	6.3m x 3.6m = 22.7m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
	Total	1,982.9m <sup>2</sup>	

Covered Area	1982.9m <sup>2</sup>
Uncovered Area	3,457.1m <sup>2</sup>
remark: * The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted.	5,440m <sup>2</sup>

## Legend

	Manual Fire Alarm Call Point	x4
	Visual Fire Alarm	x4
	Fire Alarm Bell	x4
	Sand Bucket	x2
	5.0 Kg CO2 Gas type Fire Extinguisher	x23
	Exit Sign	x9
	Emergency Light	x9
	2m <sup>3</sup> FS Water Tank	x1
	Fire Alarm / Hosereel Pump Control Panel	x1
	Fire Hosereel	x4
	F.S pump room	x1

1 : 500 (A3)

September 2024

## Fire Service Installation Proposal

(Based on the approved proposal under pervious application No. : A/YL-KTN/724)  
Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 8  
( P 13035 )



寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年01月14日星期二 14:52  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1058 - Submission of Further Information  
附件: KTN1058\_P13035\_FI\_14.1.2025.pdf  
類別: Internet Email

*Your Ref.: A/YL-KTN/1058*  
*Our Ref.: P13035/TL25011*

Dear Sir/Madam,

Attached please find our further information for the captioned s.16 planning application. Hard copy will be delivered to the Board.

Regards,  
Janice Tang

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Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

Your Ref.: A/YL-KTN/1058

Our Ref.: P13035/TL25011

14 January 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,  
Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part)  
in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories  
(Application No. A/YL-KTN/1058)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and a drainage record (Plan 9 with a set of drainage photos) for the captioned application.

In view of the amendments made in the FI, we enclosed the following revised pages for your consideration:

1. Pages 2, 6, 7, 14 & 15 of Form No. S16-I;
2. Executive Summary;
3. Pages 1, 2 & 3 of Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3**), Plan Showing Existing Filling of Land (**Plan 3a**), Tree Preservation and Landscape Proposal (**Plan 4**), Swept Path Analysis (**Plan 6**) and FSI Proposal (**Plan 8**).

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



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Francis Lau  
Encl.

c.c. DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN)

*By E-mail only*

**Further Information for Planning Application No. A/YL-KTN/1058****(i) Response-to-Comments****Comments from the Lands Department****(Contact Person: Ms. S. L. CHENG (Tel: 2443 1072))**

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p><b><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></b></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1486 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>There is no structure on the portion of Lot No. 1486 in D. D. 107 within the subject application boundary. There are structures on the concerned lot which is under another planning application which will be submitted shortly.</p>
2.	<p>If the planning application is approved, the STW and STT holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within Lot No. 1486 and 1489 in D.D. 107. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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.</p>	<p>Noted.</p>

**Comments from the Fire Services Department****(Contact Person: Mr. Cheung Wing-hei (Tel: 2733 7737))**

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
i.	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Revised. Please refer to the revised FSI Proposal for details ( <b>Plan 8</b> ).

The Applicant would also like to provide further information for the current application in response to comments from PlanD. Details are as follows:

- There is no ingress/egress on the eastern side of the subject site (near Structure No. 19);
- The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the existing filling of land for providing a solid ground for the erection of temporary structures (**Plan 3a**); and
- The existing access between the subject site and the temporary animal boarding establishment to the west of the site (application No. A/YL-KTN/1061) will be sealed. There will be no access between them.

**(ii) Amendment of Layout Plan**

The uses of Structure Nos. 2 & 4 are changed from dog function rooms to guard rooms, and the use of Structure No. 7 is changed from a dog function room to kennel. An additional pet grooming room (Structure No. 22) is provided under Structure No. 20 (open shed). Compared with the previous scheme, the current scheme has the following amendments:

	<b>Previous scheme (a)</b>	<b>Current scheme (b)</b>	<b>Difference (b) – (a)</b>	<b>Difference (%)</b>
<b>GFA (m<sup>2</sup>)</b>	1,982.9	2,007.7	+24.8	+1.3%
<b>Plot Ratio</b>	0.36	0.37	+0.01	+2.8%
<b>Site Coverage</b>	36.5%	37%	+0.5%	+1.4%

**(iii) Amendment of Tree Preservation and Landscape Proposal**

There was a total of 51 nos. of existing trees in the previous landscape proposal. 2 nos. of *Melaleuca leucadendra* L were blown down by typhoon. As such, there are currently 49 nos. of existing trees on the subject site.

- END -



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

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

### 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 )

Daniel The Dog International Company  
犬學堂國際有限公司

### 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 )

Goldrich Planners and Surveyors Ltd.  
金潤規劃測量師行有限公司

### 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)	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(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 ..... 5,440 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2007.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 1,853 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土            Area of filling 填土面積 ..... 5,440 ..... 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 </div> <div> <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 </div> <p>(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) (請用圖則顯示有關土地／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))</p>
(b) Intended use/development 有意進行的用途／發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated Filling of Land

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....  
.....

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

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

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

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....2007.7..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.37.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....37..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....23.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	.....2.1 - 8..... m 米 <input checked="" type="checkbox"/> About 約	

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 available 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於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	5,440 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,853 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途／發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2007.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	23	
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		37	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

### Executive Summary

1. The application site is on Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories.
2. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 23 temporary structures are provided for dog kennels, dog function rooms, office and other ancillary uses. The gross floor area is about 2,007.7 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. The Site is the subject of 8 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗錦田丈量約份第 107 約地段第 1486 號（部份）、第 1489 號（部份）、第 1493 號（部份）及屋宇地段群（部份）和毗連政府土地。
2. 申請地點的面積約 5,440 平方米，包括約 1,853 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時動物寄養所連附屬設施（為期 5 年）」，並進行相關填土工程。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 23 個臨時構築物作狗房、狗隻活動室、辦公室和其他附屬用途，總樓面面積約 2,007.7 平方米。
6. 辦公時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請地點曾 8 次獲規劃許可作相同用途，鄰近地區的規劃狀況並沒有重大改變。
8. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Daniel The Dog International Company (“the Applicant”) in support of the planning application for a ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land (“the Development”) at Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories. The Site is accessible from Shui Mei Road and Shui Tau Road.
3. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
4. Compared with the last application no. A/YL-KTN/724 (“the Last Approval”), the site area has been reduced from 5,670 m<sup>2</sup> to 5,440 m<sup>2</sup> (-4%).

### **Planning Context**

5. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
6. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
7. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
8. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

**Development Parameters**

9. The Development can meet the large demand for animal boarding services in the area. It also provides adequate spaces for pet grooming, entertaining and training activities.
10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Ancillary Office	55.0	55.0	3.5	1
2	Guard Room	44.8	44.8	3.5	
3	Dog Function Room	44.9	44.9	3.5	
4	Guard Room	44.8	44.8	3.5	
5	Pantry	103.7	103.7	4.0	
6	Open Pump Shed	27.3	27.3	3.5	
7	Kennel 1	97.0	97.0	2.1	
8	Kennel 2	228.0	228.0	4.3	
9	Kennel 3	168.5	168.5	3.9	
10	Kennel 4	150.1	150.1	3.9	
11	Kennel 5	117.7	117.7	3.5	
12	Open Shed	83.0	83.0	3.5	
13a	Open Shed	60.6	60.6	3.5	
13b	Open Shed	54.1	54.1	3.5	
14	Open Shed	90.0	90.0	3.5	
14a	Toilet (under 14)	*18.0	*18.0	3.5	
14b	Toilet (under 14)	*18.0	*18.0	3.5	
15	Open Shed	74.4	74.4	3.5	
16	Dog Function Room	220.8	220.8	7	
17	Open Shed	60.5	60.5	5.2	
18	Open Shed	160.0	160.0	8.0	
19	Multi-function room with canopy	21.0	21.0	3.5	
20	Open Shed	47.5	47.5	5.2	
21	Pet Grooming Room	54.0	54.0	3.5	
22	Pet Grooming Room	*14.9	*14.9	5.2	
Total		<u>2,007.7</u>	<u>2,007.7</u>		
* The overlapped covered area and GFA of Structures 14 & 14a/b; 20 & 22 are not double counted.		Plot Ratio	Site Coverage		
		0.37	37%		

11. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the existing filling of land for providing a solid ground for the erection of temporary structures (**Plan 3a**).



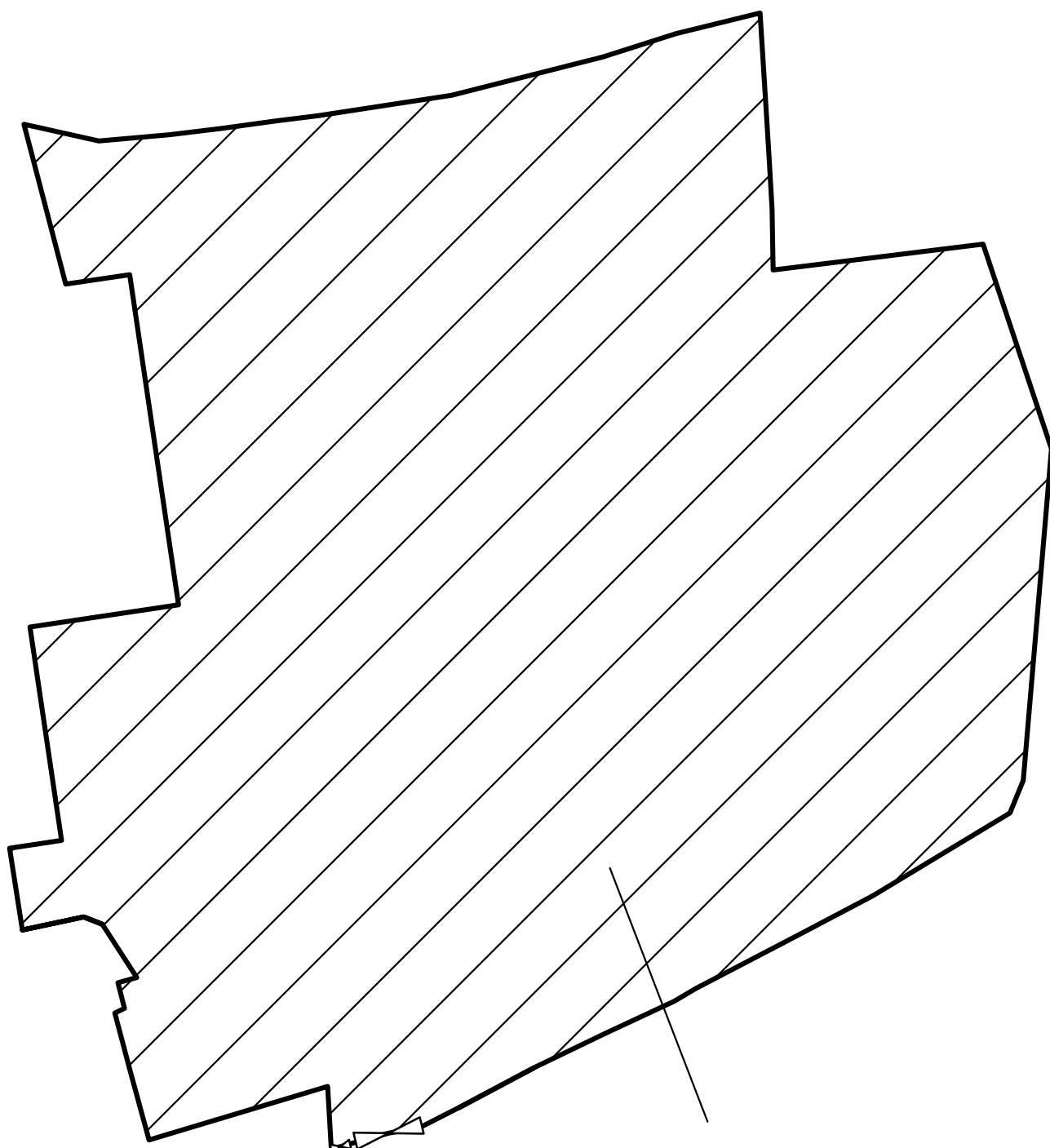
12. Compared with the Last Approval, the current application has the following amendments:
- a. the gross floor area (GFA) is increased from 1,859 m<sup>2</sup> to 2,007.7 m<sup>2</sup> (+148.7 m<sup>2</sup> / +8%):
    - i. increased floor area in Structure 1 (office) and 14 (open shed); and
    - ii. decreased floor area in Structure 17 (open shed);
  - b. additional Structures 14a, 14b, 18, 19, 20, 21 and 22 are provided; and
  - c. the open shed adjacent to Structure 8 is removed.
13. Apart from the temporary structures, 2 nos. of pet swimming pool are provided at the Site.
14. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 30 nos. of dog.
15. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
16. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
17. 2 nos. of parking space for private cars are provided for daily operation of the Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 6**).

