

2025年 7月 1 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。

e-form No. S16-III
電子表格第 S16-III 號

This document is received on 11 JUL 2025.
The Town Planning Board will formally acknowledge
the receipt of the application for the purpose of receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1147
	Date Received 收到日期	11 JUL 2025

- 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

INU SACHI LIMITED (Company 公司)

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

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)	元朗錦田北丈量約份第 109 約地段第 1070 號餘段 (部分) Lot 1070 RP(Part) in D.D.109, Kam Tin North, Yuen Long
(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 734 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 241.21 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) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>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</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「農業」及「鄉村式發展」 "Agriculture" and "Village Type Development"</p>
<p>(f) Current use(s) 現時用途</p>	<p>農地 Agricultural area</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 (日/月/年) 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
_____ 12/06/2025 (DD/MM/YYYY)
於 _____ 12/06/2025 (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 _____ 13/06/2025 (DD/MM/YYYY)
於 _____ 13/06/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理
處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>擬議臨時動物寄養所連相關填土工程 Proposed Temporary Animal Boarding Establishment and Associated Filling of Land</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月 _____</p>

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	612.79	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	121.21	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	241.21	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	241.21	sq.m <input checked="" type="checkbox"/> About 約
<p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p> <p>構築物 A、B、C 的擬議層數為兩層高，高度不高於 6 米。構築物 D 為一層高，高度約 2.3 米。</p> <p>擬議用途詳情請參閱附件 P03_Layout Plan。</p> <p>The height of Proposed building A, B, and C are not more than 6m with 2 storeys.</p> <p>The height of Proposed building D is about 2.3m with only 1 storeys.</p> <p>Please refer to the P03_Layout Plan for details.</p>		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	1	
Motorcycle Parking Spaces 電單車車位	0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	0	
Coach Spaces 旅遊巴車位	0	
Light Goods Vehicle Spaces 輕型貨車車位	0	
Medium Goods Vehicle Spaces 中型貨車車位	0	
Heavy Goods Vehicle Spaces 重型貨車車位	0	
Others (Please Specify) 其他 (請列明)		
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至日：早上 9 時至晚上 7 時，包括公眾假期</p> <p>Monday to Sunday: 9am-7pm, including public holidays.</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>江太路 Kong Tai Road & 治河路 Chi Ho Road</u>

	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 394 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 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 No 否 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

<p>(e) Approval conditions 附帶條件</p>	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ </div> <div> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

請參閱附件 P01_申請報告書及擬議發展計劃細節。

Please refer to the P01_Application Report and the Proposed Development Plan

8. Declaration 聲明 (Applicant 申請人 #1)

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

Signed with recognised
e-signature
Signer: TANG TSZ YIN

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

創辦人.....

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

INU SACHI LIMITED

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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		元朗錦田北丈量約份第 109 約地段第 1070 號餘段 (部分) Lot 1070 RP(Part) in D.D.109, Kam Tin North, Yuen Long		
Site area 地盤面積		734 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 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」及「鄉村式發展」 "Agriculture" and "Village Type Development"		
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/development 申請用途/發展		擬議臨時動物寄養所連相關填土工程 Proposed Temporary Animal Boarding Establishment and Associated Filling of Land		
(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic	241.21 <input checked="" type="checkbox"/> About 約	0.329 <input checked="" type="checkbox"/> About 約

	非住用	<input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> Not more than 不 多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	16.514 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		1
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		1
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" type="checkbox"/>	<input 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 checked="" 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）		
<u>Site Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Land Filling Proposal</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Existing Vehicular Access</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Fire Service Installation</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

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

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

根據《城市規劃條例》（第 131 章）

第 16 條遞交的許可申請

元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）

擬議臨時動物寄養所連相關填土工程（為期 3 年）

申請報告書及擬議發展計劃細節

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一. 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）的規劃申請，擬在上述地段申請為期 3 年之臨時動物寄養所，並進行相關填土工程，位置詳情請參閱附件 P02_Site Plan。
2. 申請地點位於元朗錦田江大路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」及小部分「鄉村式發展」用途。擬議用途動物寄養所屬「農業」的「第二欄用途」，與規劃意向相符，與周邊環境及用途協調。
3. 申請地盤面積約 734 平方米，上蓋總面積約 121.21 平方米，總樓面面積約 241.21 平方米，露天地方面積約 612.79 平方米。
4. 申請地點將設有 4 座構築物，詳情請參閱附件 P03_Layout Plan。
5. 擬議發展涉及部分填土範圍，面積約 394 平方米，填土物料為混凝土，厚度不超過 0.3 米，主要用作固定構築物、車位及車輛掉頭用途，詳情請參閱附件 P04_Land Filling。
6. 申請地點涉及 1 個私家車泊車位及 1 個輕型貨車泊車位，供職員或訪客使用，所有訪客均需提早預約。
7. 申請地點可從錦田江大路或治河路經一條鄉村地區道路前往，地點附近亦有綠色專線小巴士站，詳情請參閱附件 P05_Existing Vehicular Access。
8. 申請人已根據「採取合理步驟」的規定，於 2025 年 6 月 12 日起於申請地點及附近顯明位置張貼 3 張 A3 大小的有關規劃申請許可通知書，詳情請參閱附件 P09_張貼通知書證明。
9. 申請人已根據「採取合理步驟」的規定，於 2025 年 6 月 13 日以掛號郵遞形式向八鄉鄉事委員會郵寄有關規劃申請許可通知書，並請委員會張貼於合適位置，詳情請參閱附件 P10_郵寄通知書證明。

二. 申請原因及相關疑慮

香港養寵物的家庭愈來愈多，主人需要出外旅行、公幹，裝修搬家、甚至生病住院時都會選擇帶寵物到寵物酒店寄養照顧，需求量大。而本人自幼飼養大小動物，中學畢業後曾於元朗錦田不同的寵物美容店、動物寄養所及犬隻訓練中心工作，對動物議題關注，亦因為過往工作經驗中所見識到的不正當行為而萌生獨立開業念頭。

