

2024年12月17日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 17 DEC 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402792

25/11

By post

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-KEN / 1075
	Date Received 收到日期	17 DEC 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)

Tang Wing Yat Tommy 鄧榮日

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)

NA 不適用

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 1142 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1142號(部分)
(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 921.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 297 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 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	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
16/10/2024-29/10/2024 (DD/MM/YYYY)[&]
於 16/10/2024-29/10/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/10/2024 (DD/MM/YYYY)[&]
於 16/10/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ 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	921.8 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	0.2-0.3 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	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land 擬議臨時動物寄養所連附屬設施 (為期5年)及相關填土工程		

(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

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

擬議臨時動物寄養所連附屬設施 (為期5年)及相關填土工程

(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	297 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.32	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	32.2 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2	
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 Not Exceeding 4m m 米 <input 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

☐ 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 72 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)

Animal Boarding Establishment: About 225 m²

☐ 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]
.....
.....
.....
.....
.....

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

Car Parking Space, Loading/Unloading Space, Maneuvering Space, Animal Outdoor Activities Area

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)

June 2026

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

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)) Chi Ho Road, turn to local track. <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 3 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 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) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 2 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) _____ _____ _____ _____ _____

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>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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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"/>																														

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。

Please refer to the Justification Document.

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

鄧榮日

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

22/11/2024

(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[@]

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

[@] 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.
在該靈灰安置所內，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 1142 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1142號(部分)		
Site area 地盤面積	921.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	「農業」 "Agriculture"		
Applied use/ development 申請用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land 擬議臨時動物寄養所連附屬設施 (為期5年)及相關填土工程		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	297 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.32 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	2	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	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	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	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)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	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	32.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	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 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) <hr/> <hr/>	3 PC: 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) <hr/> <hr/>	2 LGV:2

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
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Location Plan, Existing Vehicular Access, Paved Area		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

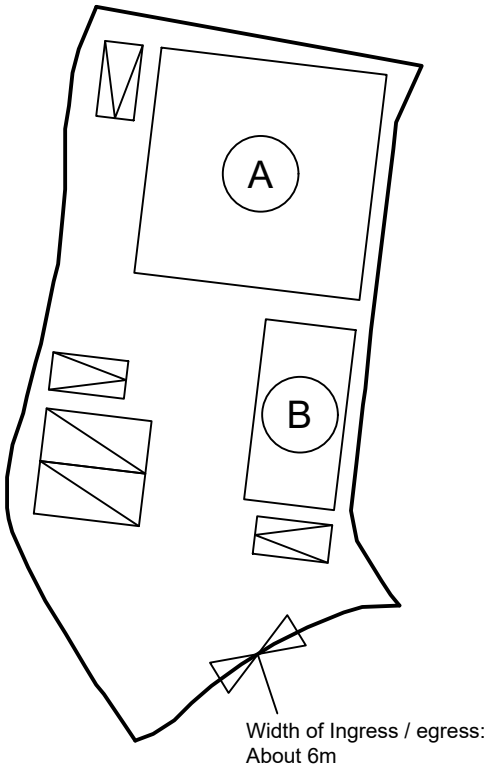
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

申請理由







根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田丈量約份第 109 約地段第 1142 號(部分)
作為期五年的臨時動物寄養所連附屬設施及相關填土工程之用途

- 申請地點的面積約為 921.8 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“動物寄養所”開發申請仍然符合租約。
- 擬議申請的動物寄養所在同一個「農業」地帶，城市規劃委員會曾批准相類似的動物寄養所，申請包括：A/YL-KTN/954 (2023 年 10 月 13 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 2 個擬議建築物，包括 1 個動物寄養所及 1 個附屬辦公室。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所內會有寵物（即從下午六時至上午八時）。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建構築物上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1142 號(部分)作為期五年的臨時動物寄養所連附屬設施及相關填土工程的用途。

Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Animal Boarding Establishment	About 225 m ²	4m	1 only
B	Ancillary Office	About 72 m ²	4m	1 only
	Total	About 297 m ²		
	Private Car Parking Space	Unit(s): 3		
	LGV L/UL Space	Unit(s): 2		

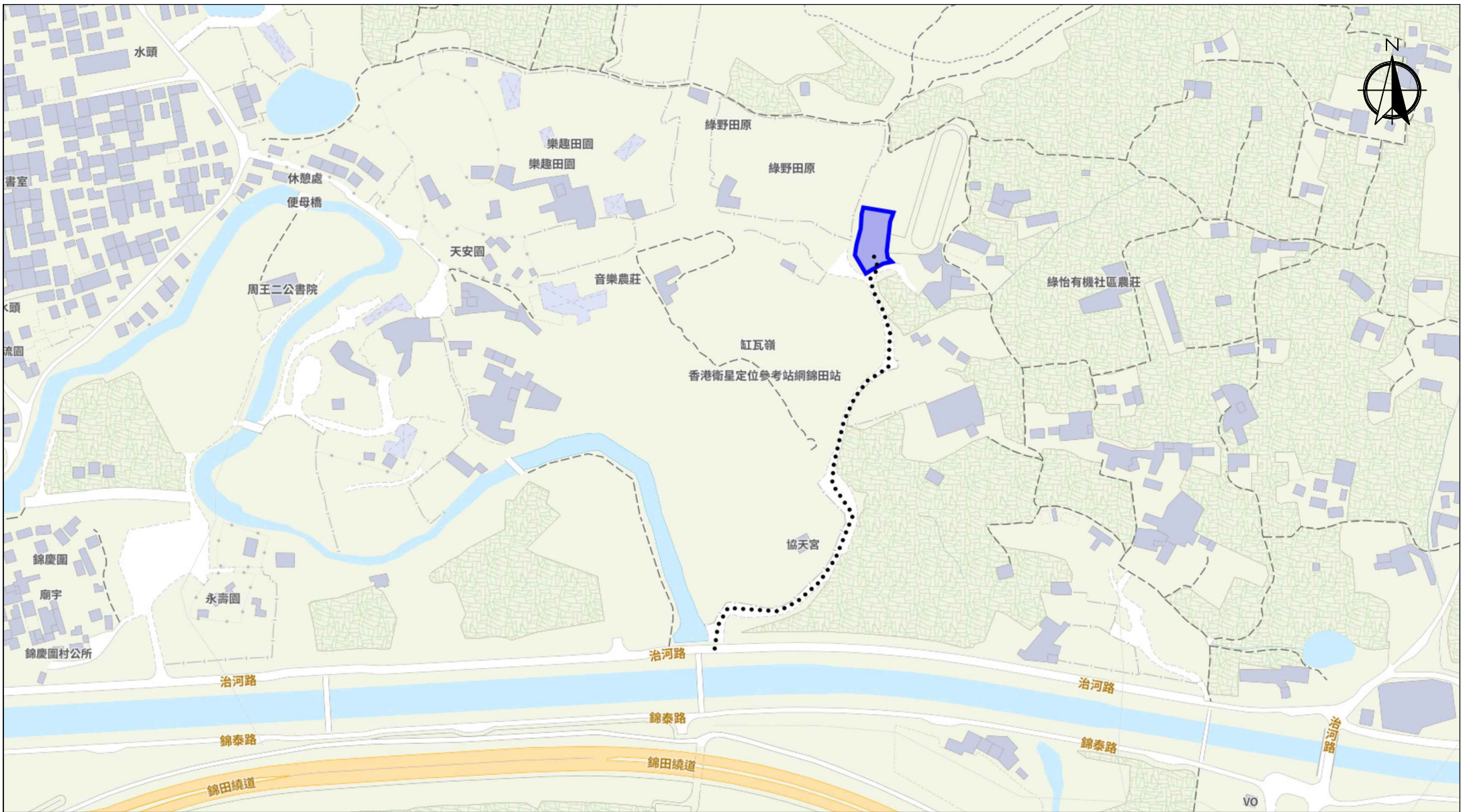


Legend:

-  Ingress/egress (Width: About 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV L/UL Space
-  Animal Boarding Establishment
-  Ancillary Office

Total Area: 921.8 m² (About)
 Covered Area: 297 m² (About)
 Uncovered Area: 624.8 m² (About)
 Non-Domestic GFA: 297 m² (About)
 Nos. of Proposed Structures: 2

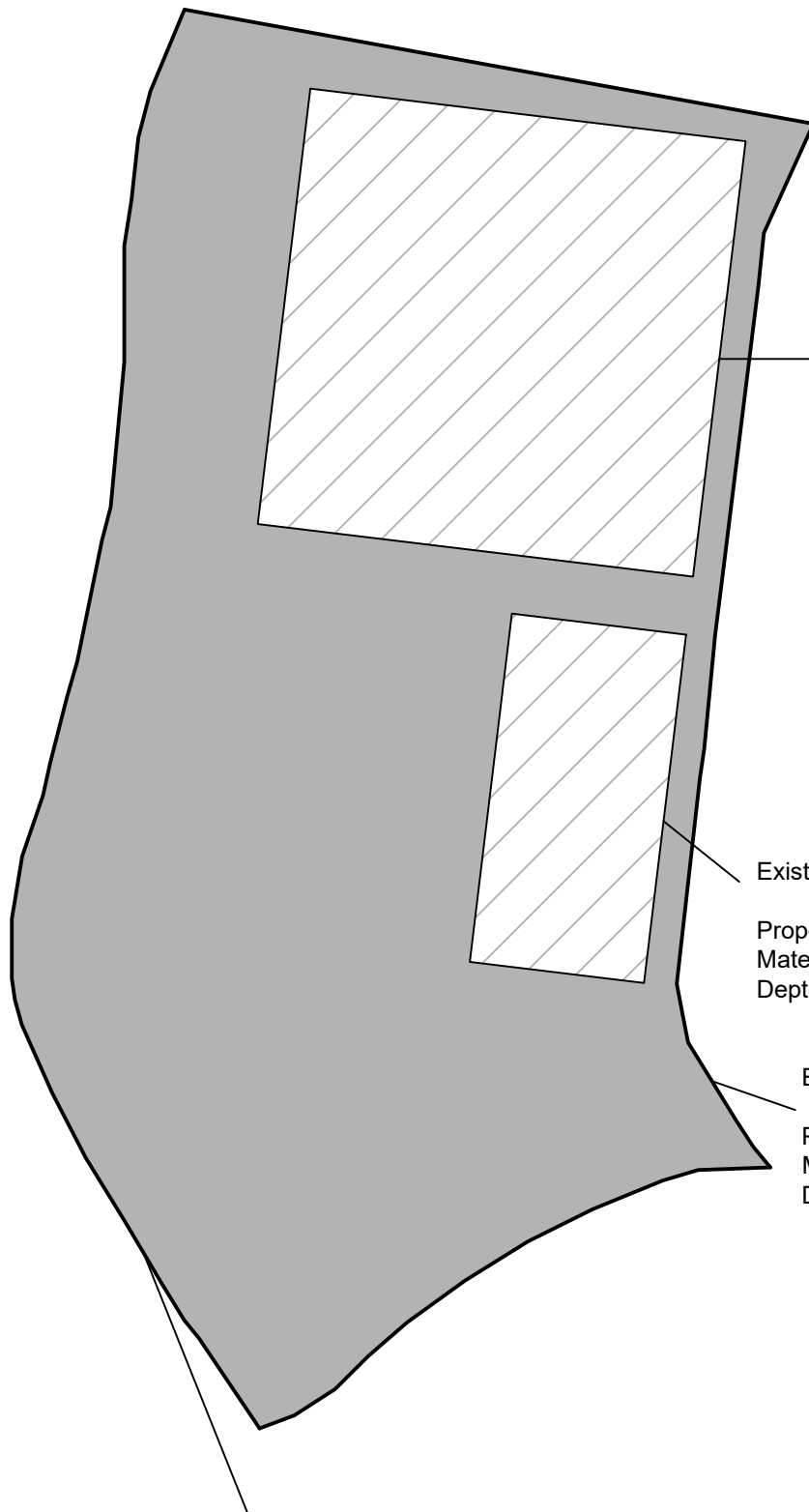
<u>Appendix 2</u>	<u>Proposed Layout Plan</u>	<u>SCALE</u>	
Location: DD 109 Lot 1142 (Part)	擬議佈局平面圖	1:500	
OZP: S/YL-KTN/11	擬議臨時動物寄養所連附屬設施	@A4	
District: Kam Tin North	(為期5年)及相關填土工程		
Zoning: Agriculture	Proposed Temporary Animal Boarding		
	Establishment with Ancillary Facilities		
Date: 15 October 2024	For a Period of 5 Years and Associated Filling of Land	For Identification Only	Drawing No.: 2-01