### Previous Applications

18. The Site is the subject of 8 previous applications for animal boarding establishment with or without ancillary facilities, which were all approved by the Rural and New Town Planning Committee (“the Committee”) between 2005 and 2020:

Application No.	Applied Use	Date of Approval
A/YL-KTN/232	Animal Boarding Establishment	29.7.2005
A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006
A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008
A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012
A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	17.1.2014





To regularize the whole site existing  
filling of land (about 5,440m<sup>2</sup>)  
with concrete of about 0.2m in depth  
(existing ground level at 4.2mPD)

**1 : 500**

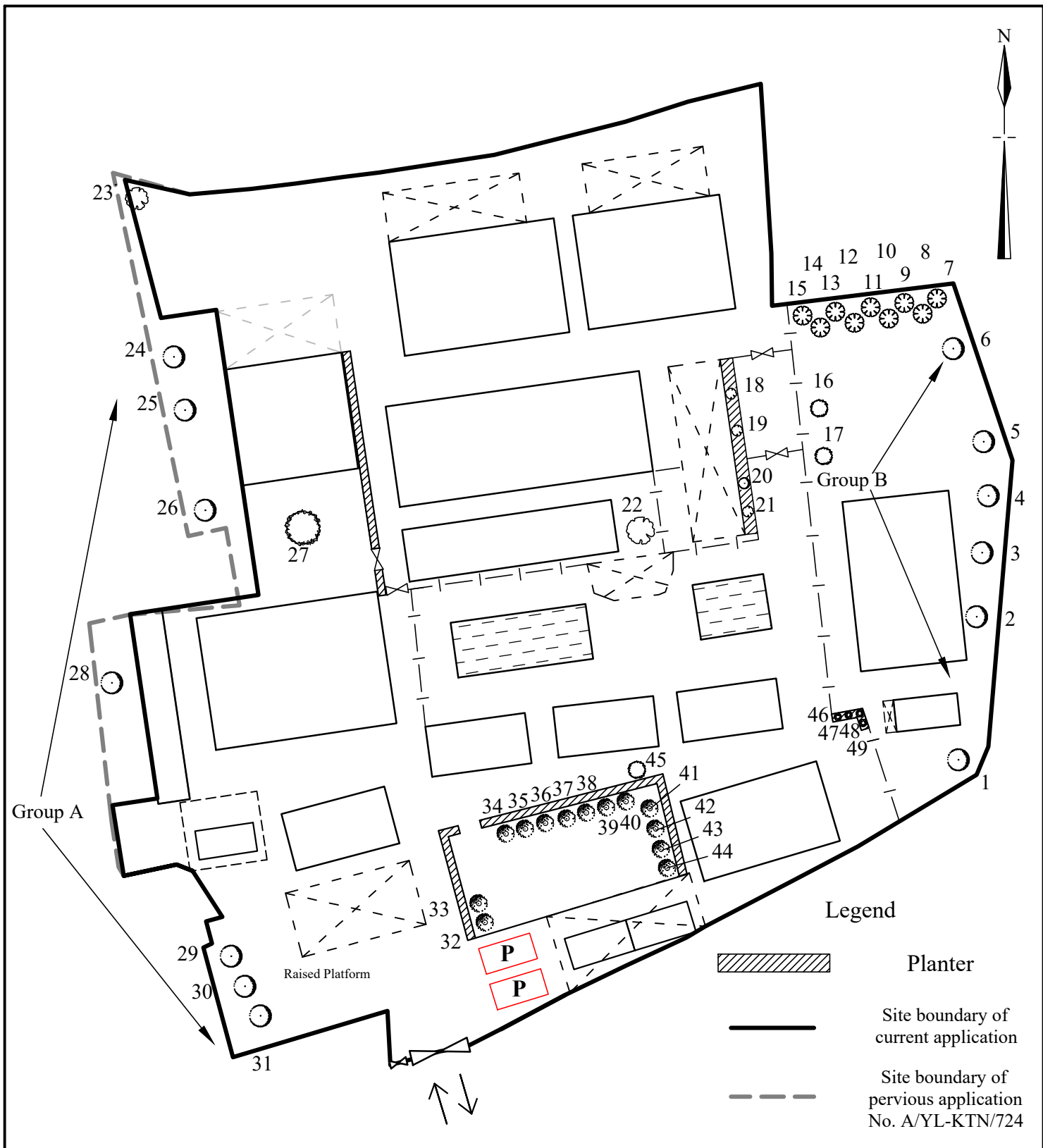
**Plan Showing Existing Filling of Land**

**Goldrich Planners &  
Surveyors Ltd.**

**November 2024**

**Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories**

**Plan 3a  
( P 13035 )**



**Notes :**

- (1) Proposed tree (group A) will be planted on tree pit of 1.5m(D);
- (2) Proposed tree (group B) will be planted on grass; and
- (3) All trees will be regularly watered and cared to ensure that they are in healthy condition.

Existing Trees	Size (Height)	Quantity
Existing Melaleuca leucadendra L.(百千層)	4m	14
Existing Ficus Microcarpa (細葉榕)	5-6m	5
Existing Roystonea Regia (王棕)	10m	13
Existing Banana tree (蕉樹)	2.75m	13
Existing Delonix regia (影樹)	2.75m	4
Total:		49

**1 : 500**

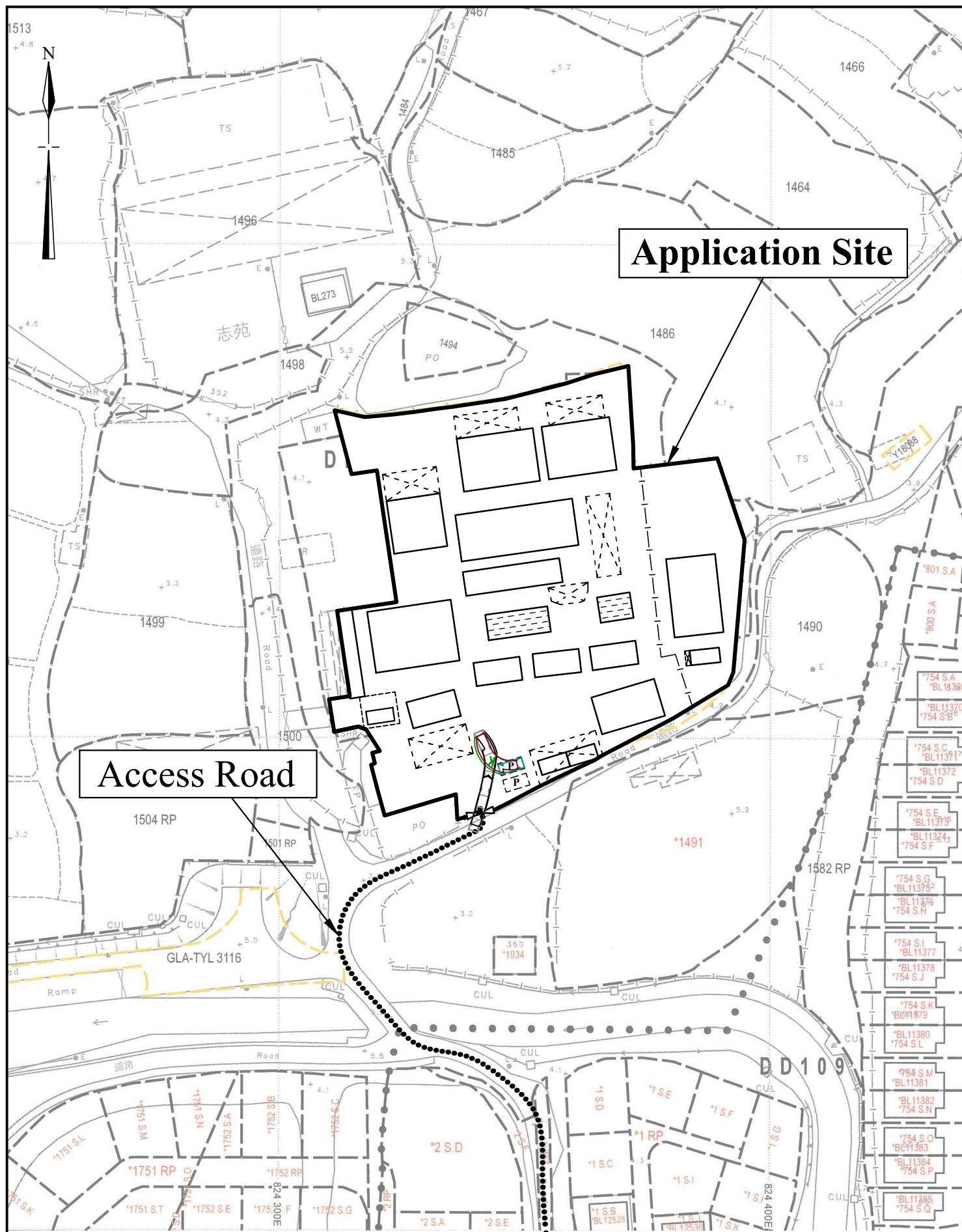
**Tree Preservation and Landscape Proposal**  
 (Accepted and implement under previous application)  
 Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
 in D. D. 107 and adjoining Government Land,  
 Kam Tin North, New Territories

**Goldrich Planners &  
 Surveyors Ltd.**

**October 2024**

**Plan 4  
 ( P 13035 )**





1 : 1000

## Swept Path Analysis

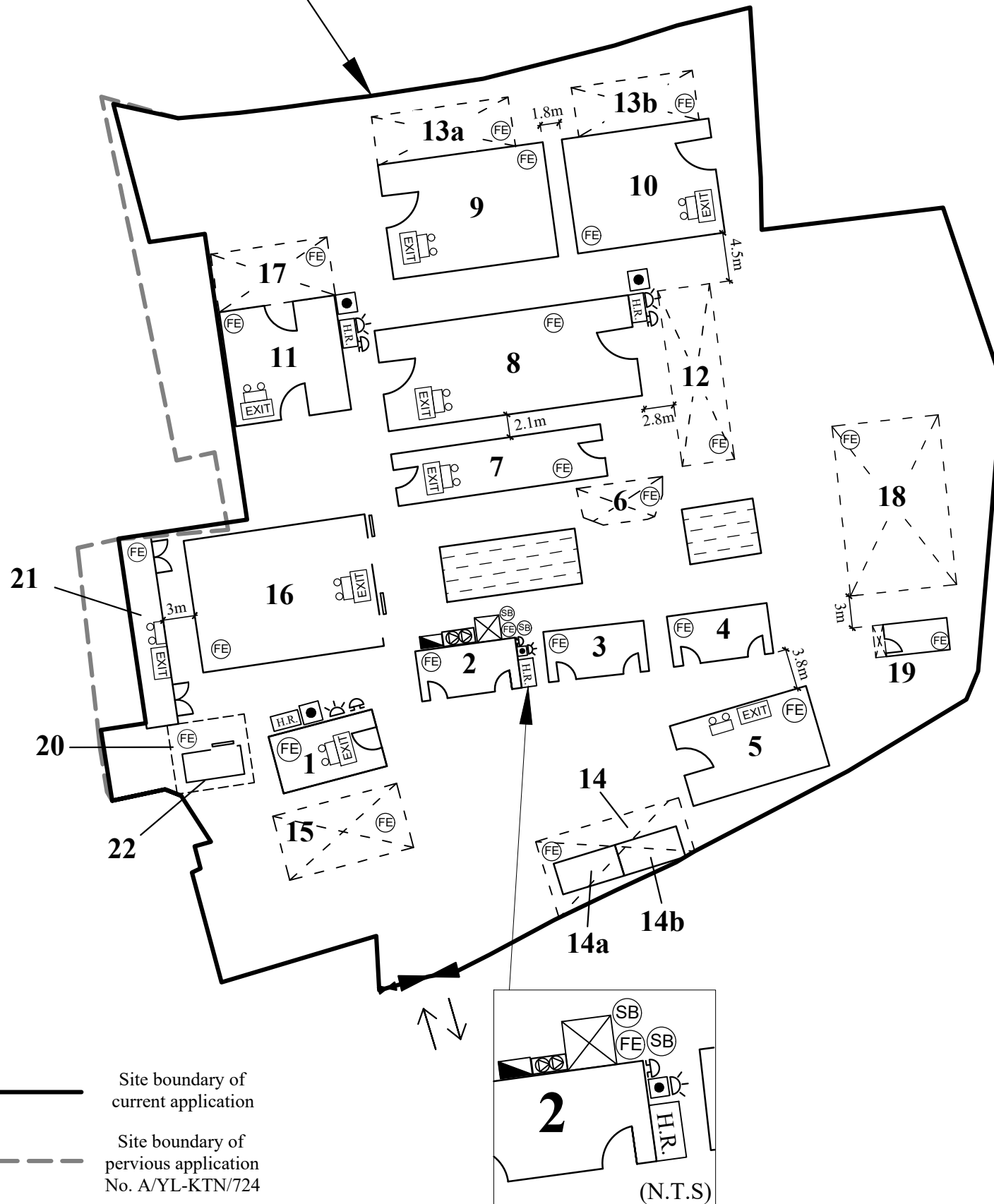
**Goldrich Planners &  
Surveyors Ltd.**