不論土地規劃申請抑或漁護署發出的動物寄養所牌照等各項事務，本人都保有「任何事情必須合法合規地進行」之宗旨，故此親自向城規會進行規劃申請，計劃及跟進所有事宜，絕不假手於人。

本人過往從新聞中得知，現時有不少人濫用制度申請臨時動物寄養所獲計後透過破壞土地從而進行其他土地用途，而是次擬議發展地點的區域更是非法使用土地的「重災區」。我深深明白及清楚城規會或會對是次所進行的擬議動物寄養所申請之真確性存有顧忌，故此，本人希望透過此計劃書及其他相關附件，展現本人對擬議動物寄養所的決心及熱情，令城規會對本人及是次申請具有信心。

接下來，本人將就城規會或會存有的疑慮進行釐清。

疑慮 1：申請土地曾申請規劃獲批，唯欠消防及排水系統而遭撤回

在進行規劃申請期間，本人了解到是次申請地點於 2020 年曾就臨時動物寄養所事宜提出過有關申請，但本人與該次申請並無任何關係，既不認識當時提出申請之申請人，亦不清楚當中計劃及任何申請原因。本人曾就該申請詢問與我簽署租約之公司，其負責人表示不知情。

本人自 2024 年 4 月開始於元朗錦田一帶尋找合適之土地，10 月為業務成立私人股份有限公司以進行動物寄養所的相關業務，於 11 月期間透過地產中介得知是次申請規劃之農地出租，由 12 月開始著手研究相關規劃申請，從中發現過去的一項申請事宜，然後於 2025 年 1 月正式簽署租約合同，並根據《城市規劃條例》第 16 條，以本人名義提出申請。

自簽約起，本人除安排清拆過去租客留下之建築物之外，對申請地點未曾作出過任何改動或工程行為，現時申請地一片荒蕪。本人花光積蓄每月白白交租以等待完成規劃，只為能夠合法合規地完成心目中想要創立的動物寄養所。我明白事隔幾年再次出現臨時動物寄養所之申請會令人存疑，但我懇請城市規劃委員會能夠將是次申請視為獨立個體，平等地作出相應的規劃許可。

申請地點現貌如下，所有相片均攝於 2025 年 5 月 29 日。

紅圈為構築物 D 電箱，業主已向中華電力有限公司申請電力供應，正等待中電安排工程。



疑慮 2：本人曾於 2025 年 2 月申請規劃 A/YL-KTN/1095，及後延期並取消

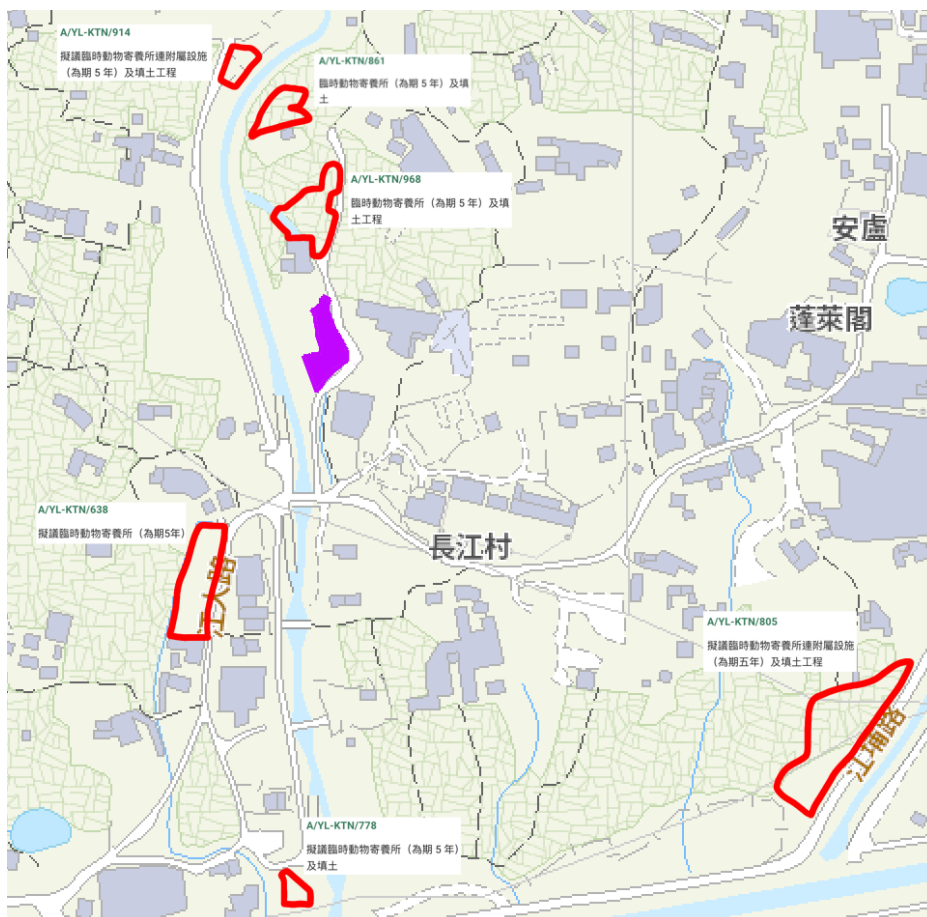
於規劃申請期間，本人發現當中擬議發展細節因為空間問題需要作出重大更改，為了規劃事宜得以順利並如理想發展藍圖中進行，本人決定取消上述編號之申請，並重新提交一份新申請從頭開始。

疑慮 3：申請地點周遭架有不少倉地，是否令有所圖？

同一地帶中，於申請地點附近有正在營運的知名動物寄養所及犬隻訓練中心，亦有一些不知名但同樣能夠獲城市規劃委員會批准長達 5 年之擬議臨時動物寄養所用途。

即使當中有申請因為未有完成消防及排水系統的要求而遭撤銷許可，期間仍能多次延長期限，因此我懇請城市規劃委員會能夠對本申請作出相同的對待，給予同等的機會。

同一地帶中獲批臨時動物寄養所之申請如下：



疑慮 4：為何需要大範圍填土？是否另有所圖？

擬議發展所涉及部分填土範圍均有理有據，詳細可參閱附件 P04_Land Filling，而且申請地點仍然保留大部分天然草地用作寵物戶外活動區域，絕非惡意破壞大片土地原貌並使其不得復耕。