Scale: Undefined @A4

Captured from map.gov.hk on 20th June 2024

Appendix 3 Existing Vehicular Access	Location: D.D. 109 Lot 1142 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	Width of Chi Ho Road: 6m (About) Map Legend: ●●●●● Road Path — Site Boundary	Drawing No.: 3-01
				For Identification Only Date: 22/11/2024



Existing Site Level: +8.1 mPD (About)

Proposed Site Level: +8.4 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.3 m (About)

Existing Site Level: +8.1 mPD (About)

Proposed Site Level: +8.4 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.3 m (About)

Existing Site Level: +8.1 mPD (About)

Proposed Site Level: +8.3 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.2 m (About)

Application Site

Paved Area: About 921.8 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1142 (Part)

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

Date: 22 November 2024

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及相關填土工程

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

SCALE

1:250

@A4

For Identification Only

Drawing No.:

4-01

寄件日期: 2024年12月27日星期五 11:37
收件者: tpbpd/PLAND

Subject: (Update 2) A/YL-KTN/1075 - Further Information

Thank you for the phone call. Please see the attachment section for the further information. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone [REDACTED] or email to [REDACTED]



AYL-KTN 1075 20241227.pdf

Yours Sincerely,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1075 的查詢

收悉 貴委員會對 A/YL-KTN/1075 申請的查詢，現以書面回覆。

本寄養所屬於個人營運，暫未計畫與義工團隊合作。申請計劃暫時收容流浪狗，不會收取任何費用，因此未有計畫向有關署方申請動物寄養所牌照。

當收到有流浪狗的資訊，會安排員工或聯絡義工前往接手，之後送往寄養所，本申請亦會與寵物店聯絡，當有物資有多時，可向寄養所捐贈，例如接近最佳食用日期的狗糧，暫未計畫收受捐款。

污水方面，本申請計劃建造符合環境保護署所定下的 ProPECC PN 5/93 指引的化糞池來收集寄養所內的污水。化糞池及滲水井的距離會遠離水池及河道至少 15 米，由於申請地點附近的水池及溪流/河道不是用作飲用用途，此距離亦符合環境保護署所定下的 ProPECC PN 5/93 指引，有關化糞池及滲水井不會連接雨水渠，務求對附近的污染降至零污染，確保附近的水源及土地不會被此申請用途污染。

寄養所佈局平面圖方面，請參考 Appendix 2。

此外，場內的狗隻戶外活動範圍會以矮身圍欄圍起，以防止車輛進入。

本申請最多容納不超過 26 隻狗隻。

本申請計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，寄養所計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，為寵物提供良好的居住空間。

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由於本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，本人計劃安排約 1-2 個員工在場內過夜，以便處理突發事情。日間會有 3-4 員工，並會安排義工輔助。

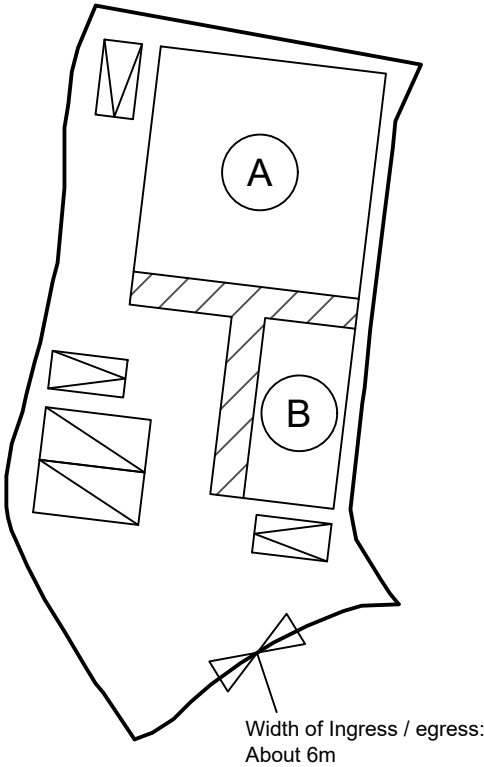
為了方便上落寵物及寵物糧食等物品和向員工及外來使用人士提供便利駕車到本申請地點，現申請二個客貨車上落貨位置。此申請也包括 1 個員工及 2 個外來使用人士（即有透過電話通知員工的客人）的停車位，共 3 個泊車位。由於本人計劃要求前往本寄養所的人士需要透過電話通知寄養所的員工，並不接受散客（即未有透過電話通知員工的客人），可以控制使用人次。因此，3 個車位已足夠此申請運作，包括職員及外來人士（即有透過電話通知員工的客人）的需求。

在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。在營業時間中，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 6 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

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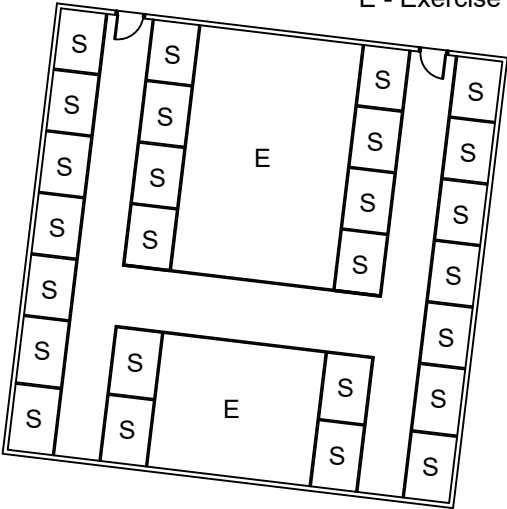
希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Animal Boarding Establishment	About 225 m ²	4m	1 only
B	Ancillary Office	About 72 m ²	4m	1 only
	Total	About 297 m ²		
	Private Car Parking Space	Unit(s): 3		
	LGV L/UL Space	Unit(s): 2		



Animal Boarding Establishment
Proposed Floor Plan

Legend:
S - Sleeping Area
E - Exercise Area



Scale: 1:250

Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Dog Outdoor Activity Area
- Animal Boarding Establishment
- Ancillary Office

Total Area: 921.8 m² (About)
Covered Area: 297 m² (About)
Uncovered Area: 624.8 m² (About)
Non-Domestic GFA: 297 m² (About)
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<u>Appendix 2</u>	<u>Proposed Layout Plan</u>	<u>SCALE</u>	
Location: DD 109 Lot 1142 (Part)	擬議佈局平面圖	1:500	
OZP: S/YL-KTN/11	擬議臨時動物寄養所連附屬設施	@A4	
District: Kam Tin North	(為期5年)及相關填土工程		
Zoning: Agriculture	Proposed Temporary Animal Boarding		
	Establishment with Ancillary Facilities		
Date: 24 December 2024	For a Period of 5 Years and Associated Filling of Land	For Identification Only	Drawing No.: 2-01

寄件者: [REDACTED]
寄件日期: 2025年04月11日星期五 17:07
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: Re: S. 16 Planning Application no. A/YL-KTN/1075 - Departmental Comments
附件: AYL-KTN 1075 FI 20254011.pdf

類別: Internet Email

Town Planning Board,

I would like to supersede the email that was sent on 14:56 11th April 2025 with this email and attachment. Please see the attachment for the further information on the captioned Application. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours Faithfully,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1075 的查詢

收悉 貴委員會對 A/YL-KTN/1075 申請的查詢，現以書面回覆。

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寄養所佈局平面圖方面，請參考 Appendix 2。

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為了方便上落寵物及寵物糧食等物品和向員工及外來使用人士提供便利駕車到本申請地點，現申請兩個客貨車上落貨位置。此申請也包括 1 個員工及 2 個外來使用人士（即有透過電話通知員工的客人）的停車位，共 3 個泊車位。由於本人計劃要求前往本寄養所的人士需要透過電話通知寄養所的員工，並不接受散客（即未有透過電話通知員工的客人），可以控制使用人次。因此，3 個車位已足夠此申請運作，包括職員及外來人士（即有透過電話通知員工的客人）的需求。

在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。在營業時間中，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 6 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

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希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1075 的意見回覆

收悉 貴委員會對 A/YL-KTN/1075 申請的意見，現以書面回覆。

放置物料方面，為了準備平整及興建臨時構築物，現場放置了少量建築物料，當規劃申請成功後便會進行工程。如萬一未能獲批，亦會盡快清理及還原。

雖然申請地點坐落於「農業」地帶，附近有農田、空置土地、臨時建築物及樹群，但亦有大量坐落於同一個「農業」地帶的土地已進行發展，例如申請地點的東、南及西面，不少地點已使用混凝土及瀝青碎石平整，並用在與農業外的用途。此外，申請地點的附近有不少建築物散佈在四周，本申請興建構築物的高度亦與鄰近的建築物相近，因此不會大型改變附近的景觀，亦與附近的景觀特點相約。

希望此附加文件能釋除貴 委員會的隱憂，並支持本申請。

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1075 的查詢

收悉 貴署對 A/YL-KTN/1075 申請的意見，現以書面回覆。

收悉 貴署根據丈量約份第 109 約地段第 1142 號的現場違例建築物，並知悉 貴署的密切關注。當申請獲批會向 貴署短期豁免書，並會遵從貴署所批出短期豁免書內例明的條款。我們已知觸犯上述條例的嚴重性，並會盡快糾正及申請短期豁免書。申請範圍內亦只會興建臨時建築物，符合 貴署要求。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

園境組及城市規劃委員會：

有關園境組對 A/YL-KTN/1075 的查詢

收悉 貴組對 A/YL-KTN/1075 申請的意見，現以書面回覆。

申請地點的平整範圍，如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。

此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。

再者，本申請設有戶外活動空間，以混凝土平整有效阻止害蟲爬到狗隻身上，並防止狗隻與狗隻之間的傳播。

由於本申請範圍比較細小，平整的範圍及大小已經營運所需最小。

申請結束後亦會將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

希望此附加文件能釋除 貴組的隱憂，並支持本申請。

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/1075 的查詢

收悉 貴署對 A/YL-KTN/1075 申請的意見，現以書面回覆。

出入本申請地點主要使用治河路，該道路為一條雙線雙程的道路。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	3	0	2	0	0	0	0	0	5
下午時段 (12:00- 23:59)	0	3	0	2	0	0	0	0	5
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

治河路的設計容量為每小時可容納 **800** 輛車輛使用，根據上述統計數字，治河路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

申請地點有道路連接，前往本申請地點途經治河路，再轉到郊區小徑前行大約 **100** 米到達申請地點。治河路沿途道路約有 **6** 米闊。並設有避車處，私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 **6** 米闊。連接道路相片請參考文件末端。