**September 2024**

**Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories**

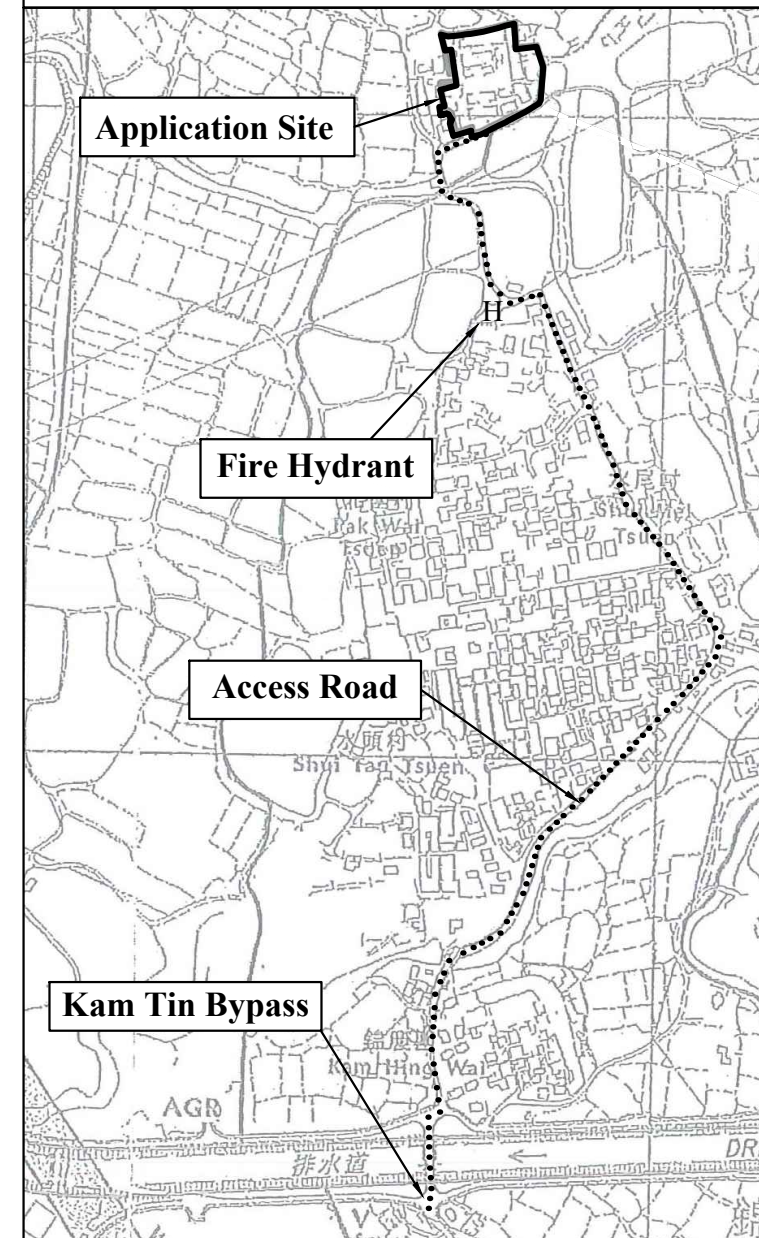
**Plan 6  
( P 13035 )**

# Application Site



## FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided in accordance with FSI CoP 2022. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (vi) Visual fire alarms shall be provided in accordance with BS 5839-1:2017, and FSD Circular Letter No. 2/2012 and follow the Design Manual : Barrier Free Access 2008 published by Buildings Department.



	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m <sup>2</sup>	3.5m
4.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
5.	Pantry	13.3m x 7.8m = 103.7m <sup>2</sup>	4m
6.	Open Pump Shed	27.3m <sup>2</sup>	3.5m
7.	Kennel 1	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 2	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 3	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 4	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 5	10.9m x 10.8m = 117.7m <sup>2</sup>	3.5m
12.	Open Shed	16.6m x 5m = 83m <sup>2</sup>	3.5m
13a.	Open Shed	12.9m x 4.7m = 60.6m <sup>2</sup>	3.5m
13b.	Open Shed	11.5m x 4.7m = 54.1m <sup>2</sup>	3.5m
14.	Open Shed	90m <sup>2</sup>	3.5m
14a.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
14b.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
15.	Open Shed	12m x 6.2m = 74.4m <sup>2</sup>	3.5m
16.	Dog function room	12.2m x 18.1m = 220.8m <sup>2</sup>	7m
17.	Open Shed	11m x 5.5m = 60.5m <sup>2</sup>	5.2m
18.	Open Shed	10m x 16m = 160m <sup>2</sup>	8m
19.	Multi-function room with Canopy	7m x 3m = 21m <sup>2</sup>	3.5m
20.	Open shed	6.5m x 7.3m = 47.5m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
22.	Pet Grooming Room	5.5m x 2.7m = 14.9m <sup>2</sup> *	5.2m
Total		2007.7m <sup>2</sup>	

Covered Area 2007.7m<sup>2</sup>

Uncovered Area 3,432.3m<sup>2</sup>

remark: \* The overlapped covered area and GFA of Structures 14 & 14a/b ; 20 & 22 are not double counted. 5,440m<sup>2</sup>

## Legend

	Manual Fire Alarm Call Point	x4
	Visual Fire Alarm	x4
	Fire Alarm Bell	x4
	Sand Bucket	x2
	5.0 Kg CO2 Gas type Fire Extinguisher	x23
	Exit Sign	x9
	Emergency Light	x9
	2m <sup>3</sup> FS Water Tank	x1
	Fire Alarm / Hosereel Pump Control Panel	x1
	Fire Hosereel	x4
	F.S pump room	x1

1 : 500 (A3)

September 2024

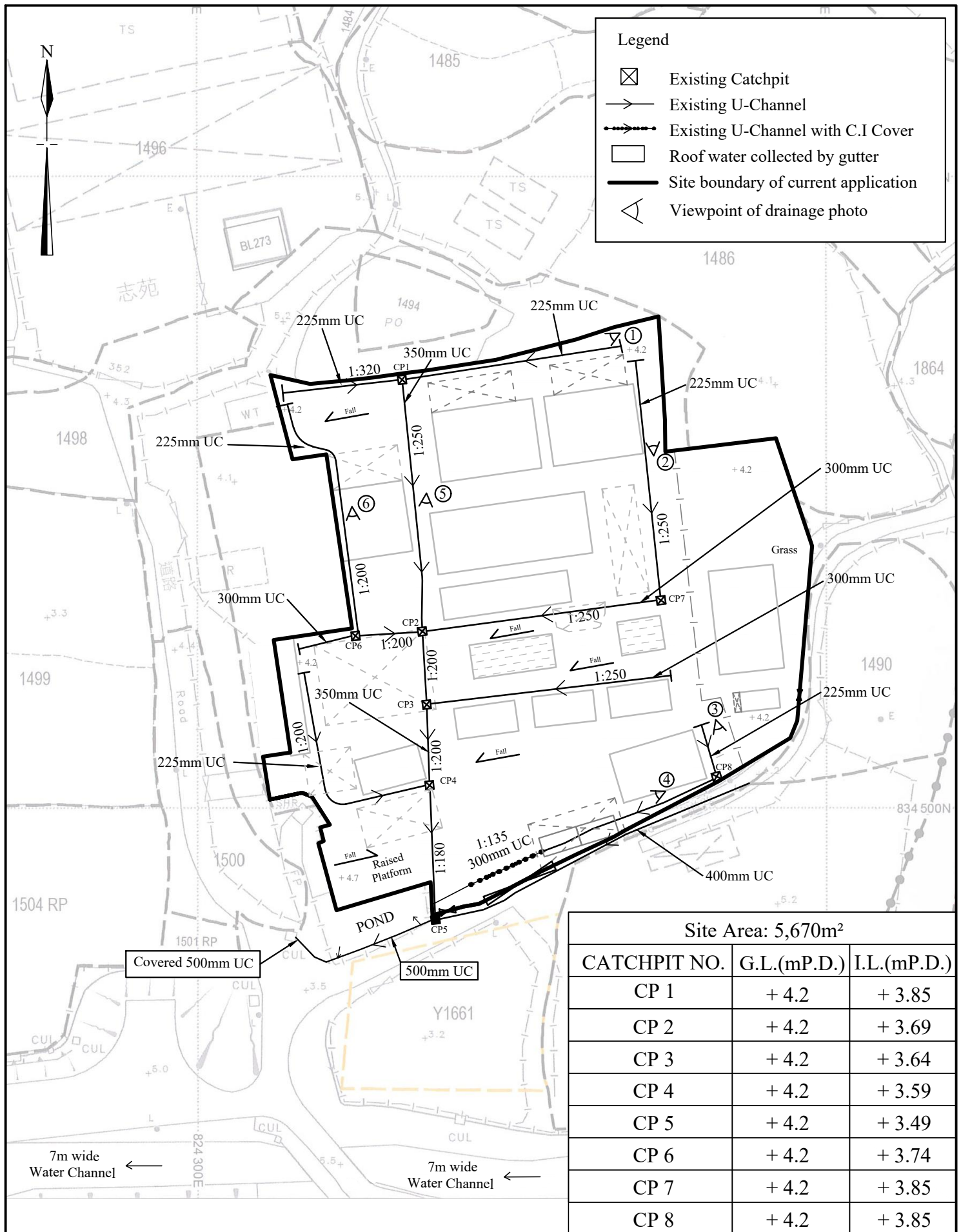
## Fire Service Installation Proposal

(Based on the approved proposal under pervious application No. : A/YL-KTN/724)  
Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 8  
( P 13035 )





1 : 750

## Viewpoint of Drainage Photographs

**Goldrich Planners & Surveyors Ltd.**

**November 2024**

(Approved previous application no. A/YL-KTN/724 )  
 Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
 in D. D. 107 and adjoining Government Land,  
 Kam Tin North, New Territories