疑慮 4：兩層式動物寄宿區並不常見

首先，擬議動物寄養所的每一間寄宿房間並非傳統常見的「上下格仔房」，而是每隻愛寵都擁有足夠大小及高度的獨立空間。進行實地考量以及參考申請地點之形態後，我認為申請地點近於 L 形的空間不足以安置所有動物寄宿區於地下一層。

除了空間問題，兩層空間會為不同體型的犬隻分開成不同區域，減少意外發生的機率，例如下層為中大型犬隻及行動不便犬隻住宿區，上層則為可手抱出入的小型及幼犬區域。

詳情請參閱附件 P03_Layout Plan。

疑慮 5：周遭有民居住所，是否擁有足夠隔音措施減低影響？

本人知道申請地點雖為鄉郊地方，但周遭亦有民居，本人有責任確保不會對別人造成任何影響。

由於寵物逗留休息的獨立房間都需要每日搭配高壓水槍進行強力，寵物排泄物亦有機會沾上牆壁，基於衛生問題以及考慮到物料的耐用性，未能於每間房間內的牆壁上安裝大片隔音板，但本人會於門框及窗框位置加上隔音條填補縫隙，亦會於相關構築物的大門位置加上隔音板，盡量減低犬隻吠叫聲的音量。

本人及職員亦會以每更 8 小時的輪班工作，確保寵物 24 小時獲得即時照料關愛，假如犬隻突然吠叫亦能及時進行處理。而且動物寄宿區的上落樓梯會設於室外而非室內，能夠避免出入上層時引起下層動物吠叫騷動。

本人承諾會盡最大可能降低寵物聲量對周遭民居的影響。

疑慮 6：現有圍欄與申請地點範圍不相符

申請地點現有的圍欄為上手租客搭建，本人會將其拆卸，並依照正確的申請範圍以鍍鋅坑板重新搭建圍封場地。

三. 擬議動物寄養所之計劃詳情

1. 擬議動物寄養所涉及商業營運，涉及收費。在獲得城規會許可申請之後，申請人會向漁農自然護理署申請動物寄養所牌照，依法依规經營動物寄養服務，絕不會濫用土地或無牌經營。
2. 擬議動物寄養所只接受犬隻的寄養服務，寵物有足夠空間進食、運動、娛樂、排便、自由走動及睡覺，詳情請參閱附件 P03_Layout Plan。
3. 擬議動物寄養所每天最多寄養 14 隻狗，所寄養的犬隻會在構築物 A 內通宵留宿，每隻動物均會被安置於獨立安全的房間，除非主人要求同住。
4. 擬議動物寄養所並不涉及任何動物繁殖及寄賣轉售等服務。
5. 擬議動物寄養所的營運時間（對外開放時間）為上午 9 時至晚上 7 時，包括公眾假期，此時間外只有申請人及職員會進出工作。
6. 營運時間期間，訪客必須經電話完成預約後才能前往場地參觀視察環境、接送犬隻、或進行寵物美容服務。每日預計不多於 10 位訪客，同一時段內不會多於 2 名訪客。如訪客駕車前來，必需提早預約申請地點的私家車泊車位。
7. 非營運時間內，擬議申請地點並不會對外開放，但仍會有職員留守照顧寄宿犬隻。
8. 申請人及職員會輪更照顧寄宿寵物，每更 8 小時，確保寵物全日 24 小時，不論任何天氣環境都能得到適當而即時的護理及照料。每更工作之員工下班前都會安置好所有寄養動物，並與下一更員工完成交接工作後離開。
9. 擬議動物寄養所的上蓋將會由臨時物料搭建，四邊密封（會預留出入口），以及安裝數量合適的窗戶及抽氣扇，確保室內抽風正常。
10. 擬議動物寄養所計劃會有兩個洗手間供職員及訪客使用，詳情請參閱附件 P03_Layout Plan。

照料動物相關經驗

自幼起，本人家中一直有飼養貓、狗、兔等不同大小種類動物。脫離學生身份後，本人第一份工作為寵物美容店的美容助理，從中學習到正確為寵物洗澡美容的專業手法及知識。

本人及後加入犬隻訓練中心擔任訓犬師學徒，更負責照料全場寄宿犬隻。這份工作令我得以接觸到不同性格的犬隻，包括具年老、有病患、行動不便、具攻擊性犬隻，更曾兩次經歷狗房咳（傳染性氣管支氣管炎）並擔當照料、餵藥、觀察的重要角色。

我相信是次的工作經驗，令我比外間現時不少因喜愛或只為賺錢而開業但缺乏相關經驗及知識的部分動物寄養所更勝一籌，因為當別人不懂得甚至拒絕照料攻擊性或需要特別看護的犬隻時，我對此具有豐富的照料經驗，懂得在人狗雙方安全舒適的情況下相處及看護，給予每一隻愛寵物牠們應有而適當的細心看護關愛。

本人離職後亦有為該訓練中心及其他動物寄養所擔任兼職工作，並於動物相關的慈善機構進行義務事宜，期間亦曾為貓狗進行拯救、暫托尋領養、絕育放回救援工作。本人亦有為親戚好友於旅行期間負責照顧愛寵。

為了更專業更細心地照顧寵物，本人一直於寵物相關的課題上進修及取得相關證書，例如聖約翰救傷隊寵物急救課程、美國 ECSI 動物急救證書班、具本港持續進修基金認可，資歷架構第一級及英國 City & Guilds 認證的寵物護理及美容課程。

本人已計劃於來年報讀寵物營養學，獸醫助理課程，及繼續精修寵物美容課程。未來亦必定會為職員安排相關課程，急救課程為首要，確保每一位與愛寵接觸的人員都具有一定的相關知識，亦會確保職員擁有一定經驗後才能接觸具攻擊性犬隻，免生意外。

發展理念及方針

比起傳統動物寄養所的營業手法，現今社會的主人更傾向多元且能夠長時間玩樂並不困籠，類近於家庭生活的寄養方式。本人及職員 24 小時全天候照顧，能確保每隻愛寵都能夠在安全的情況下得到充足活動，無需長時間獨自逗留房間。