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

在申請地點內有一個直徑超過 **14** 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

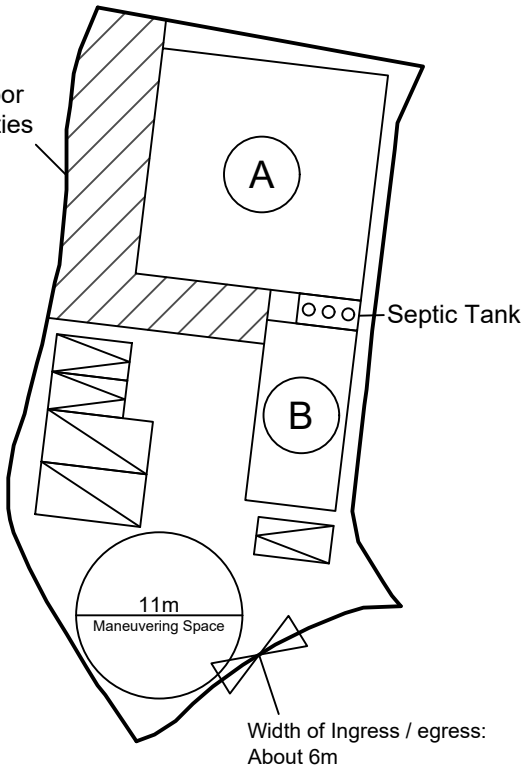
由治河路連接申請地點的路口相片：



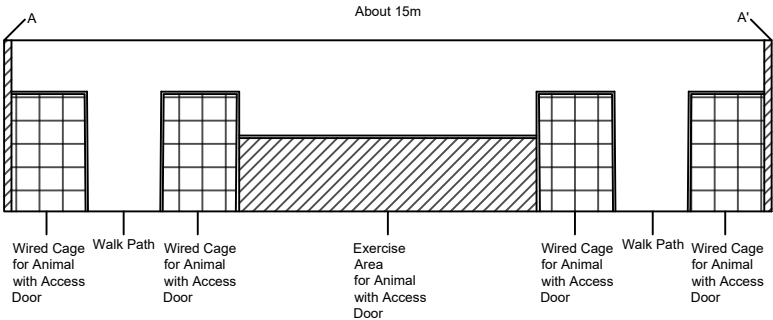
Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Animal Boarding Establishment	About 225 m ²	4m	1 only
B	Ancillary Office	About 72 m ²	4m	1 only
	Total	About 297 m ²		
	Private Car Parking Space	Unit(s): 3		
	LGV L/UL Space	Unit(s): 2		



Outdoor Activities Area

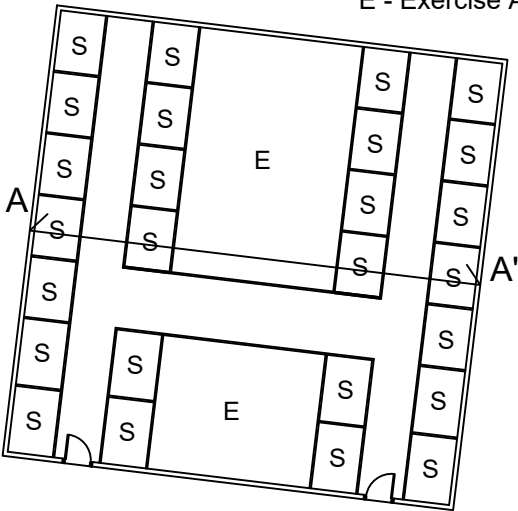


Animal Boarding Establishment
Proposed Cross Section



Animal Boarding Establishment
Proposed Floor Plan

Legend:
S - Sleeping Area
E - Exercise Area



Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Dog Outdoor Activity Area

- Ⓐ Animal Boarding Establishment
- Ⓑ Ancillary Office

Total Area: 921.8 m² (About)
 Covered Area: 297 m² (About)
 Uncovered Area: 624.8 m² (About)
 Non-Domestic GFA: 297 m² (About)
 Nos. of Proposed Structures: 2
 Outdoor Activities Area: 142 m² (About)

<u>Appendix 2</u> Location: DD 109 Lot 1142 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 11 April 2025	<u>Proposed Layout Plan</u> 擬議佈局平面圖 擬議臨時動物寄養所連附屬設施 及相關填土工程(為期5年) Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	<u>SCALE</u> 1:500 @A4	
		For Identification Only	Drawing No.: 2-01



Application Site

Paved Area: About 921.8 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1142 (Part)

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

Date: 11 April 2025

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

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

SCALE

1:250

@A4

For Identification Only

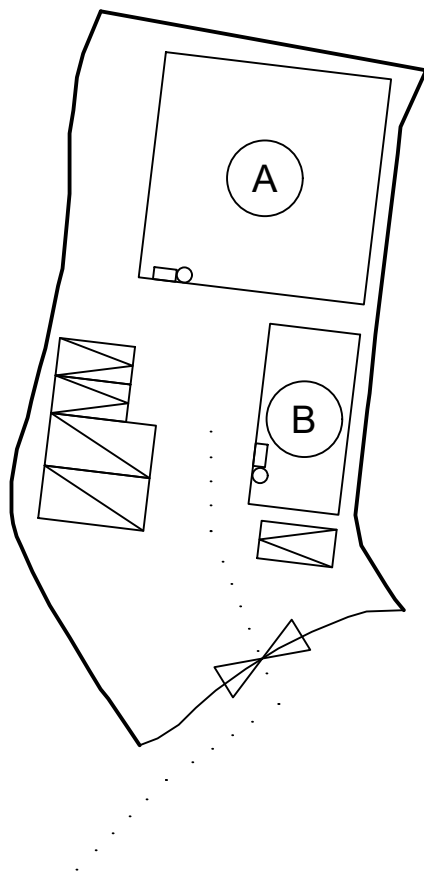
Drawing No.:

4-01

Proposed Structures Details



	<u>Structures</u>	<u>Gross Floor Area (GFA)</u>	<u>Height (Not Exceeding)</u>	<u>Storey</u>
A	Animal Boarding Establishment	About 225 m ²	4m	1 only
B	Ancillary Office	About 72 m ²	4m	1 only
	Total	<u>About 297 m²</u>		
	Private Car Parking Space	Unit(s): 3		
	LGV L/UL Space	Unit(s): 2		



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

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

Legend:

- 5 kg Portable Carbon Dioxide Type Fire Extinguisher (2 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (2 in Total)
- Emergency Vehicular Access
- ⊞ Private Car Parking Space
- ⊞ LGV L/UL Space
- Ⓐ Animal Boarding Establishment
- Ⓑ Ancillary Office

Appendix 6

Location: DD 109 Lot 1142 (Part)

App. No.: A/YL-KTN/1075

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

Date: 11 April 2025

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

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

SCALE

1:500

@A4

For Identification Only

Drawing No.:

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 2nd May 2024

Appendix 6.1

Emergency Vehicular Access

Location: D.D. 109 Lot 1142 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

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

Width of Chi Ho Road: 6m (About)

Map Legend:

- Road Path
- Site Boundary
- ▲ Fire Hydrant

Drawing No.:
6.1-1

For Identification Only

Date: 07/04/2025

渠務署及城市規劃委員會：

A/YL-KTN/1075 的渠務報告詳細

申請地點範圍有約 **921.8** 平方米，位於錦田北的鄉郊範圍。目前為露天空間。

申請地點附近有臨時建築物及草地。現有水平為約 **+8.0 mPD**。

有一條溪流位於申請地點的西南面，並計劃將場內水流引導到該溪流。

申請範圍的東北及西面水平比申請地點高，有機會有水流從這兩個方向流入。申請範圍北面約 **61** 米外有一條由民政事務處管理的渠道，因此沒有流水從其他方向流入申請地點。

申請地點的擬議佈局平面圖請參考 **Appendix 2**。

申請地點範圍有約 **921.8** 平方米，全部將以混凝土作表面，在申請地點外有約 **6,771** 平方米的流水流入申請範圍，大多為草地及建築物。集水區一共有約 **7,693** 平方米。

擬議發展	
申請地點範圍 (約 m ²)，全部已以混凝土平整	921.8
申請地點外集水區	
申請地點外東北及西面集水區 (約 m ²)，大多為草地及建築物，本報告將以約 15% 混凝土及瀝青作評估，詳細請參考 Appendix 5.2-1 。	6,771

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years
Main Rural Catchment Drainage Channels	50 years
Urban Drainage Trunk Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由 貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

1. Intensity-Duration-Frequency Relationship - The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted. (The latest figures are provided in Corrigendum No.1 2024 Stormwater Drainage Manual)

a = 505.5
b = 3.29
c = 0.355

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278 C i A$$

where V = peak runoff in m³/s
C = runoff coefficient (dimensionless)
i = rainfall intensity in mm/hr
A = catchment area in km²

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95
- Grassland (heavy soil) C = 0.25

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

- where V = Velocity of the pipe flow (m/s)
- S_f = Hydraulic gradient
- n = manning's coefficient
- R = Hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes. It can be expressed by the following algebraic equation.

$$\bar{V} = -\sqrt{8gDs} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{2gDs}} \right)$$

- where V = Velocity of the pipe flow (m/s)
- g = gravitational acceleration (m/s²)
- S = Hydraulic gradient (energy loss per unit length due to
- K_s = hydraulic pipeline roughness value (m)
- v = kinematics viscosity of fluid (m²/s)
- D = internal pipe diameter (m)

申請範圍主要平坦，並緩緩斜向西南面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

Check The Capacity of Existing Natural Stream (For details, please refer to A1, A2 and A3.)

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

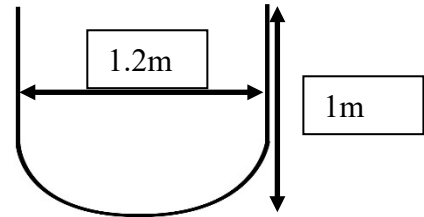
$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

Where R = hydraulic (m)
 N = Manning coefficient (s/m^{1/3}), refer Table 13 of SDM
 S_f = friction gradient (dimensionless)

Using Manning's Equation

$$V = R^{2/3} * S_f^{0.5} / n$$

For assessment purpose, assume width and depth of the existing natural stream is 1m.



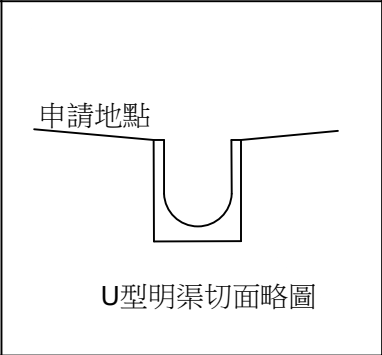
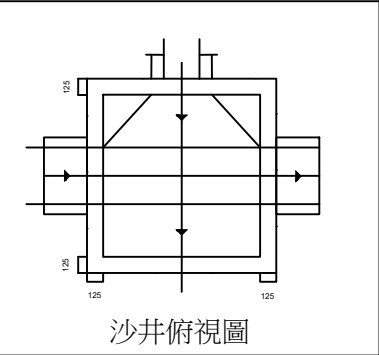
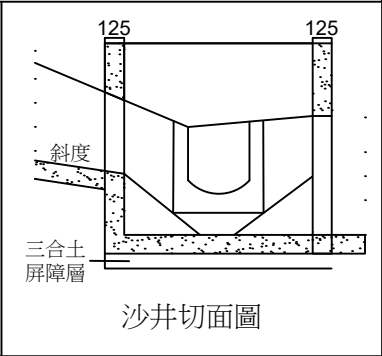
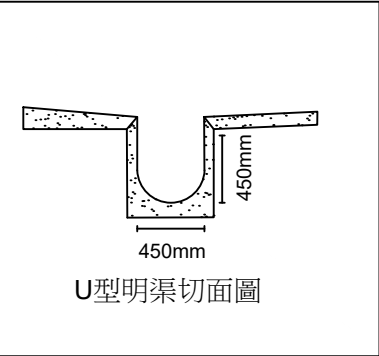
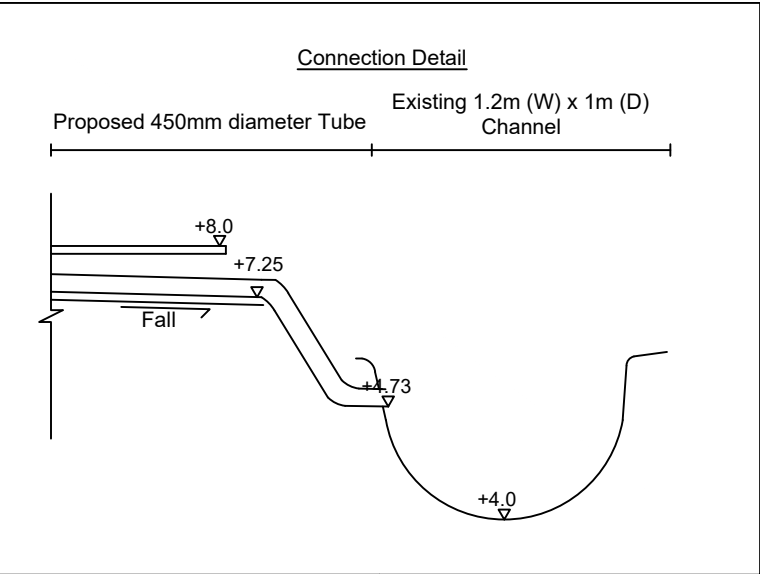
Where R	= A/P = 0.333 m	A = 1 m ²
		P = 3 m
n	= 0.05 s/m ^{1/3}	(Table 13 of Stormwater Drainage Manual)
S _f	= 0.03	