**Plan 9  
 ( P 13035 )**

## Viewpoint 1





## Viewpoint 2





## Viewpoint 3



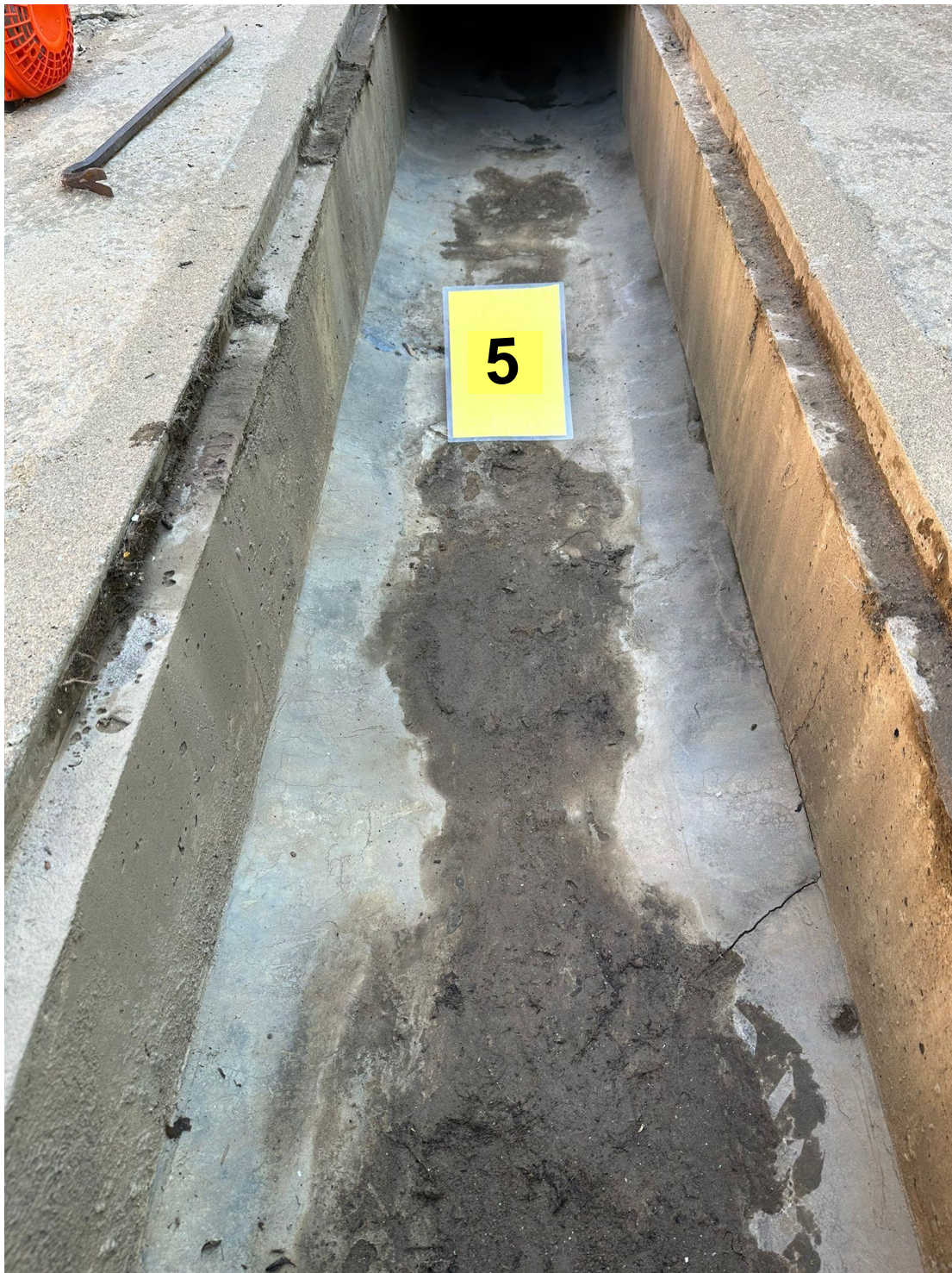


## Viewpoint 4





## Viewpoint 5





## Viewpoint 6



寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年04月16日星期三 17:31  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: S.16 Application No. A/YL-KTN/1058 - Submission of Further Information  
附件: KTN1058\_P13035\_FI\_16.4.2025.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Janice Tang

--



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16 April 2025

By Post and E-mail  
tpbpd@pland.gov.hk

### Submission of Further Information (FI)

*[Handwritten signature]*

*By E-mail only*



**Further Information for Planning Application No. A/YL-KTN/1058****Response-to-Comments****Comments from the Urban Design and Landscape Section of Planning Department****Contact Person: Mr. Samuel HUI (Tel: 3565 3957)**

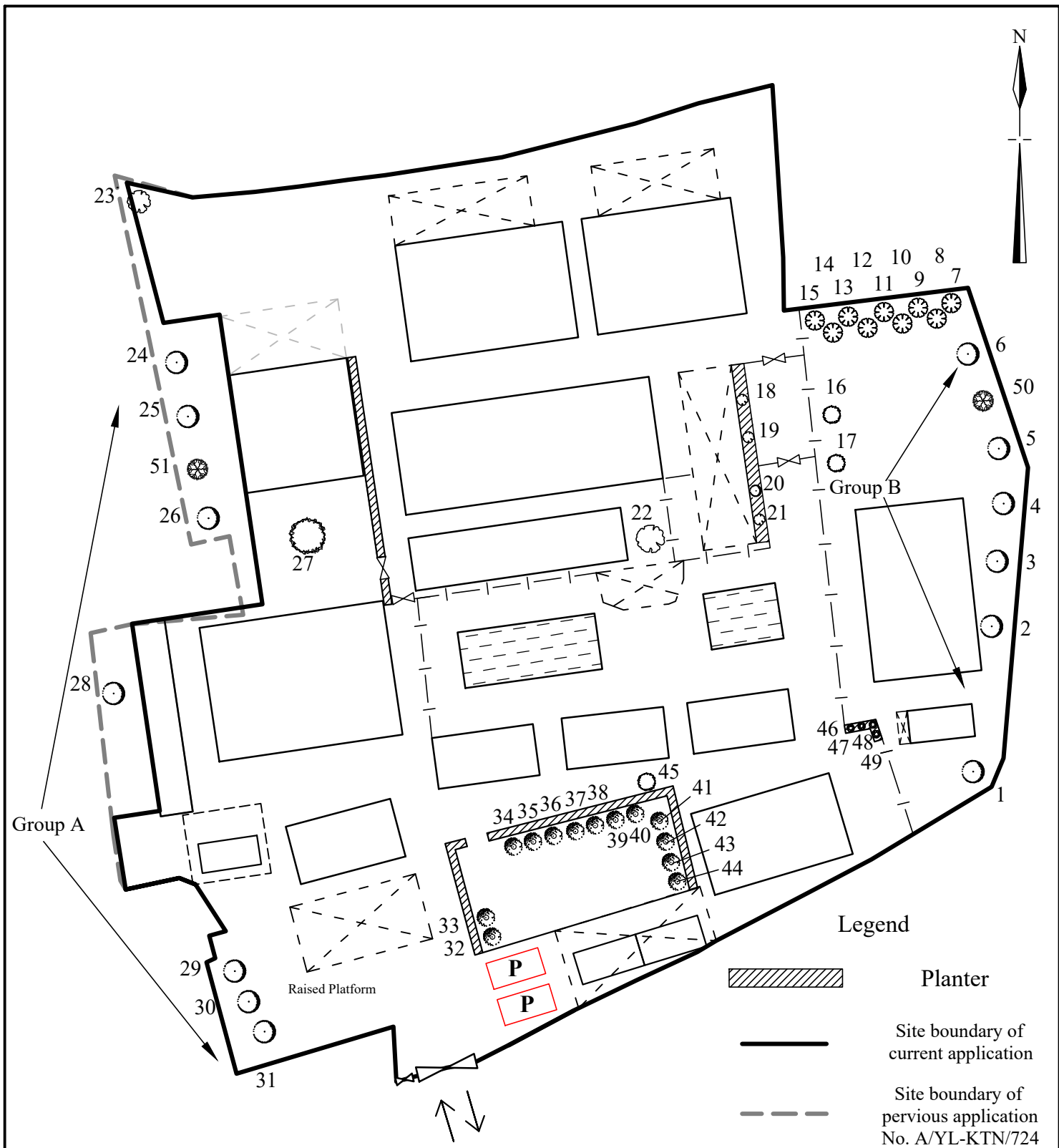
<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	Compared the previous layout with the layout under this FI-1, it is noted that 2 nos. of existing trees are missing. The applicant is advised that approval of the application does not imply approval of tree works, such as tree felling. The applicant is reminded to seek comment and approval for any proposed tree works from relevant department prior to the commencement of works.	Noted.
2.	New trees planting to mitigate the landscape impact arising from the proposed use should be provided as far as possible.	2 nos. of new trees ( <i>Bauhinia blakeana</i> ) will be planted for compensation on the same location of the 2 trees which have been blown down by typhoon. Please refer to the revised Tree Preservation and Landscape Proposal ( <b>Plan 4a</b> ) for details.

**Comments from the Drainage Services Department****Contact Person: Mr. Terence TANG (Tel: 2300 1257)**

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	Internal condition of catchpit should be provided.	Please refer to the updated drainage record for details.
2.	Most of the u-channels have not been included in the photo record. The photo record should cover all implemented drainage facilities. Please resubmit.	Ditto.

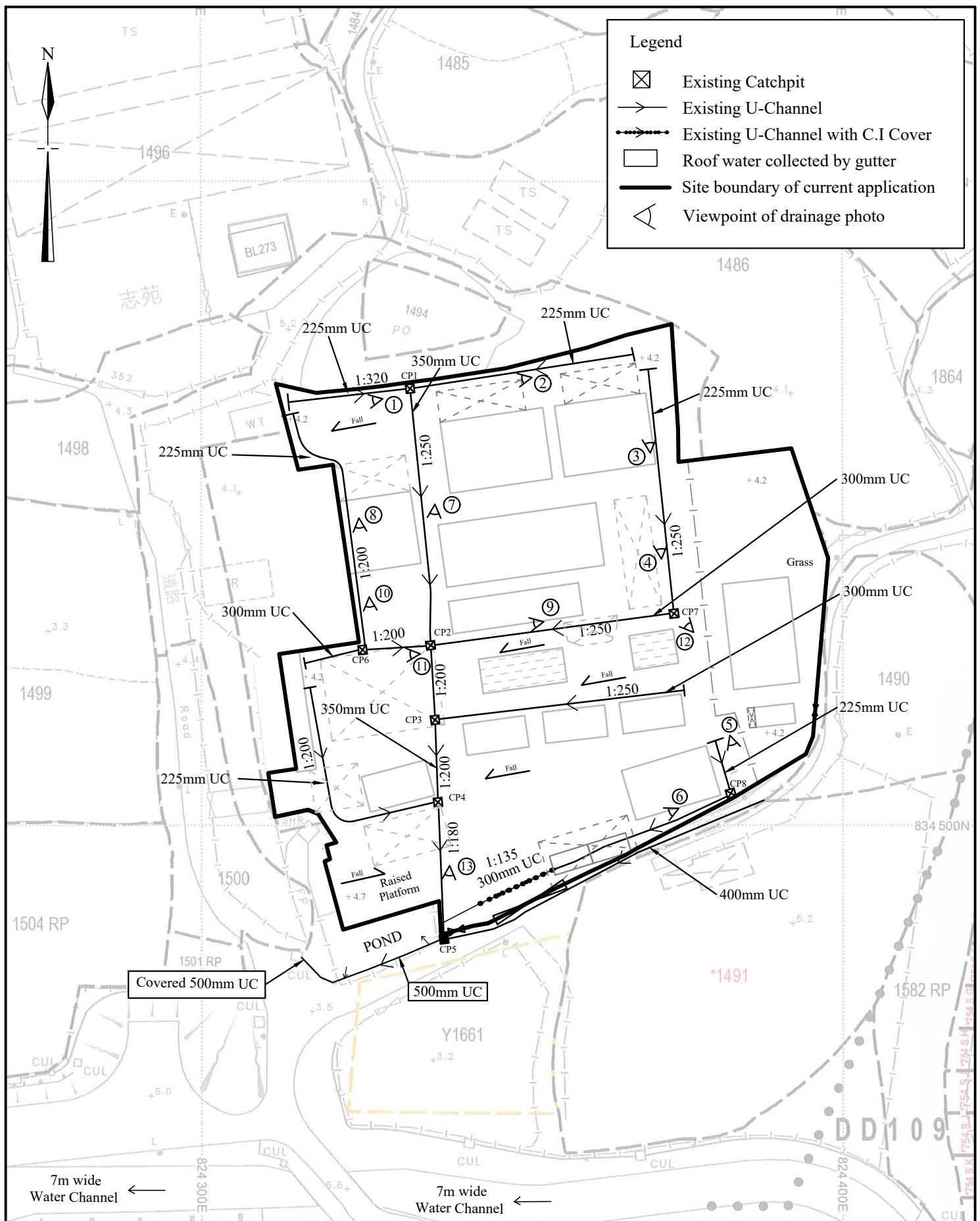
- END -





Notes :	Existing Trees	Size (Height)	Quantity
(1) Proposed tree (group A) will be planted on tree pit of 1.5m(D);	Existing Melaleuca leucadendra L (百千層)	4m	14
(2) Proposed tree (group B) will be planted on grass; and	Existing Ficus Microcarpa (細葉榕)	5-6m	5
(3) All trees will be regularly watered and cared to ensure that they are in healthy condition.	Existing Roystonea Regia (王棕)	10m	13
	Existing Banana tree (蕉樹)	2.75m	13
	Existing Delonix regia (影樹)	2.75m	4
	Proposed baubhinia blakeana (洋紫荊)	2.75m	2
	Total:		51

<b>1 : 500</b>	<b>Tree Preservation and Landscape Proposal</b> (Accepted and implement under previous application) Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part) in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>April 2025</b>		<b>Plan 4a</b> ( P 13035 )



1 : 750

## Viewpoint of Drainage Photographs

Goldrich Planners &  
Surveyors Ltd.