擬議動物寄養所計劃設有戶外草地區及室內冷氣區，令犬隻活動不受極端天氣影響。本人會根據犬隻的性格及主人要求而分組進行社交活動／單獨玩樂，並設有不同類型玩具及障礙物等令犬隻能夠進行不同的遊戲體驗，有益身心發展。

回饋社會，助力動物友善社區

待擬議動物寄養所的事務穩定後，本人希望有效運用此空間進一步為香港動物福祉權益略盡綿力。

本人計劃為犬隻收容所提供免費的寵物美容服務及玩樂日，提供場地與動物救援團體合作舉辦領養日及義工活動，協助流浪及救援犬隻獲得一個被愛的機會。

同時亦會邀請獨立救援義工、義務民間組織、以及犬隻訓練師等寵物行業相關人士舉辦講座及工作坊推行生命教育，助力人寵共融，動物友善的社會發展。

而我們每月的業務收益會扣取部分用作直接捐贈動物救援團體，或者為有需要動物直接購買所需物資、糧食、或用作醫療費用。

四. 擬議發展計劃的各方面影響計估

1. 土地行政

申請地點涉及私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 4 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從錦田江大路或治河路經鄉村地區道路前往，入口設有約 6 米闊大閘讓車輛駛進動物寄養所。詳情請參閱附件 P05_ Existing Vehicular Access 及 P06_ Swept Path Analysis。

3. 擬議發展的交通安排

(1) 申請用途提供 1 個私家車泊車位及 1 個輕型貨車泊車位供職員及訪客使用。

- 擬議動物寄養所會以預約模式運作，訪客必須提前經電話預約才能前往申請地點，同時段不會安排多於 2 位訪客到訪，車位亦必須提前向職員預約，確保有位置停泊。

- 申請人會選擇沒有訪客預約到訪的時段進行清潔用品、寵物用品等物資補及，送貨車輛可短暫停留。

(2) 申請場地的停車位只會停泊私家車、輕型貨車或重量不超過 5.5 噸的車輛，不會停泊貨櫃車。

(3) 於營業時間內，申請人會安排職員提早確認當日車位預約數目，管理出入口車輛流量，車輛出入時亦會幫忙協調指揮，確保不會有車輛阻塞出入口或周邊地方。

(4) 擬議申請地點外設有小巴士站，職員及訪客可以從元朗阜財街或錦上路站乘搭新界區專線小巴 602 線前往，詳情請參閱附件 P05_ Existing Vehicular Access。

4. 環境方面

申請人會依照環保署對技術指引進行填土工程及廢物管理，將對周邊環境的影響或污染降到最低。場地所用的防治蟲鼠等除害劑亦會使用漁護署證可註冊的產品，並盡量以最無害的方法保持環境衛生，亦會每日清潔消毒及處理廢物，確保不會因為場地而衍生任何蟲害或鼠害問題。

5. 空氣方面

申請地點為臨時動物寄養所，不會排放氣體，不會對空氣構成污染。

6. 噪音方面

本人不會在申請地點使用任何公共廣播系統、哨子、手提揚聲器或任何形式的擴音系統。本人亦會在配合衛生環境的條件下盡量採用隔音物料降低犬隻聲量。

本人及職員會 24 小時輪班照顧狗隻，盡最大可能減少吠叫情況，而且入夜後動物亦會休息，不會為附近居民帶來噪音污染或影響日常作息生活。

7. 排污方面

申請用途涉及 2 個洗手間供訪客及職員使用，申請地點已建有約 3 呎乘 9 呎的化糞池，本人會安排每星期清潔確保衛生並會安排定期吸糞。詳情請參閱附件 P03_Layout Plan。

8. 消防方面

申請人會按照消防處指引，於每座構築物放置合規格配備，並定期進行檢查及更換。詳情請參閱 P07_Fire Service Installation。

9. 渠務方面

申請人會按照渠務處指引及要求建造適當排水渠，並定期清理確保不會造成淤塞影響周遭環境。詳情請參閱 P08_Drainage Proposal。

10. 安全方面

寄宿動物只會在申請地點內活動，包括露天草地、休息進食的構築物 A、室內玩樂美容的構築物 B 及主人辦理文件手續的構築物 C，並不會離開申請地點對周遭居民造成影響。

主人接送愛寵亦必需進入申請地點內進行，本人及職員會看管狗隻活動，場地亦會於每個區域包括大門前安裝圍欄雙重保障，確保犬隻不會逃離申請地點。

五. 預計車輛進出流量報告

申請地點涉及私家車及輕型貨車泊車位各 1 個，供職員或訪客使用，所有訪客均需提早預約。

1. 預計私家車進出流量（星期一至日及公眾假期，開放營運時間：上午 9 時至下午 7 時）

時間	進入（輛）	離開（輛）
9:00 - 10:00	1	0
10:00 - 11:00	0	1
11:00 - 12:00	0	0
12:00 - 13:00	0	0
13:00 - 14:00	1	1
14:00 - 15:00	0	0
15:00 - 16:00	0	0
16:00 - 17:00	1	1
17:00 - 18:00	0	0
18:00 - 19:00	0	0

2. 預計輕型貨車進出流量（星期一至日及公眾假期，開放營運時間：上午 9 時至下午 7 時）

時間	進入（輛）	離開（輛）
9:00 - 10:00	1	1
10:00 - 11:00	0	0
11:00 - 12:00	0	0
12:00 - 13:00	0	0
13:00 - 14:00	1	1
14:00 - 15:00	0	0
15:00 - 16:00	0	0
16:00 - 17:00	1	1
17:00 - 18:00	0	0
18:00 - 19:00	1	1

申請地方尚未發展，以上數字為預算車輛進出場地記錄。

六. 總結

本人並非工程專業，是次規劃申請由本人親自從零開始邊學習邊處理，內容及圖則較粗糙簡陋，但本人希望城規會能感受到我的誠意及真心，相信本人是為了自己的寵物，為了他人的寵物，為了令香港犬隻能體驗更好的服務更好的生活而努力進行如此繁複之規劃申請，絕非另有所圖。