Therefor V = 0.333^{2/3} * 0.03^{0.5} / 0.05
 = 1.66 m/sec

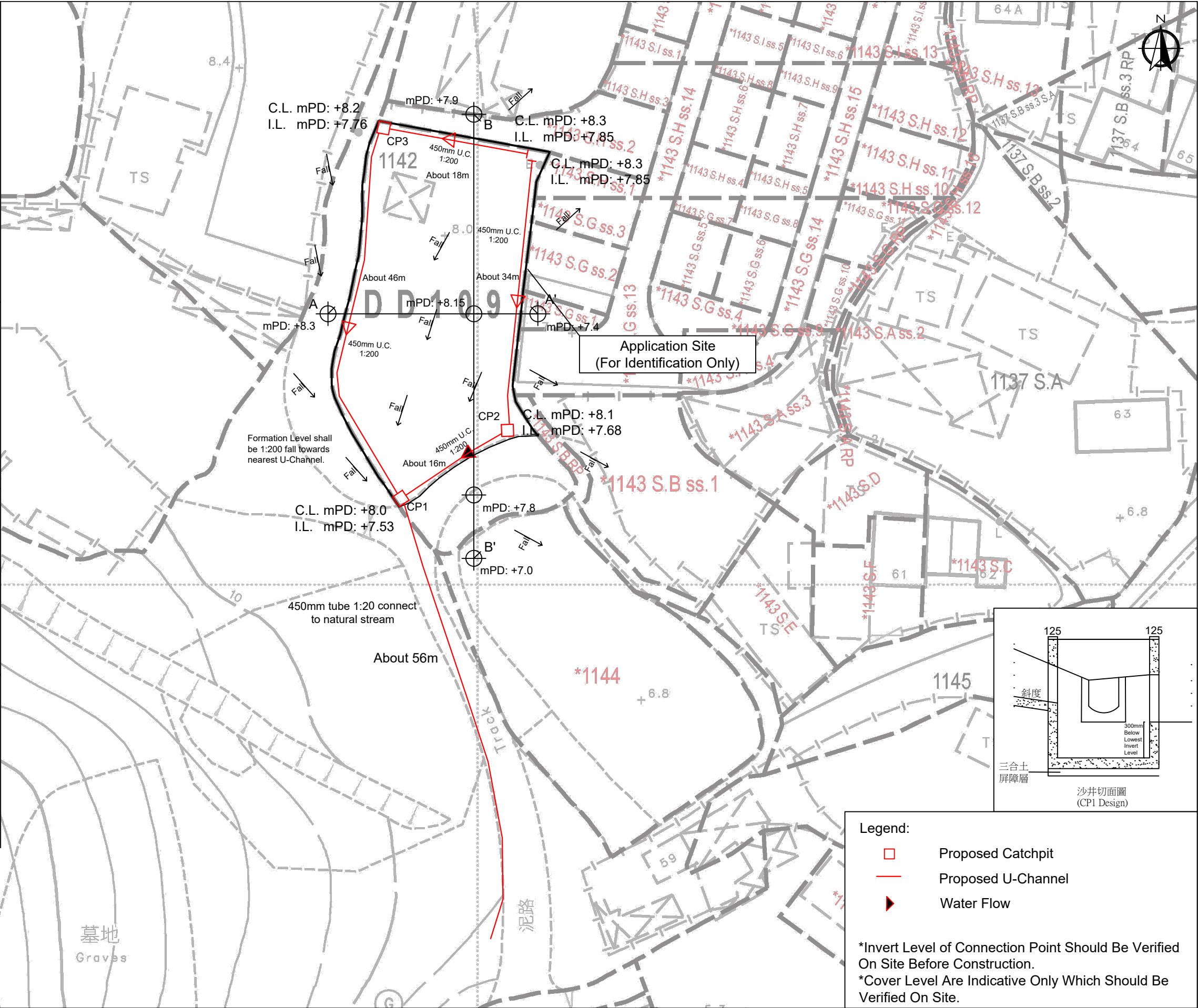
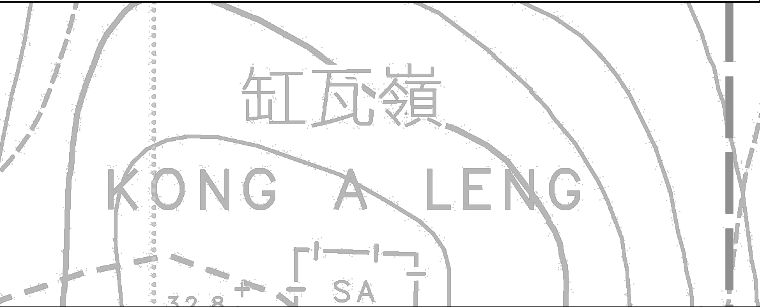
Maximum Capacity (Q_{max})
 = V * A
 = 1.66 m³/sec
 > Q_{total}

*Allowed 10% for siltation.

The Existing Natural Stream has enough capacity.




- Note:
- Adequate opening will be provided around the application site.
 - Catchpit CP1 design shall follow CEDD standard drawing No. C2406I.
 - All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
 - Grating Cover is provided to reduce the irregular road surface from entering the site.

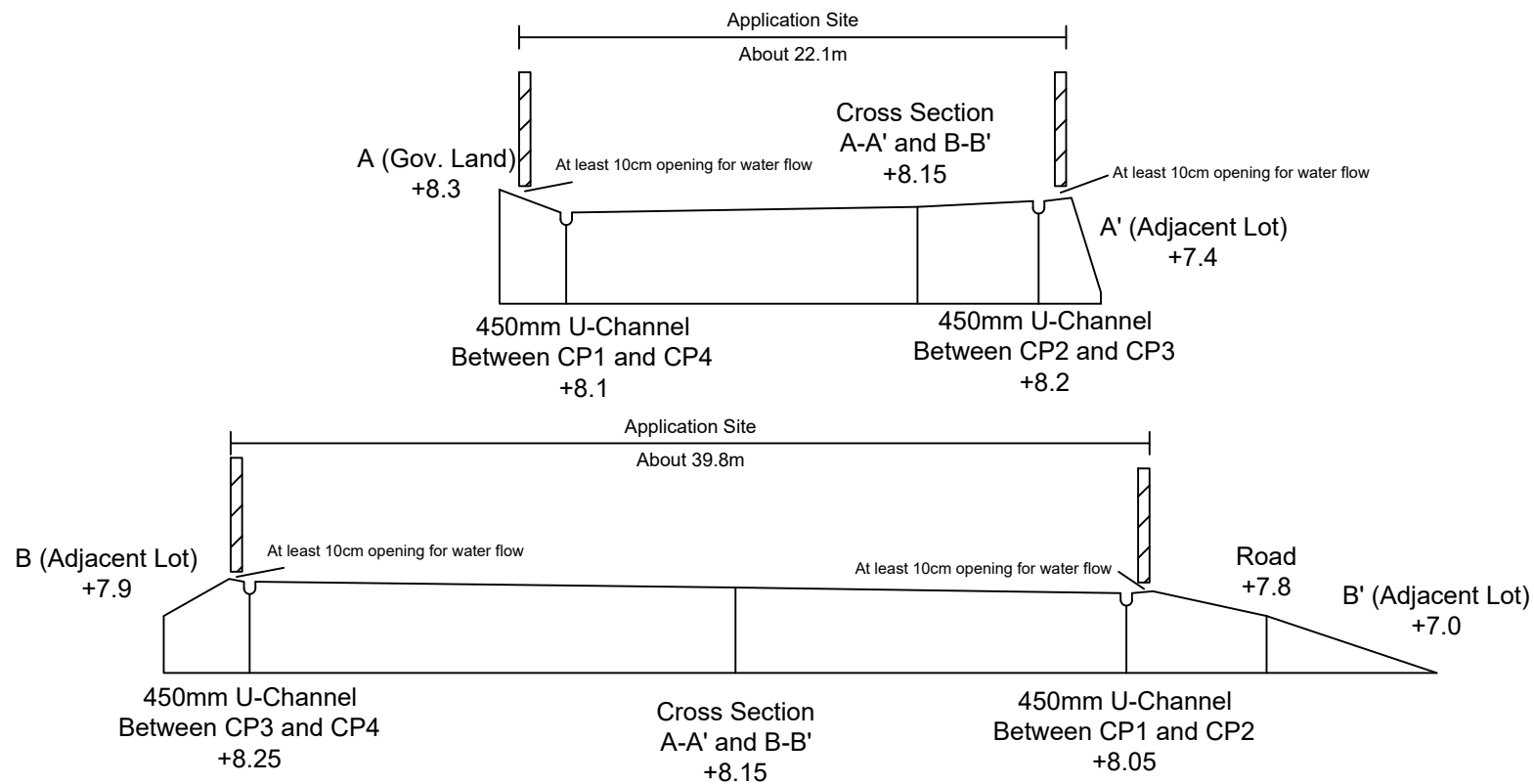


Legend:

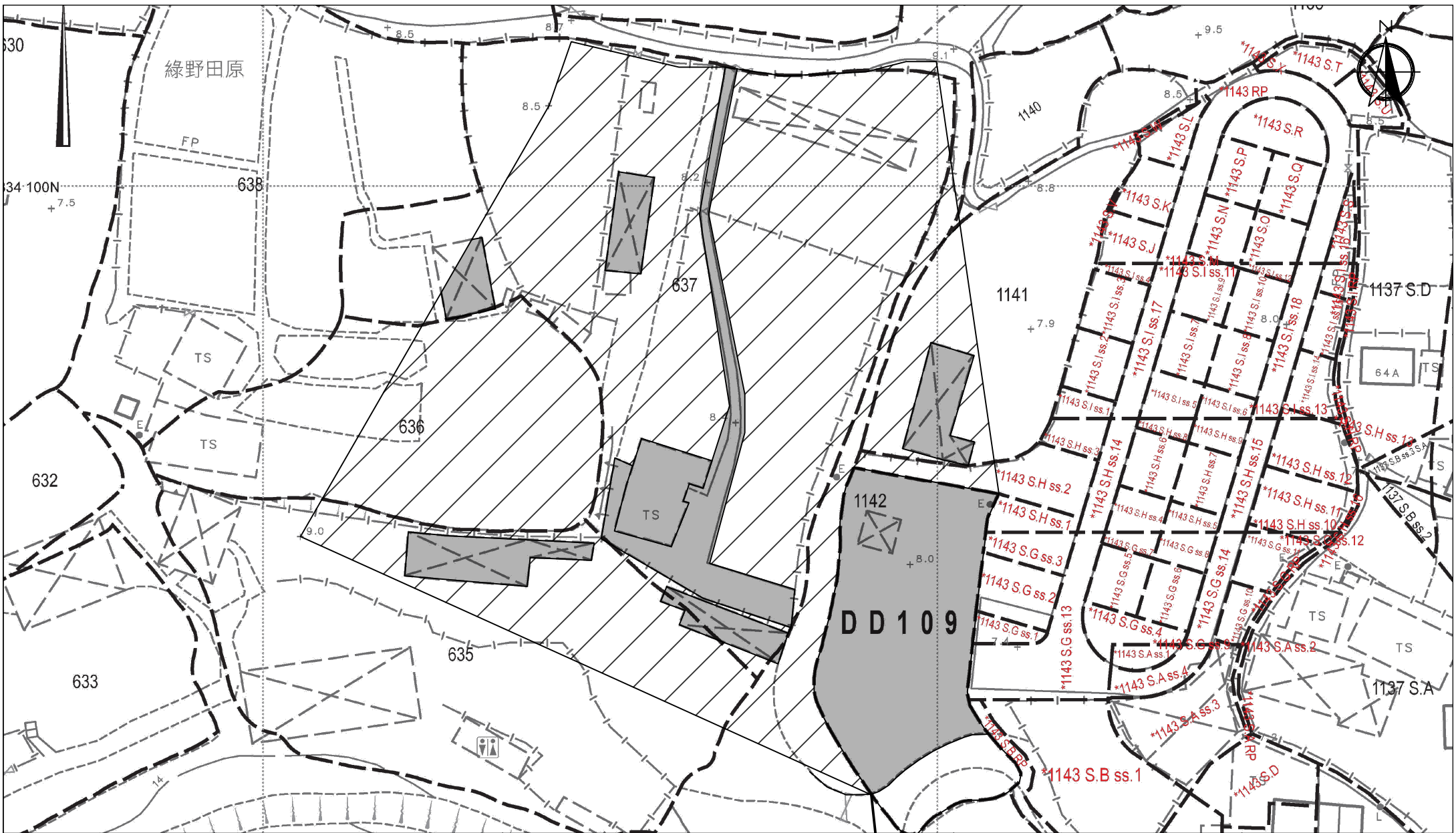
- Proposed Catchpit
- Proposed U-Channel
- Water Flow




*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.

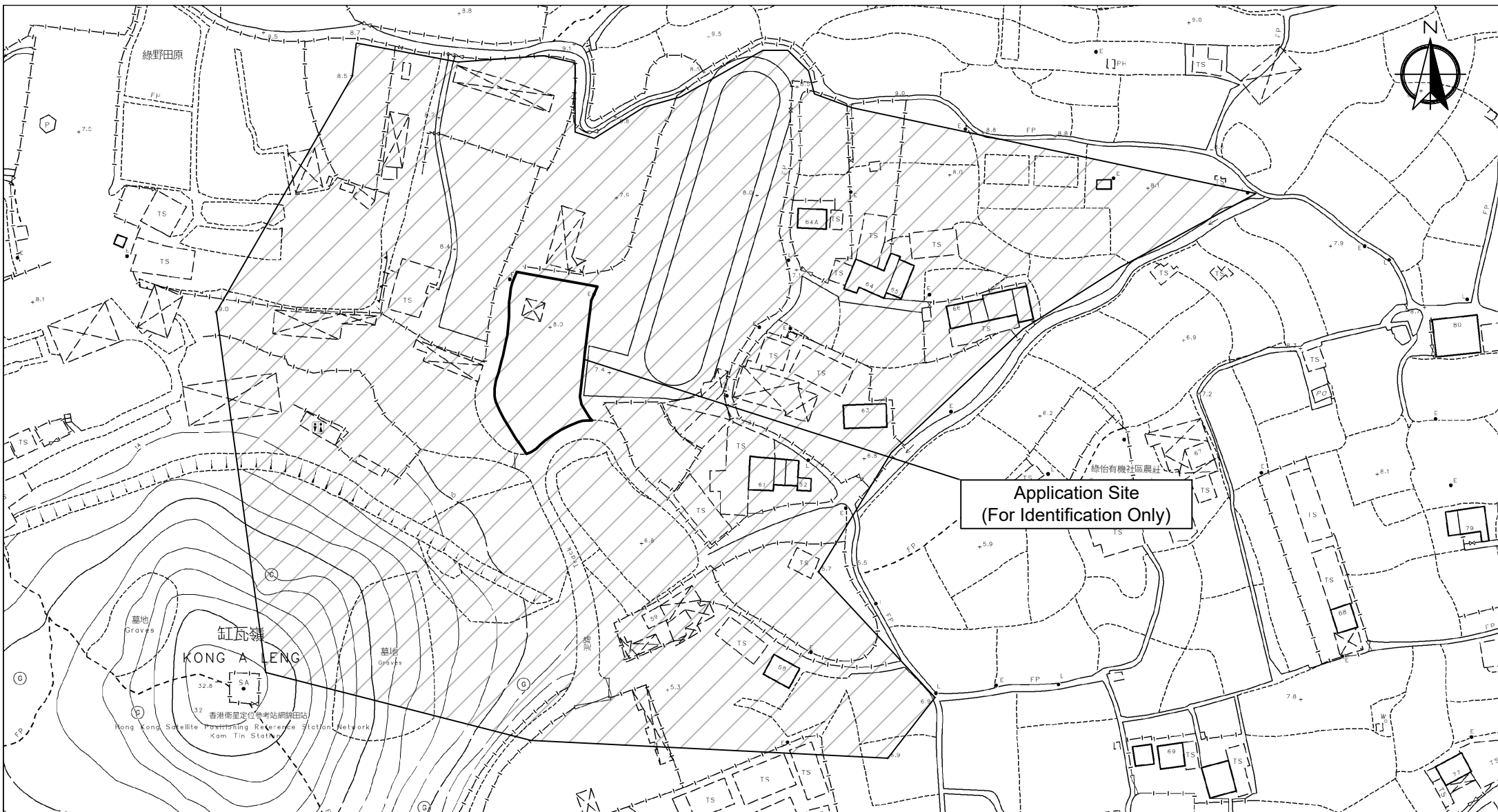
Appendix 5	Location: DD 109 Lot 1142 (Part)	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	Proposed Drainage Plan and Cross Section		Drawing No.		
	5-01						
	For Identification Only						
	Date: 10 April 2025						
	OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture						




<p>Appendix 5.1</p> <p>Cross Section</p> <p>A-A'</p> <p>B-B'</p>	<p>Location:</p> <p>D.D. 109 Lot 1142</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years</p>		<p>Drawing No.:</p> <p>5.1-1</p>
				<p>For Identification Only</p> <p>Date: 10/04/2025</p>



<p><u>Appendix 5.2-1</u></p> <p>Catchment Area (Concrete and Grassland)</p>	<p>Location: D.D. 109 Lot 1142 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years</p>	<p>Around 7,693 m²</p> <p>  Covered by Concrete  Covered by Grassland </p> <p>  Scale: 1:750 @A4 </p>	<p>Drawing No.: 5.2-1-1</p> <p>For Identification Only</p> <p>Date: 10/04/2025</p>
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Captured from hkmappointments ib1000 6-NE-7D on 30th May 2024

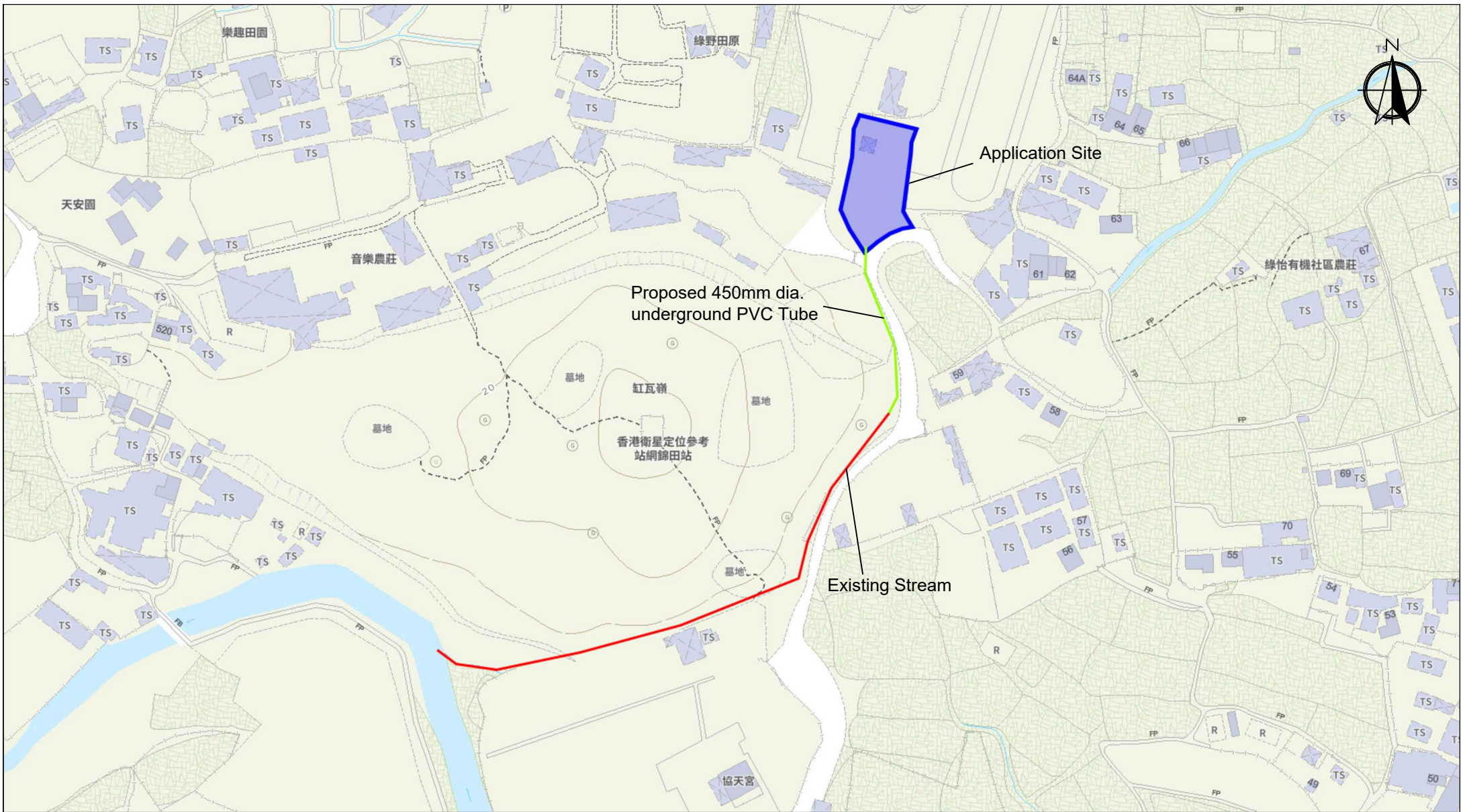
<div>Appendix 5.2-2</div> <div>Catchment Area</div> <div>(Existing Natural Stream)</div>	<div>Location:</div> <div>D.D. 109 Lot 1142</div> <div>OZP: S/YL-KTN/11</div> <div>District: Kam Tin North</div> <div>Zoning: Agriculture</div>	<div>Project:</div> <div>Proposed Temporary Animal Boarding</div> <div>Establishment with Ancillary Facilities and</div> <div>Associated Filling of Land For a Period of 5 Years</div>	<div>Around 33,952 m²</div> <div> Scale: Undefined @A4</div>	<div>Drawing No.:</div> <div>5.2-2-1</div>
				<div>For Identification Only</div> <div>Date: 10/04/2025</div>



Scale: Undefined @A4

Captured from map.gov.hk on 19th February 2024

<p><u>Appendix 5.3</u></p> <p>Discharge Point and Viewing Point</p>	<p>Location: D.D. 109 Lot 1142</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years</p>	<p>Map Legend:</p> <p>— Proposed underground 450mm Tube</p> <p>▽ Viewing Point</p>	<p>Drawing No.: 5.3-1</p> <p>For Identification Only</p> <p>Date: 10/04/2025</p>
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Scale: Undefined @A4

Captured from map.gov.hk on 10th April 2025

<p>Appendix 5.4</p> <p>Ultimate Discharge Point</p>	<p>Location: D.D. 109 Lot 1142</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years</p>	<p>Map Legend:</p> <p>— Proposed underground 450mm Tube</p> <p>— Existing Stream</p>	<p>Drawing No.:</p> <p>5.4-1</p> <p>For Identification Only</p> <p>Date: 10/04/2025</p>
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Note:

Runoff is calculated in accordance with DSD’s “Stormwater Drainage Manual – Planning, Design and Management” (SDM), fifth edition, January 2018.