April 2025

(Approved previous application no. A/YL-KTN/724 )  
Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories

Plan 9  
( P 13035 )



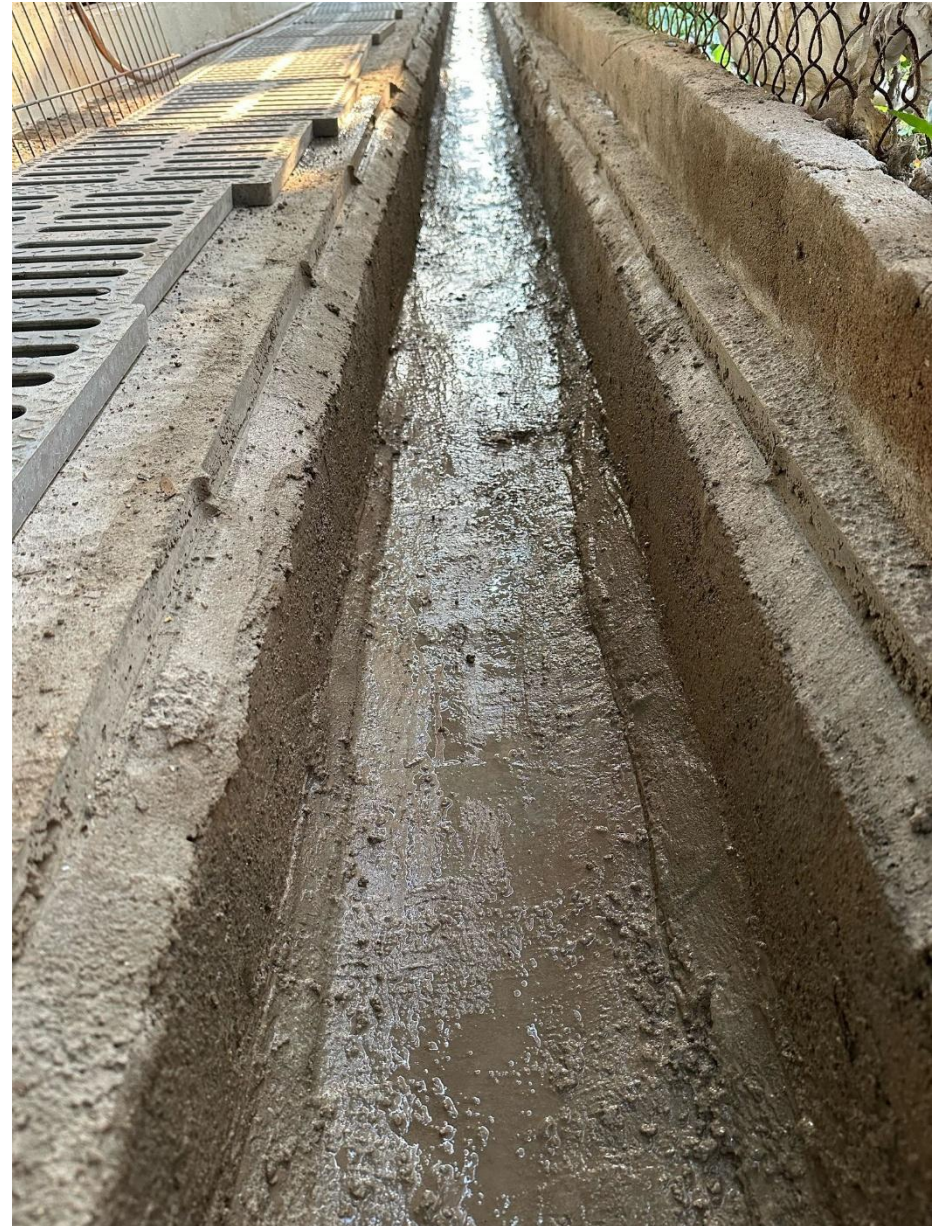
Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 1**



**Viewpoint 2**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 3**



**Viewpoint 4**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 5**



**Viewpoint 6**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 7**



**Viewpoint 8**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 9**



**Viewpoint 10**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 11**



**Viewpoint 12**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

## Viewpoint 13





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9271785

FSD Ref.:  
消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Block:

座

District:

分區

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	23 x 5KG CO2 GAS TYPE F.E.	AS ABOVE	Conforms with FSD requirements	25-3-2025	24-3-2026
25	2 x SAND BUCKET	"	Conforms with FSD requirements		"

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
受權人簽署Name:  
姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期For FSD  
use only:

Inspected

Chai Yue Hung

RC 3/185

Intercept Fire &amp; Security

Tech Ltd

1-4-2025





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9256277

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOT 1486(PART), 1489(PART), 1493(PART)

Street/Road/Estate Name:

街道/屋苑名稱

AND HOUSE LOT BLOCK(PART)

IN D.D.107 AND ADJOINING GOVERNMENT LAND

Block:

座

District:

分區

KAM TIN NORTH

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
16	喉嚨系統	AS ABOVE	Conforms with FSD requirements	25-3-2025	24-3-2026
13	火警警報系統	"	Conforms with FSD requirements	"	"
11	5x 應急照明燈 ("a & b" Model: TS-EL 2053)	"	Conforms with FSD requirements	"	"
12	6x 出口指示牌 ("a & b")	"	Conforms with FSD requirements	"	"

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	3 x 應急照明燈	As above	全新安裝緊急照明燈 ("a & b" Model: TS-EL 2053) x1 全新更換緊急照明燈 ("a & b" Model: TS-EL 2053) x2	Conforms with FSD requirements	25-3-2025
12	3 x 出口指示燈箱	"	全新安裝消防出路燈箱 ("Apollo") x1 全新更換消防出路燈箱 ("Apollo") x2	"	"

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Li Sau Ping

RC 2/163 RC 1/60

Intercept Fire &amp; Security

Tech.Ltd

1-4-2025

For FSD use only:

Inspected



寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年05月14日星期三 17:10  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: S.16 Application No. A/YL-KTN/1058 - Submission of Further Information  
附件: KTN1058\_P13035\_FI\_14.5.2025.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Janice Tang

--

[REDACTED]

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.



Your Ref.: A/YL-KTN/1058

Our Ref.: P13035/TL25154

14 May 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,  
Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part)  
in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories  
(Application No. A/YL-KTN/1058)**

We write to submit FI in response to comments from DSD dated 12.5.2025 and would like to submit a revised FSI Proposal (Plan 8a) and updated FS251 certificates for the captioned application.

The site is a large piece of land for a temporary animal boarding establishment with ancillary facilities. No flammable goods are stored within the site. There are no activities which will induce fire risk.

The structures are small temporary single-storey structures of areas less than 230 m<sup>2</sup> each. Only a few workers (about 5 workers) work on the site. Their work is to take care of the dogs and clean up the site.

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



---

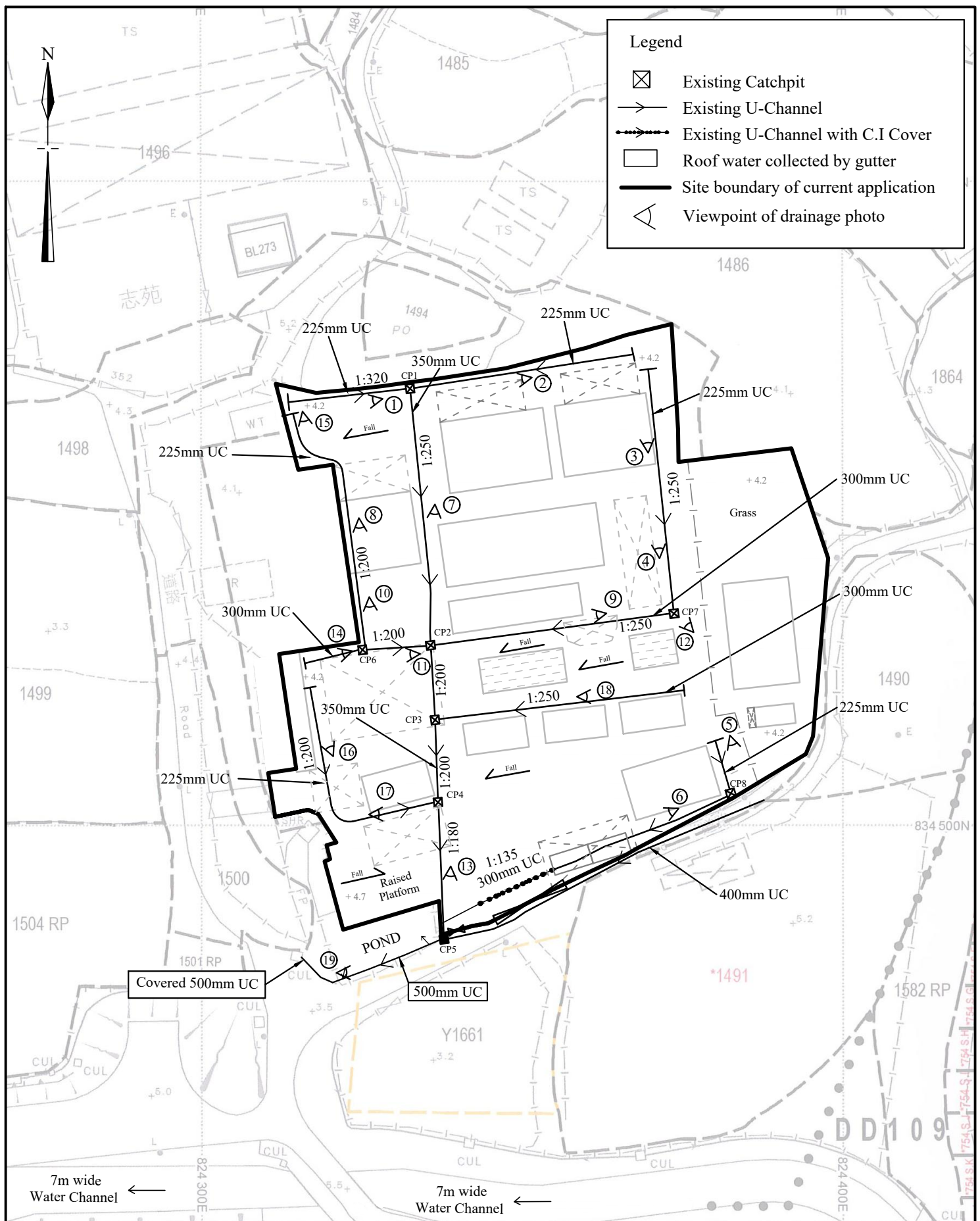
Francis Lau  
Encl.