本人承諾以行動證明絕對真心真意營運動物寄養所，如城市規劃委員會認為有需要，本人十分願意接受定期／突發性的檢查，確保土地沒有被濫用。

本人已早早為申請牌照預備好所有相關文件資料，一年來做了各種計劃及構思，絕對有心經營動物寄養所，一切只待城市規劃委員會批准申請許可使相關填土工程及建設構築物得以進行。

申請成功獲得許可後，本人亦會馬上向漁農自然護理署申請動物寄養所牌照，待牌照獲批發後才正式開放營運，營運期間必定會盡力減少事務對周邊環境的影響，努力打造人寵同融地方，並承諾在規劃許可到期後，還原申請地點。

故此，本人懇請城市規劃委員會寬大批准元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）作為期不超過 3 年的擬議臨時動物寄養所連相關填土工程之申請。

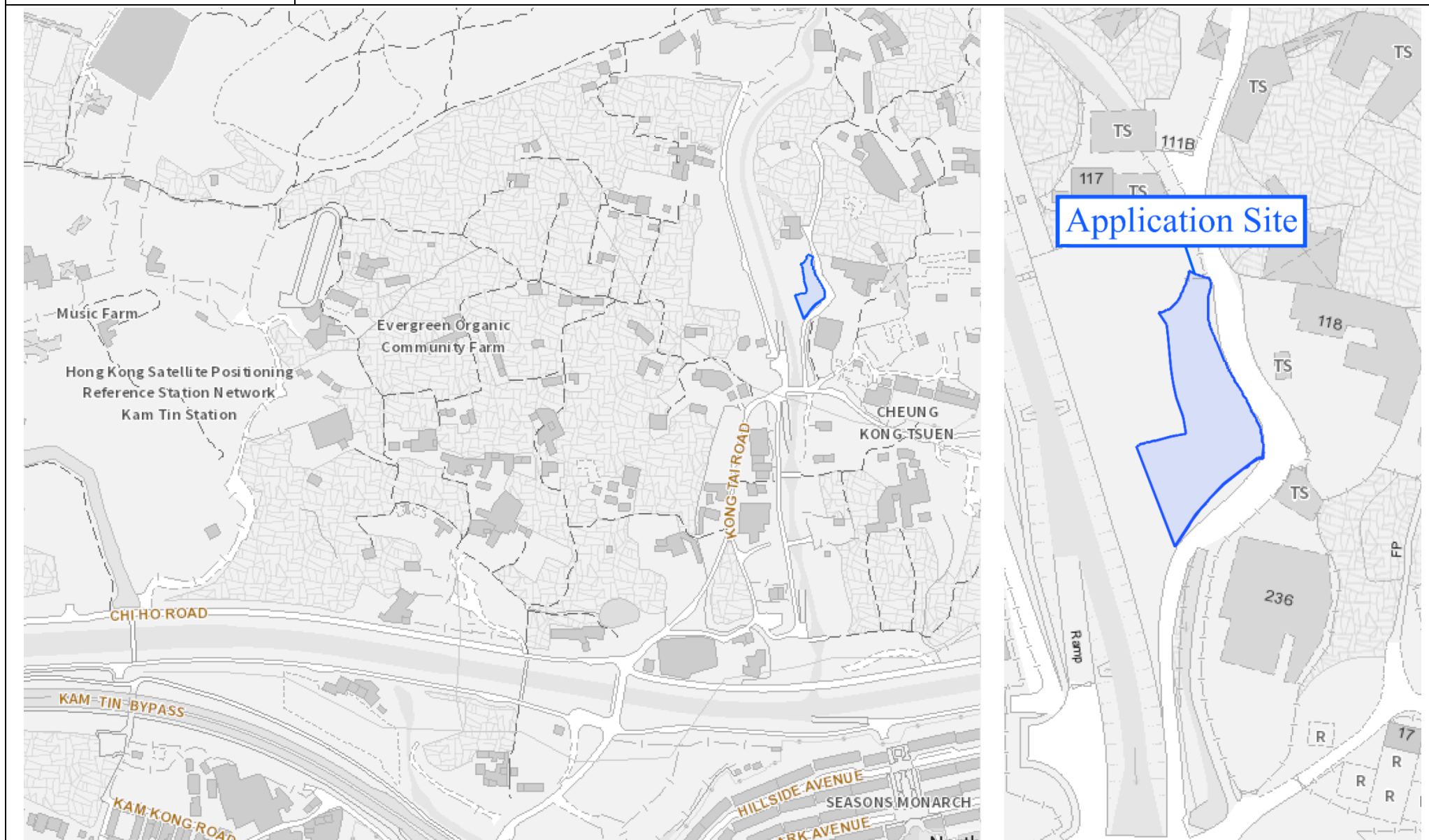
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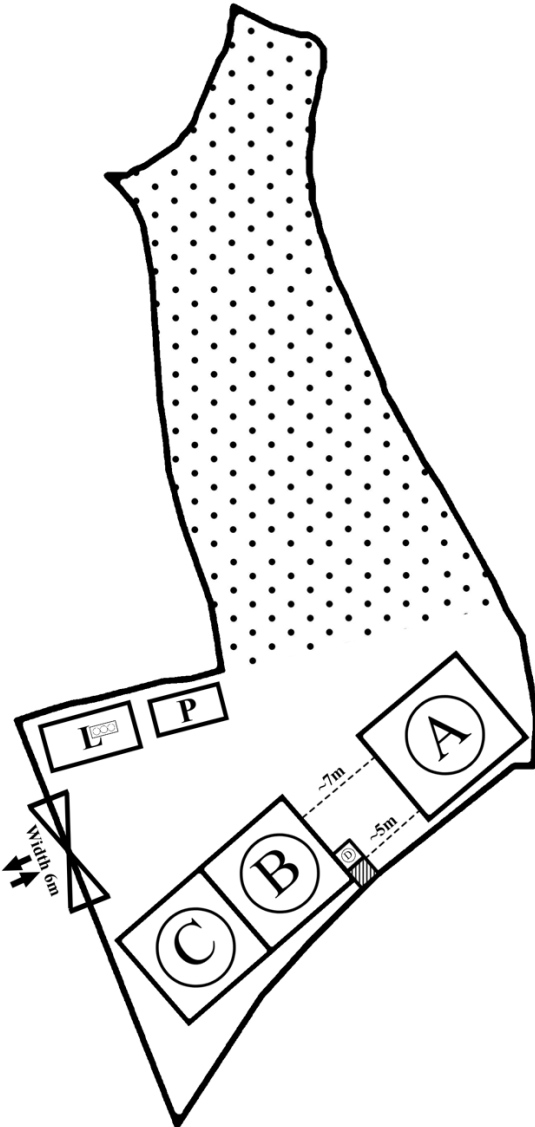
Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years