Equation used: $t_c = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $i = \frac{a}{(t_d+b)^c}$ $Q_p = 0.278 C i A$ $V = \frac{R^{1/6}}{n} \sqrt{RS_f}$

A1. Calculation of the runoff of Existing Drainage System (For Concrete)

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr (due to climate change, will include 11.1% increase)	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m³/s
50% Concrete + 50% Grassland (Heavy soil) with flat surface	33,952/2=16976	0.016976	1.76	182	11.085	505.5	3.29	0.355	218	0.95	0.0161272	1.34
Total											1.34	

A2. Calculation of the runoff of Existing Drainage System (For Grassland)

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr (due to climate change, will include 11.1% increase)	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m³/s
50% Concrete + 50% Grassland (Heavy soil) with flat surface	33,952/2=16976	0.016976	1.76	182	11.085	505.5	3.29	0.355	218	0.35	0.0161272	0.36

A3. Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete Channel	1.2	1	0.03	140	0.05	1	3	0.333	1.66	1.66	0.033952	1.23	74%	Y

*Allowed 10% for siltation. For assessment purpose, assume width and depth of the existing natural stream is 1m.

* Detail please refer to DSD report.

Outside Catchment Area	=	1,015.6 m ² (About)	C:	0.95 (Covered with Concrete)
	=	5755.2 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	6,770.8 m ² (About)		
The Application Site	=	921.8 m ² (About)	C:	0.95 (Covered with Concrete)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, For Concrete

$$Q_p = 0.278 C I A$$

$$\begin{aligned}
 A &= 1,015.6 + 921.8 \text{ m}^2 \\
 &= 1,937.4 \text{ m}^2 \\
 &= 0.0019374 \text{ km}^2
 \end{aligned}$$

$$\begin{aligned}
 t &= 0.14465 L / H^{0.2} A^{0.1} \\
 &= 0.14465 * 120 / 0.58^{0.2} * 1937.4^{0.1} \\
 &= 9.080 \text{ min}
 \end{aligned}$$

$$\begin{aligned}
 i &= 1.111 * a / (t + b)^c \\
 &= 1.111 * 505.5 / (7.911 + 3.29)^{0.355} \\
 &= 229.95472
 \end{aligned}$$

(50 years return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)

$$\begin{aligned}
 Q &= 0.278 * 0.95 * 230 * 1937.4 / 1000000 \\
 &= 0.1176603 \text{ m}^3/\text{sec} \\
 &= 7060 \text{ lit/min}
 \end{aligned}$$

Outside Catchment Area	=	1,015.6 m ² (About)	C:	0.95 (Covered with Concrete)
	=	5755.2 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	6,770.8 m ² (About)		
The Application Site	=	921.8 m ² (About)	C:	0.95 (Covered with Concrete)

Calculation of Desgin Runoff of the Proposed Development,
For the design of drains inside the site, For Grassland (heavy soil)

$$Q_p = 0.278C I A$$

$$A = 5,755.2 \text{ m}^2$$

$$= 0.0057552 \text{ km}^2$$

$$t = 0.14465L/H^{0.2}A^{0.1}$$

$$= 0.14465*120/0.58^{0.2}*5755.2^{0.1}$$

$$= 8.143 \text{ min}$$

$$i = 1.111*a/(t+b)^c$$

$$= 1.111*505.5/(8.143+3.29)^{0.355}$$

$$= 236.47344$$

$$Q = 0.278*0.25*236*5755.2/1000000$$

$$= 0.0945862 \text{ m}^3/\text{sec}$$

$$= 5675 \text{ lit/min}$$

Total Rainfall lit/min

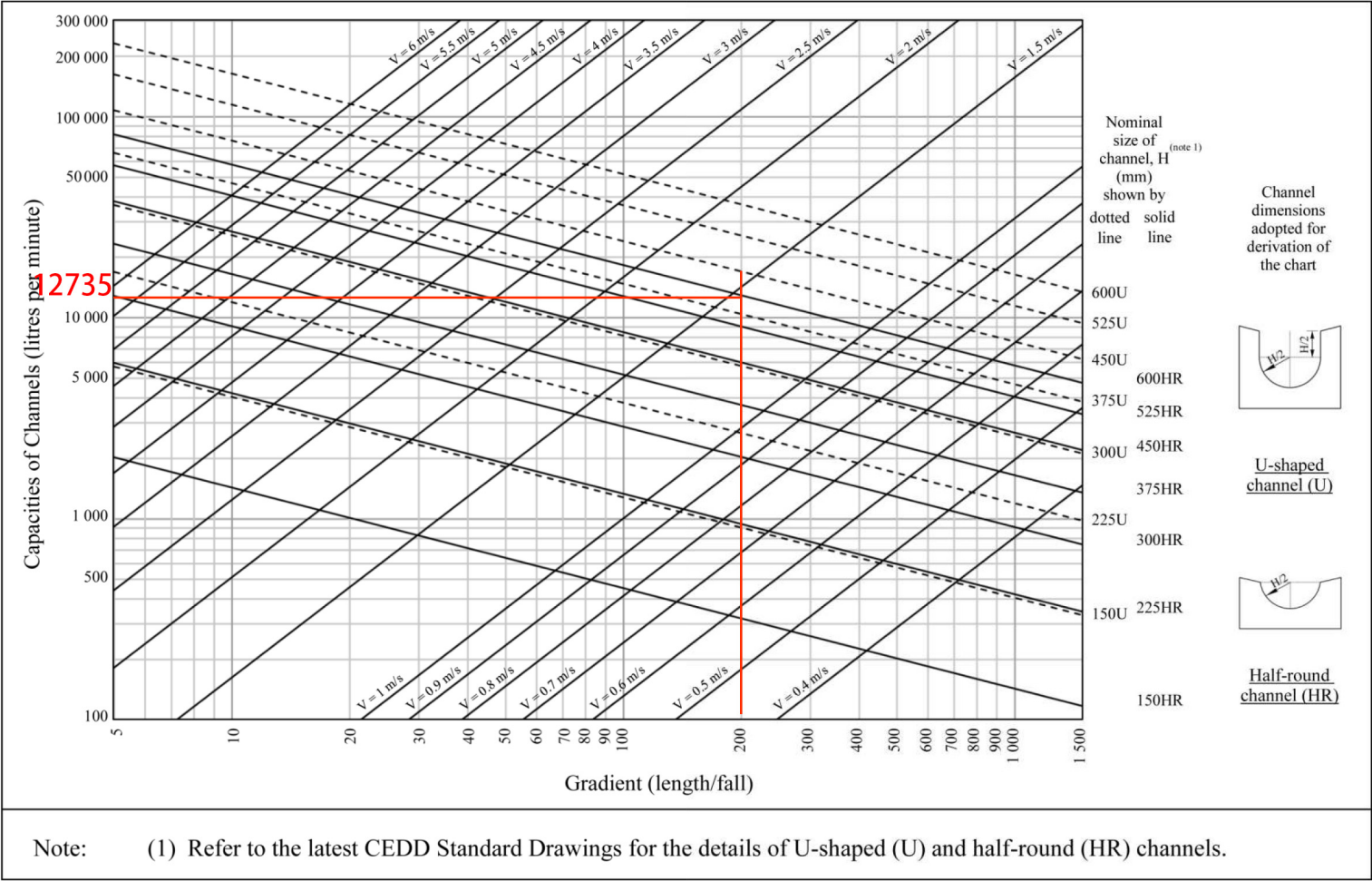
= 7060 + 5675 lit/min

= 12735 lit/min

Provide 450UC (1:200) has enough capacity to accomend the runoff of the proposed development

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

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



Check 450mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

$$V = -\sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51\nu}{D\sqrt{(2gDs)}} \right)$$

where:

V	=	mean velocity (m/s)	
g	=	gravitational acceleration (m/s ²)	
D	=	internal pipe diameter (m)	
k _s	=	hydraulic pipeline roughness (m)	(Table 14, from DSD SDM 2018, concrete pipe)
ν	=	kinematic viscosity of fluid (m ² /s)	(Transitional flow and water at 15 degree celcius)
s	=	hydraulic gradient (energy loss per unit length due to friction)	
g	=	9.81	m/s ²
D	=	0.45	m
k _s	=	0.00015	m
ν	=	1.14E-06	m/s ²
s	=	0.01	

Therefore, design V of pipe capacit = 2.34902 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.339709 \text{ m}^3/\text{s} \\ &= 20382.53 \text{ lit/min} \\ &> 12735 \text{ lit/min} \end{aligned}$$

Provide 450UC (1:200) has enough capacity to accomend the runoff of the proposed development

Concrete	=	16,976.0 m ² (About)	C:	0.95 (Covered with Concrete)
Grassland (heavy soil)	=	16,976.0 m ² (About)	C:	0.35 (Covered with Grassland (heavy soil))

Calculation of Runoff of the Existing Drainage System,
For the existing drainage system, For Concrete

$$Q_p = 0.278C I A$$

$$A = 16,976.0 \text{ m}^2$$

$$= 0.0169760 \text{ km}^2$$

$$t = 0.14465L/H^{0.2}A^{0.1}$$

$$= 0.14465*182/1.76^{0.2}*16976^{0.1}$$

$$= 11.085 \text{ min}$$

$$i = 1.111*a/(t+b)^c$$

$$= 1.111*505.5/(11.085+3.29)^{0.355}$$

$$= 218.01609$$

(50 years return period, Table 3a,
Corrigendum 2024, SDM) and
(11.1% increase due to climate change)

$$Q = 0.278*0.95*218*16976/1000000$$

$$= 0.9774449 \text{ m}^3/\text{sec}$$

$$= 58647 \text{ lit/min}$$

Concrete	=	16,976.0 m ² (About)	C:	0.95 (Covered with Concrete)
Grassland (heavy soil)	=	16,976.0 m ² (About)	C:	0.35 (Covered with Grassland (heavy soil))