**Further Information for Planning Application No. A/YL-KTN/1058****Response-to-Comments****Comments from the Drainage Services Department dated 12.5.2025****Contact Person: Mr. Terence TANG (Tel: 2300 1257)**

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	Viewpoint 9 - The depth of u-channel appears not complying with standard drawing which is not acceptable.	Please refer to the updated Viewpoint 9 for details.
2.	Viewpoint 11 - Photo for CP6 upstream u-channel should be provided. The u-channel shown in photo 11 does not tally with drainage proposal.	Photo for CP6 upstream u-channel is provided (Viewpoint 14) and photo of Viewpoint 11 has been updated.
3.	Viewpoint 13 - Internal condition of drainage facilities should be provided.	Please refer to the updated viewpoint 13 for details.
4.	Photos for highlighted sections should be provided.	Photos for highlighted sections are provided (Viewpoints 14 to 19).

- END -



1 : 750

## Viewpoint of Drainage Photographs

**Goldrich Planners &  
Surveyors Ltd.**

**May 2025**

(Approved previous application no. A/YL-KTN/724 )  
Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories

**Plan 9  
( P 13035 )**



Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 1**



**Viewpoint 2**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 3**



**Viewpoint 4**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 5**



**Viewpoint 6**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 7**



**Viewpoint 8**

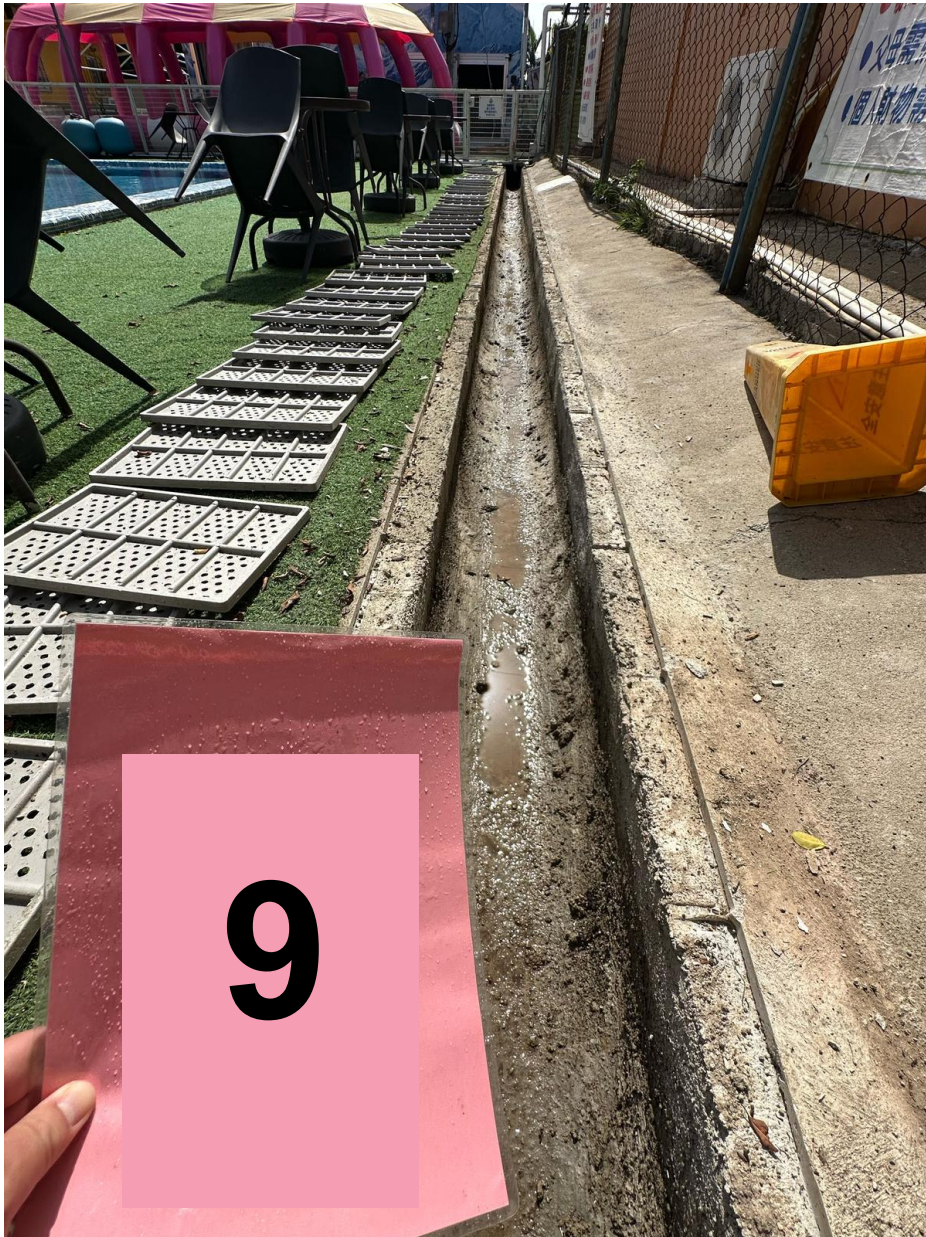




Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 9**



**Viewpoint 10**

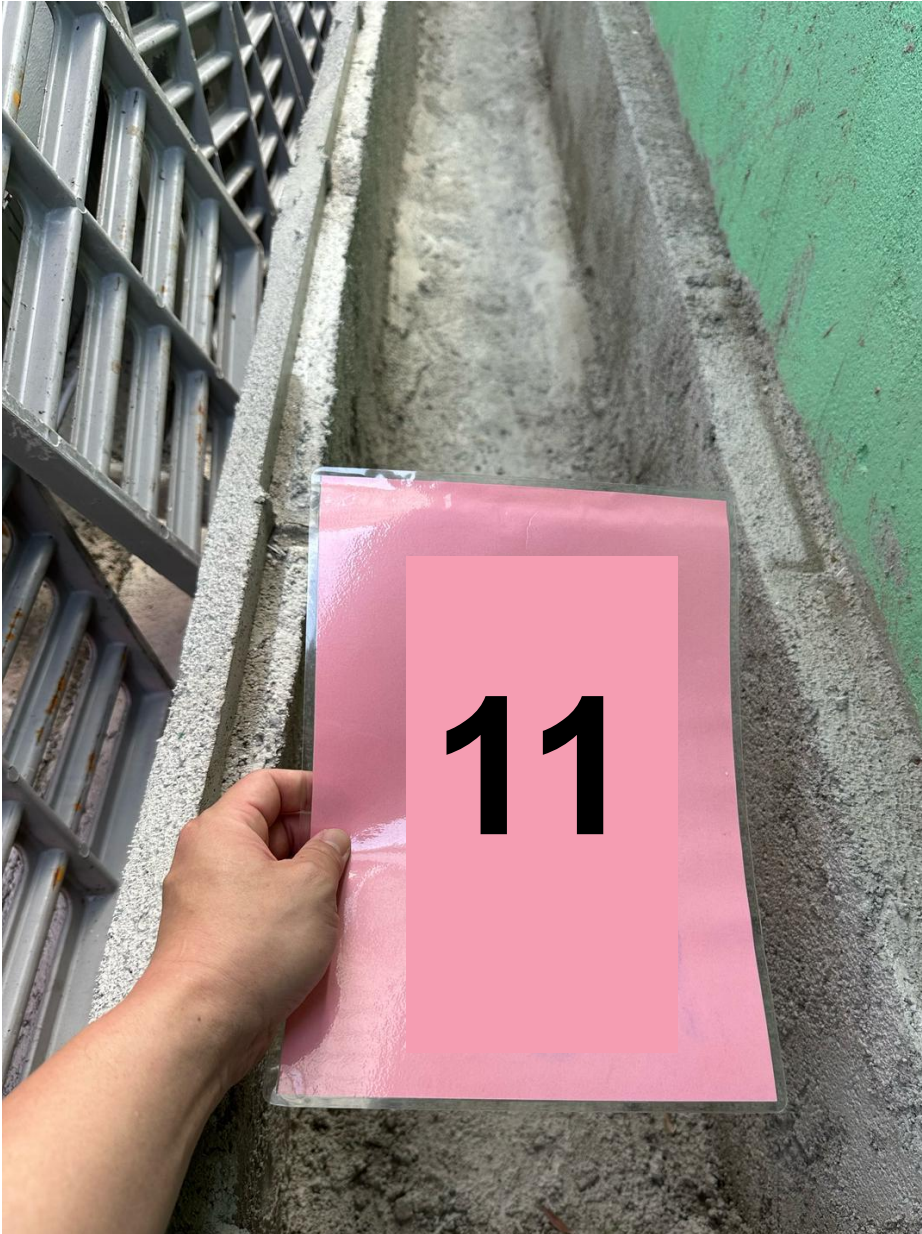




Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 11**



**Viewpoint 12**





Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

**Viewpoint 13**

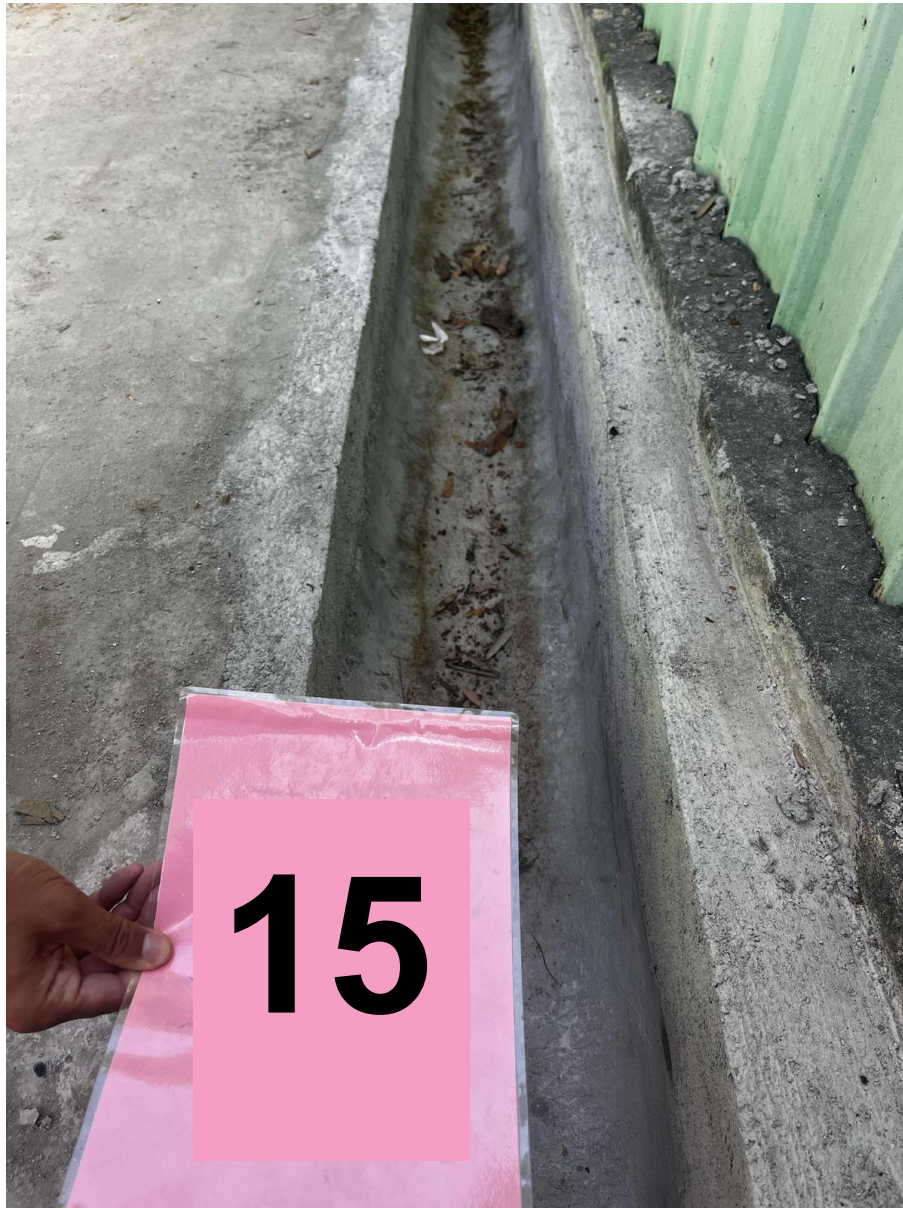


**Viewpoint 14**





**Viewpoint 15**

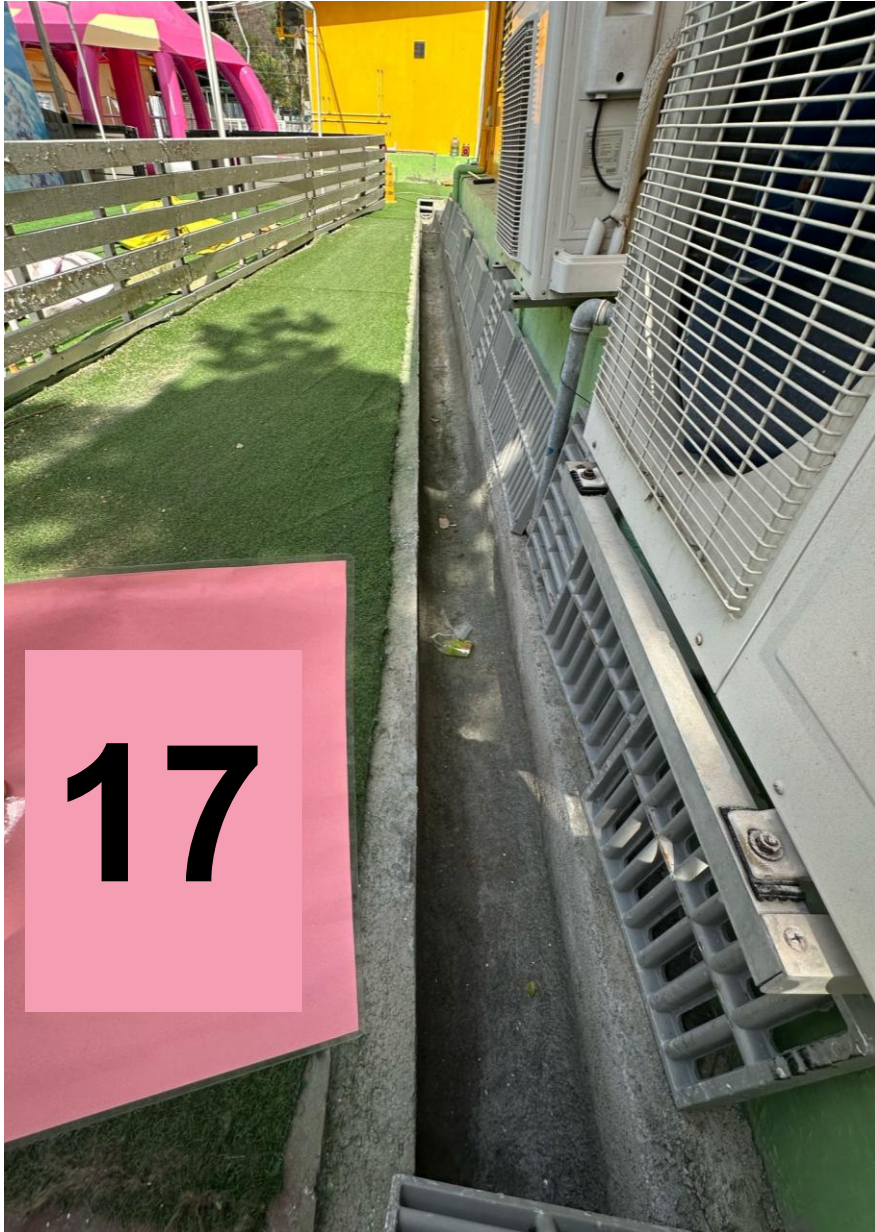