P02_Site Plan

at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long


元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）

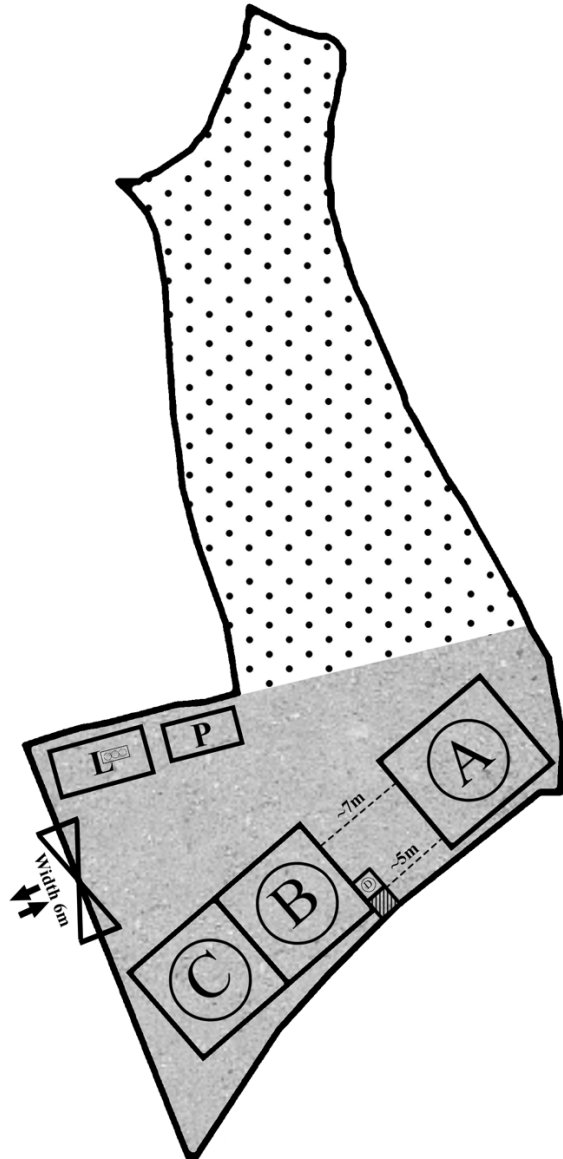




Date: 2025-06-12		Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years				
P03_Layout Plan		at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long				
		元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）				
		擬議構築物細節 Proposed structures details			Storeys	Unit
		Ⓐ	動物寄宿區 Animal Boarding Establishment	Dimension: 8m x 6m Height: Not Exceeding 6m Non-Domestic GFA: 96m²	2	1
		Ⓑ	室內活動區 Indoor Activity Room	Dimension: 6m x 6m Height: Not Exceeding 6m Non-Domestic GFA: 72m²	2	1
		Ⓒ	辦公室 Site Office	Dimension: 6m x 6m Height: Not Exceeding 6m Non-Domestic GFA: 72m²	2	1
		Ⓓ	電箱 Distribution Box	Dimension: 1.1m x 1.1m (About) Height: 2.3m (About) Non-Domestic GFA: 1.21m² (About)	1	1
		圖例 Legend				
				出入口 Ingress/Egress	Width: 6m (About)	
		電線井 Cable Draw Pit	Dimension: 1.1m x 1.1m (About)			
		化糞池 Underground Septic Tank	Dimension: 3ft x 9ft (About)			
		輕型貨車泊車位 LGV Parking Space	Dimension: 7m x 3.5m			
		私家車泊車位 Private Car Parking Space	Dimension: 5m x 2.5m			
		天然草地 Original Grassland	340m² (About) 寵物戶外活動區 比石屎地柔軟低溫 • 緩解腳掌壓力，避免擦傷及燙傷 草地積聚味道 • 透過嗅聞活動大腦，有益身心			