Calculation of Runoff of the Existing Drainage System,
 For the existing drainage system, For Grassland (heavy soil)

$$Q_p = 0.278C I A$$

$$A = 16,976.0 \text{ m}^2$$

$$= 0.0169760 \text{ km}^2$$

$$t = 0.14465L/H^{0.2}A^{0.1}$$

$$= 0.14465*182/1.76^{0.2}*16976^{0.1}$$

$$= 11.085 \text{ min}$$

$$i = 1.111*a/(t+b)^c$$

$$= 1.111*505.5/(11.085+3.29)^{0.355}$$

$$= 218.01609$$

(50 years return period, Table 3a,
 Corrigendum 2024, SDM) and
 (11.1% increase due to climate change)

$$Q = 0.278*0.25*218*16976/1000000$$

$$= 0.2572224 \text{ m}^3/\text{sec}$$

$$= 15433 \text{ lit/min}$$

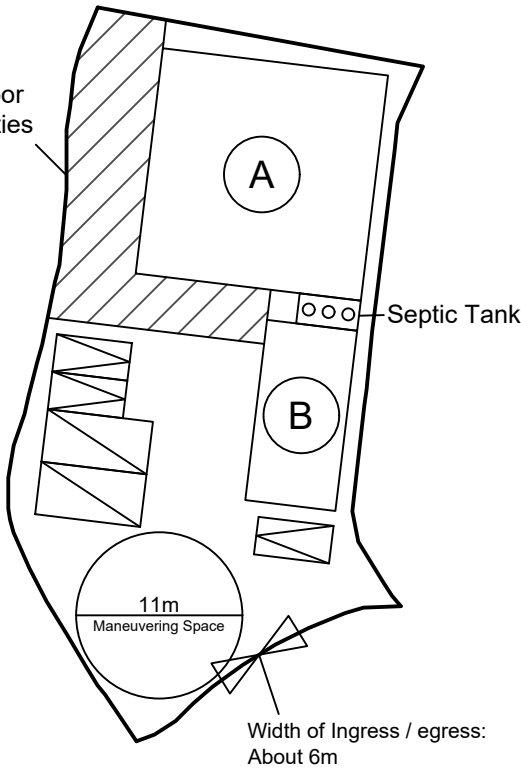
$$\text{Total Rainfall m}^3/\text{sec} = 0.977449 + 0.257222 \text{ m}^3/\text{sec}$$

$$= 1.234671 \text{ m}^3/\text{sec}$$

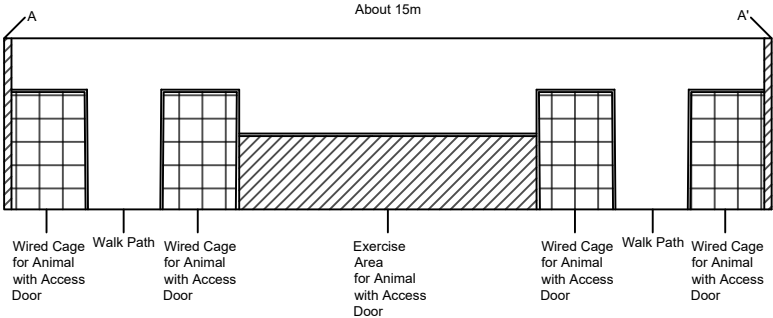
Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Animal Boarding Establishment	About 225 m ²	4m	1 only
B	Ancillary Office	About 72 m ²	4m	1 only
	Total	About 297 m ²		
	Private Car Parking Space	Unit(s): 3		
	LGV L/UL Space	Unit(s): 2		



Outdoor Activities Area

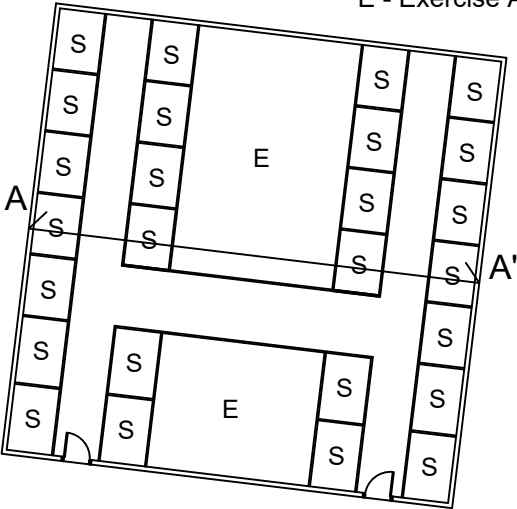


Animal Boarding Establishment
Proposed Cross Section



Animal Boarding Establishment
Proposed Floor Plan

Legend:
S - Sleeping Area
E - Exercise Area



Scale: 1:250

Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Dog Outdoor Activity Area

- Ⓐ Animal Boarding Establishment
- Ⓑ Ancillary Office

Total Area: 921.8 m² (About)
 Covered Area: 297 m² (About)
 Uncovered Area: 624.8 m² (About)
 Non-Domestic GFA: 297 m² (About)
 Nos. of Proposed Structures: 2
 Outdoor Activities Area: 142 m² (About)

<u>Appendix 2</u> Location: DD 109 Lot 1142 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 11 April 2025	<u>Proposed Layout Plan</u> 擬議佈局平面圖 擬議臨時動物寄養所連附屬設施 及相關填土工程(為期5年) Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	<u>SCALE</u> 1:500 @A4	
		For Identification Only	Drawing No.: 2-01



Application Site

Paved Area: About 921.8 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1142 (Part)

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

Date: 11 April 2025

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

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

SCALE

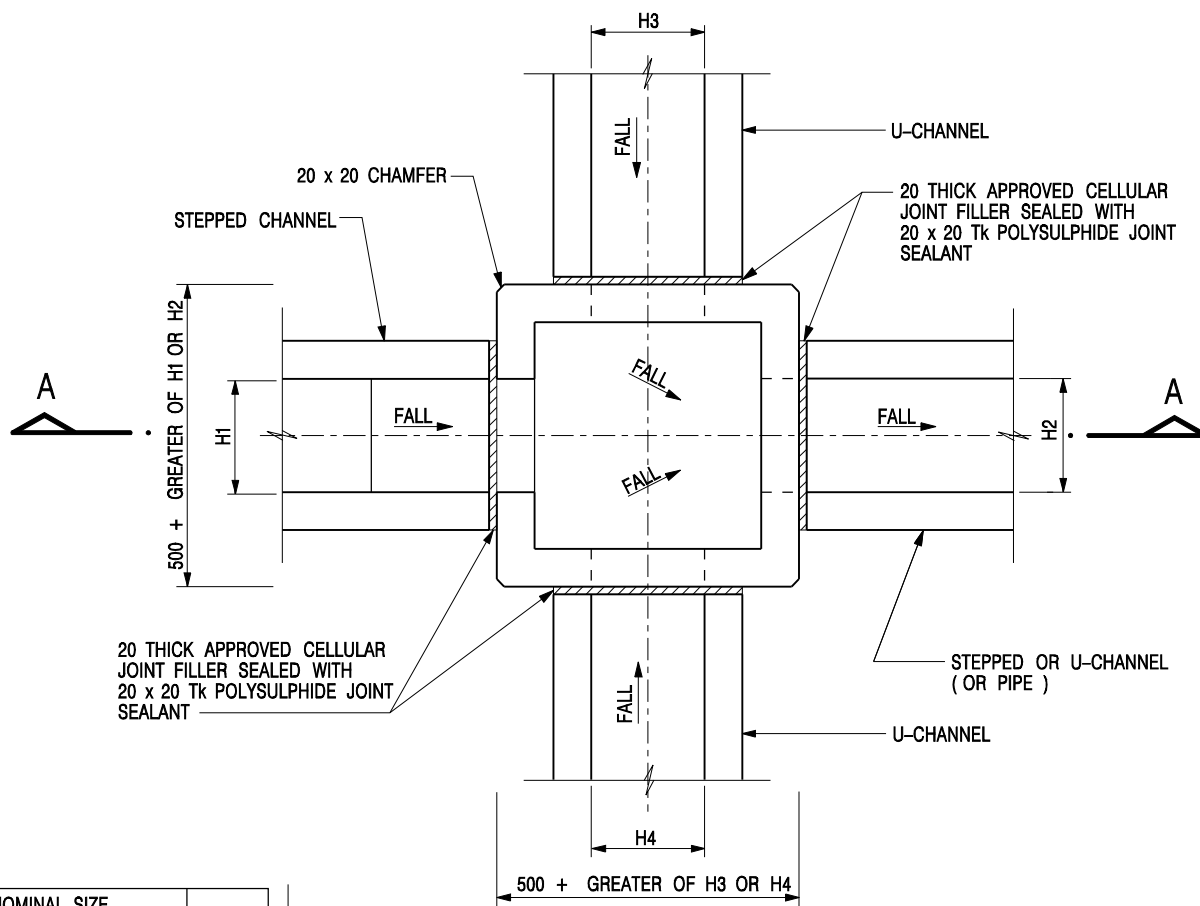
1:250

@A4

For Identification Only

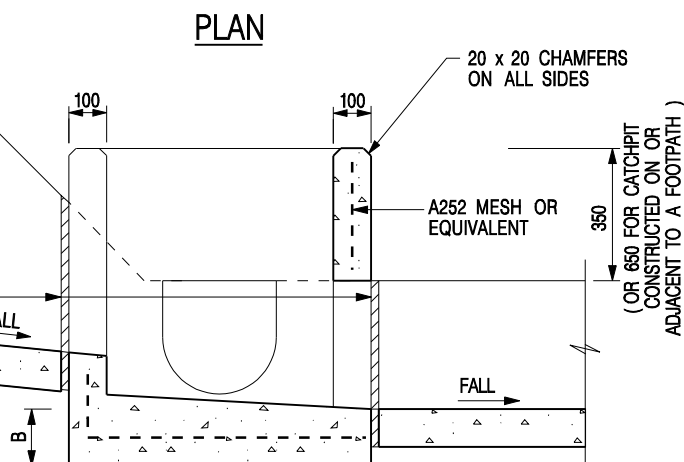
Drawing No.:

4-01



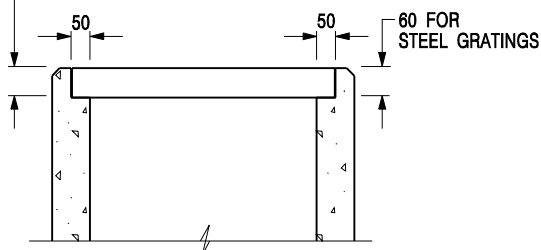
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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



SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)