**Viewpoint 16**





**Viewpoint 17**



**Viewpoint 18**





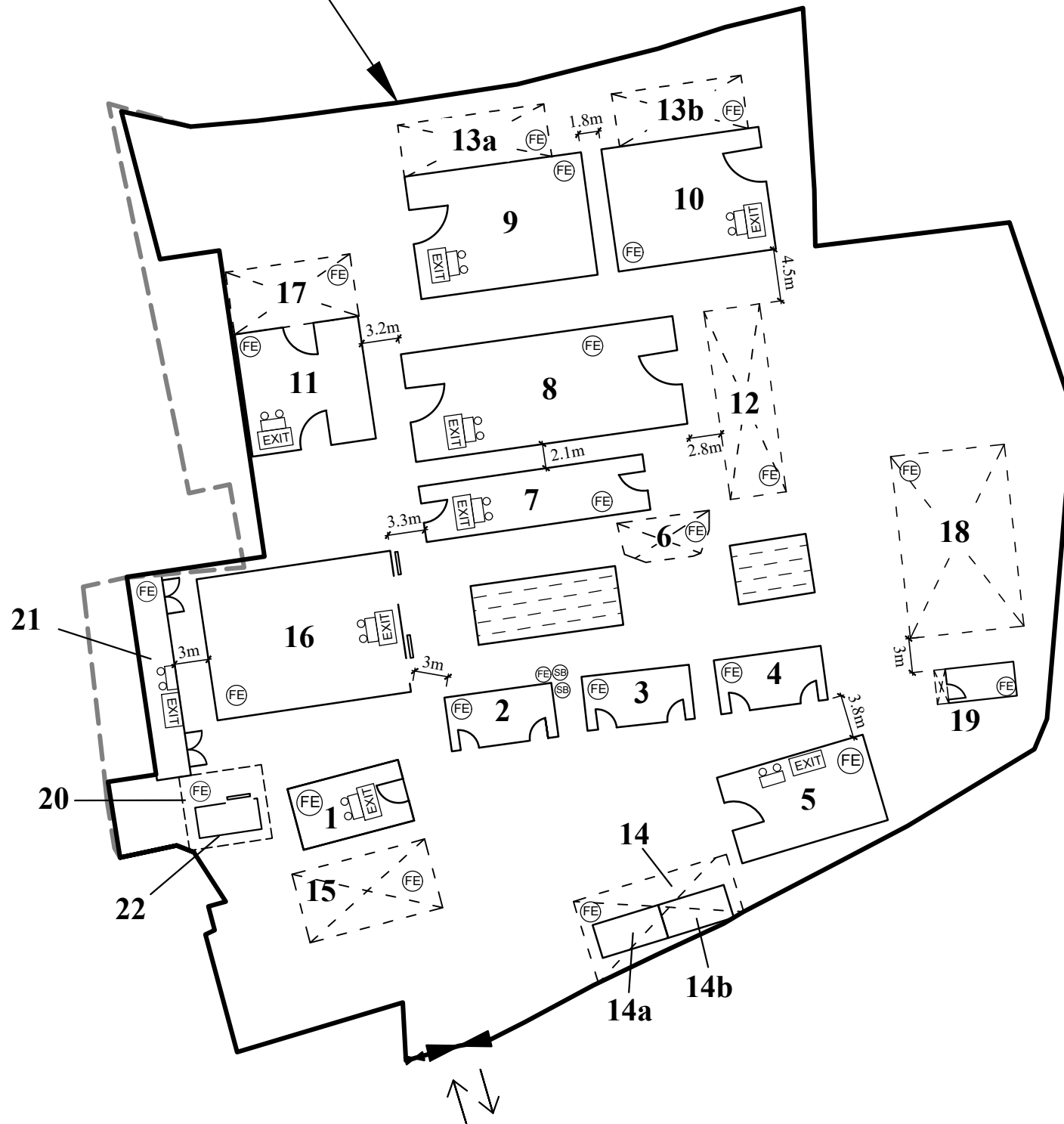
Your Ref.: A/YL-KTN/1058

Our Ref.: P13035

## Viewpoint 19



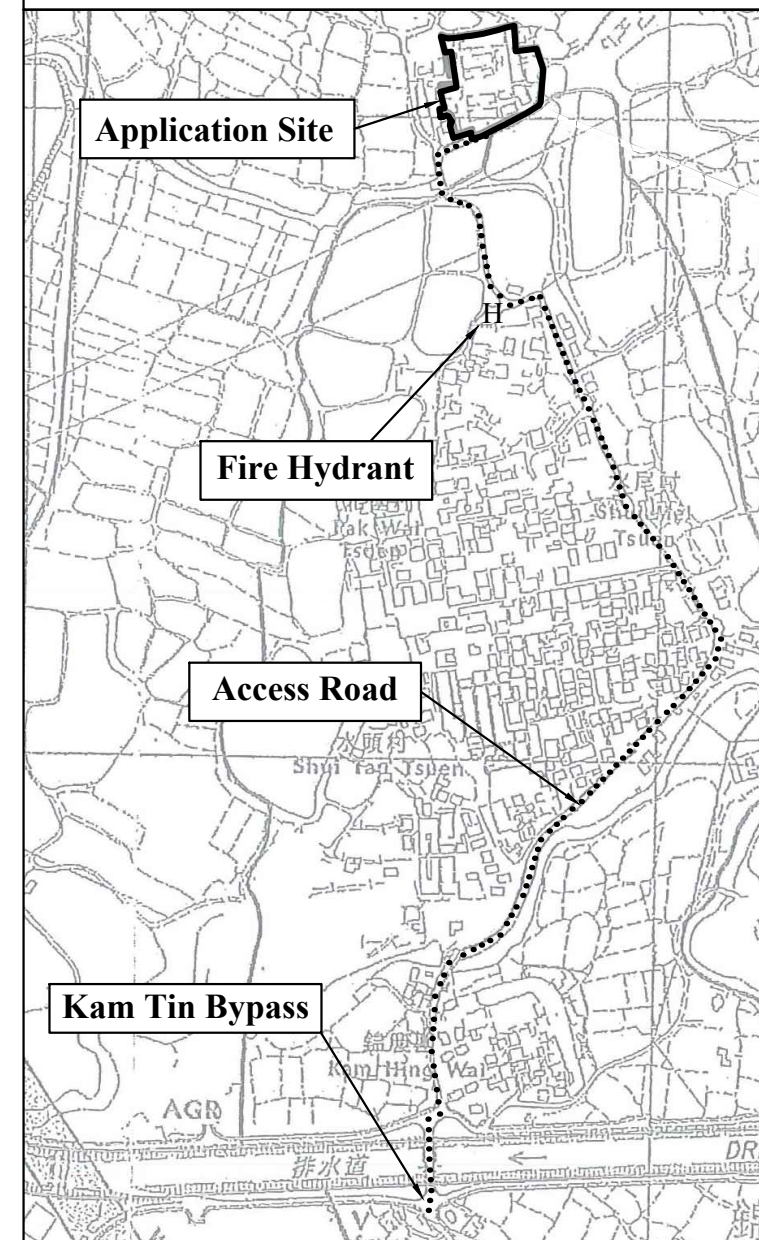
# Application Site



— Site boundary of current application  
- - - Site boundary of pervious application No. A/YL-KTN/724

## FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.
- (ii) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.



	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m <sup>2</sup>	3.5m
4.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
5.	Pantry	13.3m x 7.8m = 103.7m <sup>2</sup>	4m
6.	Open Shed	27.3m <sup>2</sup>	3.5m
7.	Kennel 1	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 2	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 3	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 4	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 5	10.9m x 10.8m = 117.7m <sup>2</sup>	3.5m
12.	Open Shed	16.6m x 5m = 83m <sup>2</sup>	3.5m
13a.	Open Shed	12.9m x 4.7m = 60.6m <sup>2</sup>	3.5m
13b.	Open Shed	11.5m x 4.7m = 54.1m <sup>2</sup>	3.5m
14.	Open Shed	90m <sup>2</sup>	3.5m
14a.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
14b.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
15.	Open Shed	12m x 6.2m = 74.4m <sup>2</sup>	3.5m
16.	Dog function room	12.2m x 18.1m = 220.8m <sup>2</sup>	7m
17.	Open Shed	11m x 5.5m = 60.5m <sup>2</sup>	5.2m
18.	Open Shed	10m x 16m = 160m <sup>2</sup>	8m
19.	Multi-function room with Canopy	7m x 3m = 21m <sup>2</sup>	3.5m
20.	Open shed	6.5m x 7.3m = 47.5m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
22.	Pet Grooming Room	5.5m x 2.7m = 14.9m <sup>2</sup> *	5.2m
Total		2007.7m <sup>2</sup>	

Covered Area	2007.7m <sup>2</sup>
Uncovered Area	3,432.3m <sup>2</sup>
	5,440m <sup>2</sup>

remark: \* The overlapped covered area and GFA of Structures 14 & 14a/b ; 20 & 22 are not double counted.