<div data-bbox="210 105 443 137" data-label="Text"> <p>Date: 2025-06-12</p> </div> <div data-bbox="210 180 443 212" data-label="Text"> <p>P03_Layout Plan</p> </div>	<div data-bbox="577 105 2107 236" data-label="Section-Header"> <p>Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long 元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）</p> </div> <div data-bbox="293 341 887 1422" data-label="Diagram"> <p>G/F</p> <p>Staff only</p> <p>Room 1 Room 2 Room 3</p> <p>Room 4 Room 5 Room 6 Room 7</p> <p>1/F</p> <p>Room 8 Room 9 Room 10 Room 11</p> <p>Room 12 Room 13 Room 14</p> <p>Outdoor Stair</p> <p>Staff only</p> <p>A</p> </div> <div data-bbox="1126 751 1335 957" data-label="Text"> <p>Ⓐ</p> <p>動物寄宿區 Animal Boarding Establishment</p> </div> <div data-bbox="1391 252 2018 767" data-label="List-Group"> <ol style="list-style-type: none"> 1. 門口設密碼鎖，只有職員帶領下訪客才能進出 2. 獨立寬敞房間 <ul style="list-style-type: none"> - 每間房只會有一隻犬隻逗留，用作進食休息 - 主人要求才會讓同飼主寵物共用一房 3. 每間房設獨立去水位 <ul style="list-style-type: none"> - 每日配合高壓水槍消毒清潔 - 清洗前會先行拾走糞便／毛髮／任何雜物 - 以水刮及地拖確保房間乾爽才讓犬隻進入 4. 犬隻行李糧食儲放區 5. 清潔用品儲放區 6. 設冷氣、抽氣、抽濕系統 </div> <div data-bbox="1391 831 1664 1106" data-label="List-Group"> <p><u>下層 G/F</u></p> <ol style="list-style-type: none"> 1. 7 間房 2. 中大型犬隻 3. 行動不便犬隻 4. 具攻擊性犬隻 5. 需要特別照顧犬隻 </div> <div data-bbox="1391 1169 1986 1396" data-label="List-Group"> <p><u>上層 1/F</u></p> <ol style="list-style-type: none"> 1. 7 間房 2. 幼犬／小型犬隻 3. 室外樓梯上落，避免驚動下層犬隻引起騷動 4. 由職員手抱出入，避免心急上落引致受傷 </div>
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<div data-bbox="210 108 443 140" data-label="Text"> <p>Date: 2025-06-12</p> </div> <div data-bbox="210 180 443 212" data-label="Text"> <p>P03_Layout Plan</p> </div>	<div data-bbox="633 108 2069 188" data-label="Section-Header"> <p>Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long</p> </div> <div data-bbox="577 199 2107 231" data-label="Text"> <p>元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）</p> </div>
<div data-bbox="456 344 622 419" data-label="Text"> <p>G/F</p> </div> <div data-bbox="210 451 931 815" data-label="Diagram"> </div> <div data-bbox="479 882 622 957" data-label="Text"> <p>1/F</p> </div> <div data-bbox="210 971 985 1318" data-label="Diagram"> </div> <div data-bbox="353 1345 430 1425" data-label="Text"> <p>(C)</p> </div> <div data-bbox="685 1345 761 1425" data-label="Text"> <p>(B)</p> </div>	<div data-bbox="1211 464 1249 504" data-label="Text"> <p>(B)</p> </div> <div data-bbox="1099 541 1361 620" data-label="Text"> <p>室內活動區 Indoor Activity Room</p> </div> <div data-bbox="1406 252 1962 668" data-label="List-Group"> <p><u>下層 G/F</u></p> <ol style="list-style-type: none"> 1. 冷氣活動空間，犬隻玩樂休息及避雨避暑 2. 犬隻等候接送區 3. 用作舉辦領養日／講座等活動 4. 獨立美容房 <ul style="list-style-type: none"> - 一對一服務，犬隻更安心享受 - 設有熱水爐、冷氣、抽氣、浴缸等設備 5. 訪客及職員洗手間 6. 設員工專用通道前往構築物 A 動物寄宿區 </div> <div data-bbox="1211 1066 1249 1106" data-label="Text"> <p>(C)</p> </div> <div data-bbox="1167 1145 1294 1225" data-label="Text"> <p>辦公室 Site Office</p> </div> <div data-bbox="1391 735 2018 1398" data-label="List-Group"> <p><u>上層 1/F</u></p> <ol style="list-style-type: none"> 1. 天台，室外樓梯上落 <p><u>下層 G/F</u></p> <ol style="list-style-type: none"> 1. 辦理入住文件手續 2. 與構築物 B 室內活動區相連 <ul style="list-style-type: none"> - 以門閘分隔，方便訪客及職員進出兩個區域 <p><u>上層 1/F</u></p> <ol style="list-style-type: none"> 1. 室內樓梯上落 2. 只供職員使用，訪客不得進入 3. 物資儲存及辦公區 4. 職員休息區 5. 洗手間 2 <ul style="list-style-type: none"> - 設淋浴設施，職員下班時可使用 </div>

Date: 2025-06-12	Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long 元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）		
P03_Layout Plan			
			<div data-bbox="1512 244 1715 1452"><p data-bbox="1585 751 1637 798">Ⓓ</p><p data-bbox="1541 831 1686 959">電箱 Distribution Box</p></div> <div data-bbox="1715 244 2141 1452"><p data-bbox="1845 730 2009 767">現有構築物</p><p data-bbox="1736 831 2121 959">業主已向中華電力有限公司 申請電力供應，正等待中電 安排工程</p></div>