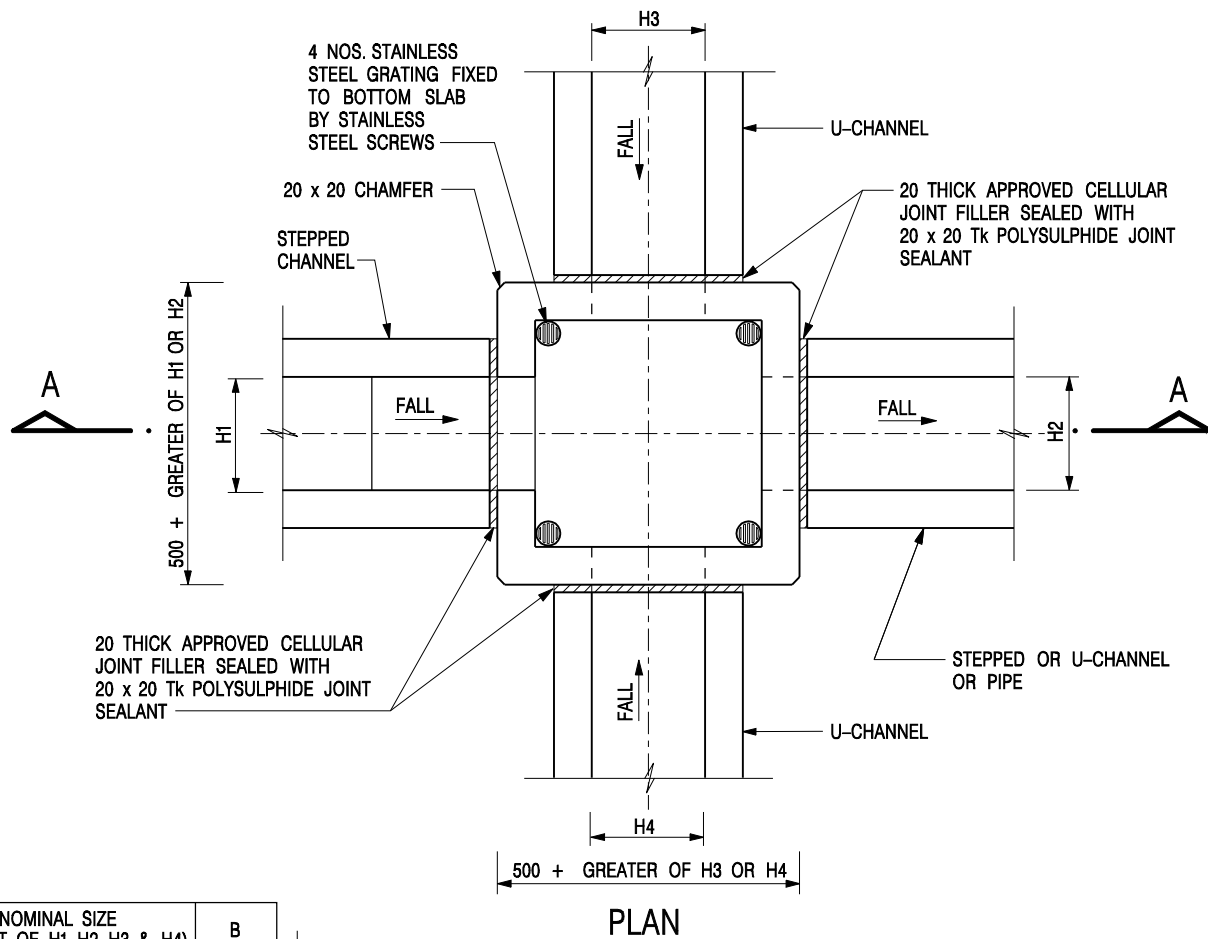
NOTES:

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

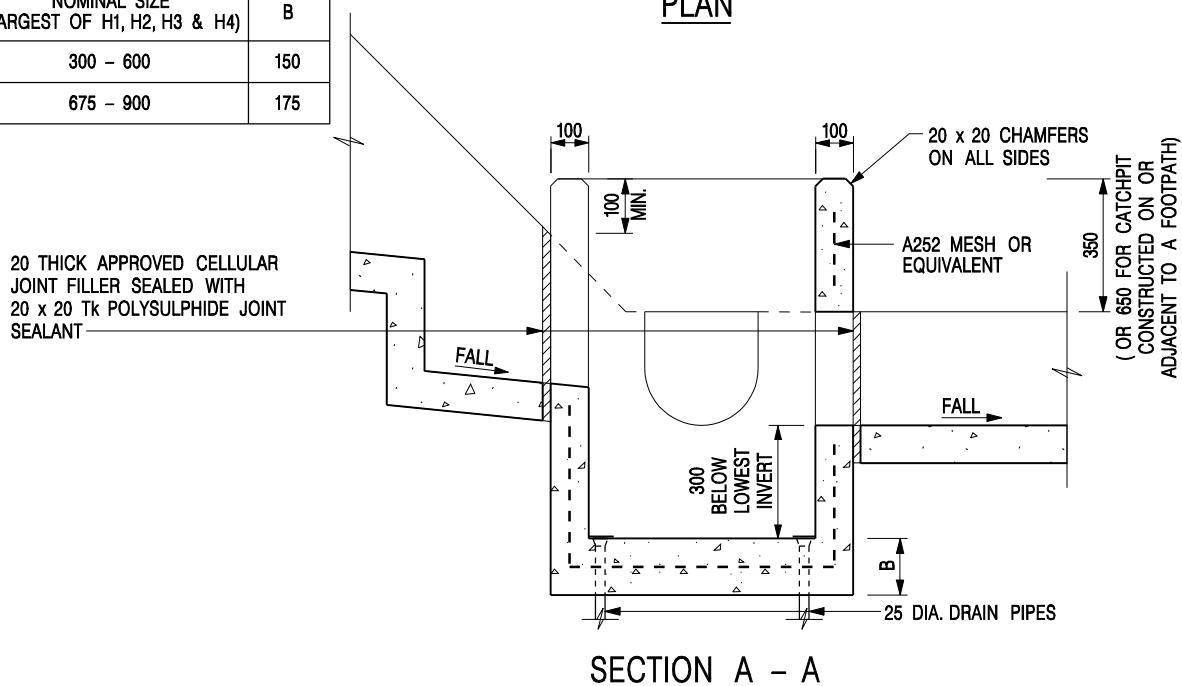
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2405 /1	




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

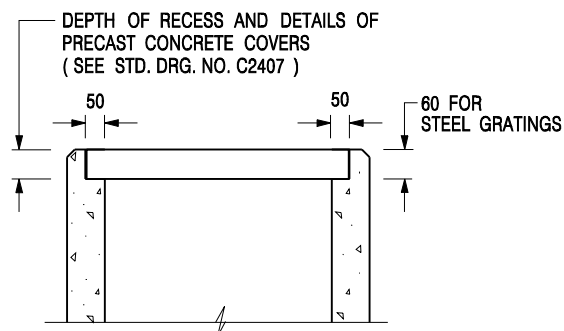


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
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/723	Proposed Temporary Animal Boarding Establishment for a Period of Three Years and Filling of Land	23.10.2020 [revoked on 23.10.2021]
3.	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]
4.	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]
5.	A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of Three Years and Filling of Land	16.4.2021 [revoked on 16.7.2022]
6.	A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.8.2021 [revoked on 13.11.2021]
7.	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]
8.	A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	23.9.2022 [revoked on 23.12.2023]
9.	A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	11.11.2022 [revoked on 11.11.2024]
10.	A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	17.2.2023 [revoked on 17.2.2024]
11.	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
12.	A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	17.3.2023 [revoked on 17.6.2024]
13.	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]

	Application No.	Use/Development	Date of Consideration
14.	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]
15.	A/YL-KTN/910	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.9.2023
16.	A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023 [revoked on 23.9.2024]
17.	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]
18.	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]
19.	A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.10.2023
20.	A/YL-KTN/968	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	22.12.2023
21.	A/YL-KTN/998	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	5.7.2024
22.	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. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 1142 (Part) in D.D. 109 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- there is/are unauthorized structure(s) on the private lot(s). The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the right to take necessary lease enforcement action against the breaches without further notice; and
- if the application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered

2. Traffic

Comments of the Commissioner for Transport:

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

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;

- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the information provided, the proposed use would not involve use of heavy vehicle and dusty operation. There are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photos of 2023, the Site is located in a rural inland plains landscape character comprising farmland, temporary structures, open storage and scattered tree groups. The Site is proposed to be fully hard-paved with two structures. The proposed use is not incompatible with surrounding landscape character; and
- according to the site photos of 2024, the Site is fenced-off. No significant landscape resources are observed within the Site. Significant adverse impact on existing landscape resources is not anticipated.

7. **Agriculture and Nature Conservation**

Comments of Director of Agriculture, Fisheries and Conservation:

- no strong view against the application from agricultural perspective. The Site is zoned “Agriculture”. Agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- the Site does not associate with any licence granted by his department, nor have they received any application regarding the Site;
- no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.

8. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structure at the Site; and
- advisory comments are at **Appendix IV**.

9. **District Officer’s Comments**

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

- his office has not received any local’s comment on the application and he has no particular comment on the application.

10. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) prior planning permission should have been obtained before commencing the proposed use at the Site;
- (c) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupants;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorized structure(s) on the private lot(s). The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the right to take necessary lease enforcement action against the breaches without further notice; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site and Chi Ho Road; and
 - adequate drainage measures shall be provided to prevent surface water running from

the Site to the nearby public roads or drains;

(h) 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 6:00 p.m. and 8:00 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 proposed use; and
 - viii. meet the statutory requirements under relevant environmental legislation;

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

- there are detailed comments on the drainage proposal:
 - i. Drawing No. 5-01 – the final discharge point should be indicated on layout plan;
 - ii. site formation/land filling works will be carried out under this application. The overland flow from the adjacent lands should not be affected;
 - iii. the existing drainage facilities, to which the stormwater from the proposed use at the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
 - iv. the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the proposed use. The applicant should provide site photos along the existing stream showing the existing condition and existence of the existing drainage facilities which will

receive the discharge from the Site;

- v. the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - vi. the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land (where required) outside the Site;
- (j) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the revised fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - based on the submitted FSIs proposal, he has the following comments:
 - i. the separation distance between each structure shall be clearly indicated on plan; and
 - ii. in relation to (i.) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m²;
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) 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;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that two structures are proposed in the application. Before any new

building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned 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 proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-01-13 星期一 02:54:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1075 DD 109 Kong A Leng ABE

A/YL-KTN/1075

Lot 1142 in D.D. 109, Kong A Leng, Kam Tin

Site area: About 921.8sq.m

Zoning: "Agriculture"

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

Dear TPB Members.

1030 withdrawn and back with the usual backdoor listing approach to gaining approval, any approval that allows filling of land.

If TPB members approve this FAKE application then they are guilty of ignoring the obvious intention to use the site for brownfield operations.

Moreover, strong objections to 5 Year Term.

SINCE WHEN WERE THE GUIDELINES AMENDED TO ALLOW 5 YEARS FOR ABE?

Has the applicant approached AFCD with an application for the requisite licences?

Fake applications must be rejected if there is to be an integrity to the process.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 14 October 2024 2:33 AM HKT
Subject: Re: A/YL-KTN/1030 DD 109 Kong A Leng

Dear TPB Members,

If your own guidelines have any legitimacy then there is no justification to approve this application as the location is very clearly Cat. 3

TPB PG-No. 13G (Revised April 2023)

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE
AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING
ORDINANCE**

Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, **"existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable**

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 5 August 2024 2:37 AM HKT
Subject: A/YL-KTN/1030 DD 109 Kong A Leng

A/YL-KTN/1030

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999 withdrawn, back with a smaller footprint.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 April 2024 5:21 AM HKT
Subject: A/YL-KTN/999 DD 109 Kong A Leng

A/YL-KTN/999

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Dear TPB Members,

Strong Objections. This is an area with extensive agricultural activity, organic farms and outlets supplying restaurants that cater to the growing demand for home grown produce.

With no previous history of approvals, there is no justification in approving this application.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-01-13 星期一 19:53:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on four planning applications
Attachment: 250113 s16 KTN 1075.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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



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

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

13th January, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Associated Filling of Land
(A/YL-KTN/1075)**

1. We refer to the captioned.
2. Regarding Animal Boarding Establishment, we urge the Board to read a newspaper article ^(at 1).
3. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

From: [REDACTED]
Sent: 2025-05-14 星期三 15:04:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 250514 s16 KTN 1075.pdf

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Thank You and Best Regards,

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Kadoorie Farm & Botanic Garden Corporation

The Secretary,
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From: [REDACTED]
Sent: 2025-05-15 星期四 03:40:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/1075 DD 109 Kong A Leng ABE

Dear TPB Members,

Applicant states that it will provide animal rescue services.

And of course you also believe in Father Xmas and the Tooth Fairy?

Time for some adults in the room.

In view of the initial application for brownfield both PlanD and members have a duty to consider the plausibility of the proposed service.

Mary Mulvihill.

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To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 13 January 2025 2:54 AM HKT
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A/YL-KTN/1075

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A/YL-KTN/1030

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