## Legend

	Swimming Pool	
	Sand Bucket	x2
	5.0 Kg CO2 Gas type Fire Extinguisher	x23
	Exit Sign	x9
	Emergency Light	x9

1 : 500 (A3)

May 2024

## Fire Service Installation Proposal

(Based on the approved proposal under pervious application No. : A/YL-KTN/724)  
Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 8a  
( P 13035 )



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9271785

FSD Ref.:  
消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Block:

座

District:

分區

KAM TIN NORTH

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	23 x 5KG CO2 GAS TYPE F.E.	AS ABOVE	Conforms with FSD requirements	25-3-2025	24-3-2026
25	2 x SAND BUCKET	"	Conforms with FSD requirements		"

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Chai Yue Hung

RC 3/185

Intercept Fire &amp; Security

Tech Ltd

1-4-2025





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

A 9256354

FSD Ref.:

消防處檔號

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOT 1486(PART), 1489(PART), 1493(PART)

Street/Road/Estate Name:

AND HOUSE LOT BLOCK(PART)

街道/屋苑名稱

IN D.D.107 AND ADJOINING GOVERNMENT LAND

Block:

座

District:

分區

KAM TIN NORTH

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	8x 應急照明燈 ("a & b" Model: TS-EL 2053)	"	Conforms with FSD requirements	14-5-2025	13-5-2026
12	8x 出口指示牌 ("a & b")X5 ("Apollo")x3	"	Conforms with FSD requirements	"	"

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	1x 應急照明燈	As above	全新安裝緊急照明燈 ("a & b" Model: TS-EL 2053)	Conforms with FSD requirements	14-5-2025
12	1x 出口指示燈箱	"	全新安裝消防出路燈箱 ("a & b")	"	"

## Part 3 第三部 Defects 損壞事項

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:

日期

Li Sau Ping

RC 2/163 RC 1/60

Intercept Fire &amp; Security Tech.Ltd

14-5-2025

For FSD use only:

Inspected

Key-in





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

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/232	Animal Boarding Establishment	29.7.2005 (on temporary basis for a period of three years) [revoked on 29.1.2006]
2.	A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006 (on temporary basis for a period of two years)
3.	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008 (on temporary basis for a period of three years) [revoked on 19.3.2010]
4.	A/YL-KTN/377	Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years	30.3.2012 (on temporary basis for a period of three years) [revoked on 30.9.2012]
5.	A/YL-KTN/410	Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years	17.1.2014 (on temporary basis for a period of two years) [revoked on 17.7.2014]
6.	A/YL-KTN/489	Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	5.2.2016
7.	A/YL-KTN/639	Renewal of Planning Approval for Temporary “Animal Boarding Establishment with Ancillary Facilities” for a Period of Three Years	1.2.2019 [revoked on 6.5.2021]
8.	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	23.10.2020 [revoked on 23.3.2023]

**Similar s.16 Applications in the vicinity of the Site within the same “Agriculture” Zone in the Past Five Years**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	6.11.2020 [revoked on 6.5.2022]
2.	A/YL-KTN/743	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of Three Years	22.1.2021 [revoked on 22.4.2023]
3.	A/YL-KTN/822	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.9.2023]
4.	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
5.	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
6.	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
7.	A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	3.3.2023
8.	A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	19.5.2023 [revoked on 19.5.2024]
9.	A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023 [revoked on 9.12.2023]
10.	A/YL-KTN/910	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.9.2023
11.	A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023 [revoked on 23.3.2024]
12.	A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.7.2023 [revoked on 28.10.2024]
13.	A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.10.2023
14.	A/YL-KTN/1099	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	2.5.2025



**Government Departments' General Comments**

**1. 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 in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

**2. 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 application site (the Site) in the past three years; 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;
- based on the submission, the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-KTN/724;
- the submitted records of the existing drainage facilities are acceptable;
- should the application be approved, approval condition should be stipulated that the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period; and
- advisory comments are at **Appendix IV**.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- the submitted fire service installations (FSIs) proposal and the implementation of FSIs on the Site are considered acceptable; and
- no in-principle objection to the application subject to that the implemented FSIs on the Site be maintained in efficient working order at all times during the planning approval period.

#### 5. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photos, there is no significant change to the landscape character of the surrounding area since the last planning application (No. A/YL-KTN/724) was approved;
- according to site photos, the Site is hard-paved and occupied by animal boarding establishment. Some existing trees of common species are observed within the Site. According to the applicant, there is no significant change in the proposed layout. It is noted that two new trees are proposed to be planted to compensate for the fallen trees for upkeeping the landscape quality of the Site. Significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are at **Appendix IV**.

#### 6. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view on the application from agricultural perspective. The Site is zoned “Agriculture” and is generally occupied by some structures. Agricultural infrastructure 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;
- there is a dog breeding premises and boarding licence within part of Lot No. 1493 in D.D. 107 with licence expiry date on 1.6.2025 and 29.9.2025 respectively, whilst the remaining area of the Site does not have any licence or application;
- no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.



## **7. 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**.

## **8. District Officer's Comments**

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

- his office has not received comment from locals.

## **9. 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) prior planning permission should have been obtained before commencing the development at the Site;
- (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) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given by the Rural and New Town Planning Committee or the Town Planning Board to any further application;
- (e) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - there is/are unauthorised structure(s) and/or uses on Lot No. 1486 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
  - the Short Term Waiver (STW) and Short Term Tenancy (STT) holders will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for a STW to permit the structure(s) erected within Lots No. 1486 and 1489 in D.D. 107. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (g) 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;



- (h) 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 the proposed access connecting the Site (i.e. Shui Mei Road/Shui Tau Road and the local access road). Shui Mei Road and Shui Tau Road are not maintained by HyD; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- to replace the u-channel cover as appropriate to ensure the surface runoff could be collected properly; and
  - to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;
- (j) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to:
    - i. ensure all dogs will be kept inside the enclosed animal boarding establishment on the Site between 7:00 p.m. and 9:00 a.m.;
    - ii. ensure no public announcement system, whistle blowing or any form of audio amplification system is allowed to be used on the Site;
    - iii. ensure the animal boarding establishment be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;
    - iv. ensure dog masks will be used for dogs allowed for outdoor activities to minimise the potential nuisance on surrounding sensitive uses;
    - v. follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
    - vi. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
    - vii. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and

- viii. meet the statutory requirements under relevant environmental legislation;
- (k) to note the comments of the the Chief Town Planner/Urban Design and Landscape, Planning Department 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;
- (l) to note the comments of the Director of Agriculture, Fisheries and Conservation Department that:
- under Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Regulations must always fulfill the criteria listed in the Regulations; and
  - the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and the applicant should observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;
- (m) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that 25 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 Buildings Ordinance (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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;



- if the existing structures are erected on leased land without the approval of the Building Authority, they are UBW under the BO and should not be designated for any applied use under the application;
- 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 applied use under the 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.

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

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**From:** [REDACTED]  
**Sent:** 2024-11-08 星期五 02:09:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>; Enquiry CEO/CEO <ceo@ceo.gov.hk>  
**Subject:** A/YL-KTN/1061 and A/YL-KTN/1058 Shui Nei Road

Dear TPB Members

987 withdrawn and back as 1061  
990 withdrawn and back as 1058

Previous objections relevant and upheld for both.

There were multiple media reports exposing the collusion between brownfield operators and govt depts with regard to the blatant lies and misrepresentations used to push through approval for applications like this.

This can no longer be tolerated.

NO MORE FKAЕ ABE APPLICATIONS ARE JUSTIFIED.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>; ceo <ceo@ceo.gov.hk>  
**Date:** Thursday, 29 February 2024 3:07 AM HKT  
**Subject:** A/YL-KTN/987 and A/YL-KTN/990 Shui Nei Road

A/YL-KTN/987 Daniel Dog

Lots 1493 (Part) and 1500 (Part) in D.D.107 and Adjoining Government Land, Kam Tin

Site area: About 1,381sq.m Includes Government Land of about 479sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking / **5 Years / Filling of Land**

A/YL-KTN/990 Happy Park Recreation Centre

Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107 and Adjoining Government Land, Kam Tin

Site area: About 5,440sq.m Includes Government Land of about 1,853sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking / 5 Years / Filling of Land

Dear TPB Members,

These two applications should be considered together as they are adjacent lots and 990 was fully part of 724 while 987 partially.

**THIS ABE HAS AN APPALLING RECORD OF FAILURE TO COMPLY WITH CONDITIONS. IT WAS REVOKED BACK IN 2006 AND SUBSEQUENTLY THROUGHTOUT THE FOLLOWING TWO DECADES FAILED TO FULFILL CONDITIONS.**

Application 724 was revoked March last year for failure to fulfil FIRE AND DRAINAGE CONDITIONS.

These are two issues that can have a significant impact on both workers and local residents should there be a fire or heavy downpour.

Both sites have significant amounts of government land.

**It is absolutely appalling that Fire, Drainage and Lands depts have allowed this operation to continue.**

It is time that the Chief Executive takes issue with government depts that are tolerating failure to fulfil conditions and putting the community at risks.

We are bombarded with propaganda about law and order but clearly this is applicable only to certain groups in the community while operators like this are not only tolerated but encouraged by the ease with which they can have their applications renewed for decades.

Note that the applications are for 5 YEARS effectively granting the operators a further two and a half years to carry on before any action is taken.

In addition Happy Park is a club not an animal boarding. What activities are actually being carried out and does it have the requisite licences and permits?

Both applications should be rejected. The public is shocked by the extent of abuse of government land that goes unchecked.

Mary Mulvihill

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From: [REDACTED]

To: "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Sent: Thursday, October 1, 2020 3:27:10 AM

Subject: A/YL-KTN/724 DD 107 Kam Tin Shui Mei Tsuen



A/YL-KTN/724

Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107 and Adjoining Government Land, Kam Tin

Site area : About 5,670sq.m Includes Government Land of about 1,860sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

I note from the RNTPC Paper No. A/YL-KTN/639

The temporary animal boarding establishment is for dogs only (about **20 numbers**)

Almost 2,000sq.m of the site is GOVERNMENT LAND.

So **280sqmts for each dog** of which 93sq.mts is government land. This in a city where families are living in units of **100 SQUARE FEET**

This tax payer strongly objects to so much public land given to housing animals. There must be a better use for this land.

Has Lands Dept even considered alternative uses? How about some of the prefab transitional housing? The site is beside a road.

Unfortunately people are no longer allowed to go out on the streets and protest misuse of public assets but TPB members should question such inefficient use of scarce land resources.

Members must also consider the recent Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands **after being allocated to tenants for more than seven years without any formal justification.**

Mary Mulvihill

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**From:** [REDACTED]  
**Sent:** 2025-05-22 星期四 03:14:59  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-KTN/1061 and A/YL-KTN/1058 Shui Nei Road

Dear TPB Members,

Re additional material supplied for 1058.

NOTE THAT THERE IS NO COPY OF THE REQUISITE LICENCE ISSUED BY AFCD PROVIDED.

THIS OPERATION HAS A LONG HISTORY AND SHOULD CERTAINLY HAVE MADE APPLICATION.

MEMBERS SHOULD REQUEST TO SEE APPROVAL.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 5 March 2025 2:28 AM HKT  
**Subject:** Re: A/YL-KTN/1061 and A/YL-KTN/1058 Shui Nei Road

Dear TPB Members,

Re offloading outside the site. Is this on Government Land? Has it been paved over without approval? Why would there not be space to offload within the site of almost 1,400sq.mts?

Why so many storerooms on the site? How much food, etc is required to feed the 'dogs'? Members should check the plans.

What experience does High-Quality Gardening have in animal husbandry? When it looks dodgy, it is dodgy.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>; ceo <ceo@ceo.gov.hk>  
**Date:** Friday, 8 November 2024 2:09 AM HKT  
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**Subject:** A/YL-KTN/724 DD 107 Kam Tin Shui Mei Tsuen

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Mary Mulvihill