<div data-bbox="98 97 524 244"> <div>Date: 2025-06-12</div> <div>P04_Land Filling Proposal</div> </div>	<div> <div>Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years</div> <div>at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long</div> <div>元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）</div> </div>																						
	<div>圖例 Legend</div> <table> <tr> <td>Ⓐ</td><td>動物寄宿區 Animal Boarding Establishment</td></tr> <tr> <td>Ⓑ</td><td>室內活動區 Indoor Activity Room</td></tr> <tr> <td>Ⓒ</td><td>辦公室 Site Office</td></tr> <tr> <td>Ⓓ</td><td>電箱 Distribution Box</td></tr> <tr> <td>⌵</td><td>出入口 Ingress/Egress</td></tr> <tr> <td>■</td><td>電線井 Cable Draw Pit</td></tr> <tr> <td>○○○</td><td>化糞池 Underground Septic Tank</td></tr> <tr> <td>L</td><td>輕型貨車泊車位 LGV Parking Space</td></tr> <tr> <td>P</td><td>私家車泊車位 Private Car Parking Space</td></tr> <tr> <td>●●●</td><td>天然草地 Original Grassland</td></tr> <tr> <td>■</td><td> <div>填土範圍 Land Filling Area</div> <div>Area: 394 m² (About) / Depth: 0.3m (About)</div> <div> <div>(1) 四平八穩地面，穩固構築物，加強安全性，方便分區安裝多重圍欄，避免走失</div> <div>(2) 停車位及車輛掉頭用，避免道路崎嶇不平或泥土下陷影響行車安全</div> <div>(3) 平穩乾淨行走通道，避免落雨天行走不便或打滑引發意外，同時避免濕滑污泥帶入室內場所影響衛生整潔</div> <div>(4) 充當犬隻後備戶空間，草地進行割草、滅蟲滅蚤的維修時仍能於戶外活動如廁</div> <div>(5) 平穩地面方便使用移動式摺疊帳篷遮蓋太陽或雨水，避免犬隻在濕透草地活動引致皮膚及腳掌敏感發炎或中暑</div> </div> </td></tr> </table>	Ⓐ	動物寄宿區 Animal Boarding Establishment	Ⓑ	室內活動區 Indoor Activity Room	Ⓒ	辦公室 Site Office	Ⓓ	電箱 Distribution Box	⌵	出入口 Ingress/Egress	■	電線井 Cable Draw Pit	○○○	化糞池 Underground Septic Tank	L	輕型貨車泊車位 LGV Parking Space	P	私家車泊車位 Private Car Parking Space	●●●	天然草地 Original Grassland	■	<div>填土範圍 Land Filling Area</div> <div>Area: 394 m² (About) / Depth: 0.3m (About)</div> <div> <div>(1) 四平八穩地面，穩固構築物，加強安全性，方便分區安裝多重圍欄，避免走失</div> <div>(2) 停車位及車輛掉頭用，避免道路崎嶇不平或泥土下陷影響行車安全</div> <div>(3) 平穩乾淨行走通道，避免落雨天行走不便或打滑引發意外，同時避免濕滑污泥帶入室內場所影響衛生整潔</div> <div>(4) 充當犬隻後備戶空間，草地進行割草、滅蟲滅蚤的維修時仍能於戶外活動如廁</div> <div>(5) 平穩地面方便使用移動式摺疊帳篷遮蓋太陽或雨水，避免犬隻在濕透草地活動引致皮膚及腳掌敏感發炎或中暑</div> </div>
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<div>Date: 2025-06-12</div> <div>P04_Land Filling</div>	<div>Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years</div> <div>at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long</div> <div>元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）</div> <div><div></div><div></div><div></div></div> <div><p><u>擬議申請地點現有填土範圍</u></p><p>化糞池位置 3.2 x 2.5m (About) + 電箱位置 1.5 x 1.5m (About) = 10.25 m² (About)</p><p>其餘 383.75 m² (About) 擬議填土面積均為草地或泥沙地</p><p>擬議填土工程厚度約 0.3 米，會與現有已填土範圍鋪平</p><p>紅圈範圍會進行打拆，並於擬議填土工程時一同鋪平至約 0.3 米</p></div>
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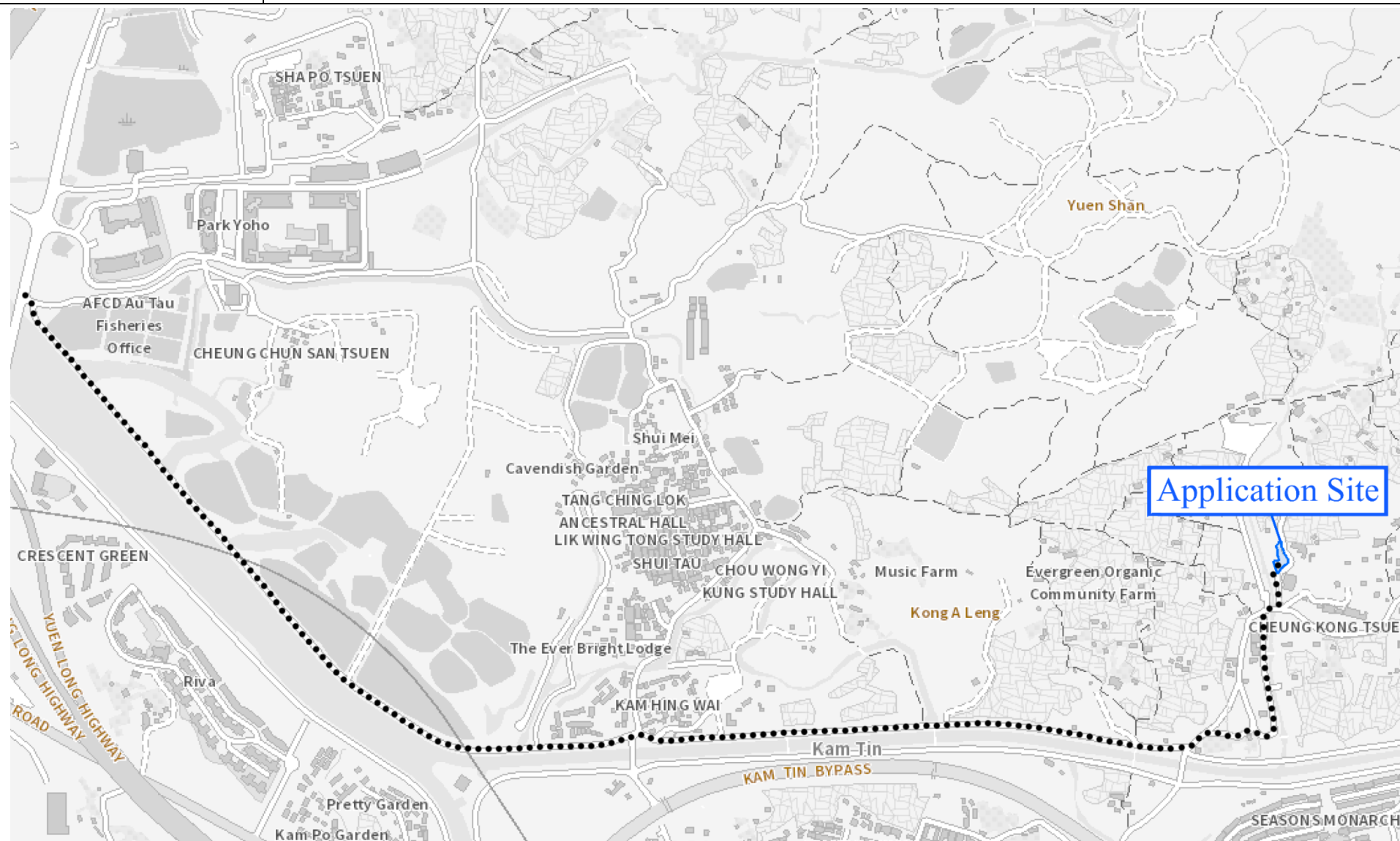
Date: 2025-06-12

Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years

at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long

P05_Existing Vehicular Access

元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）



Existing Vehicular Access to / from Chi Ho Road

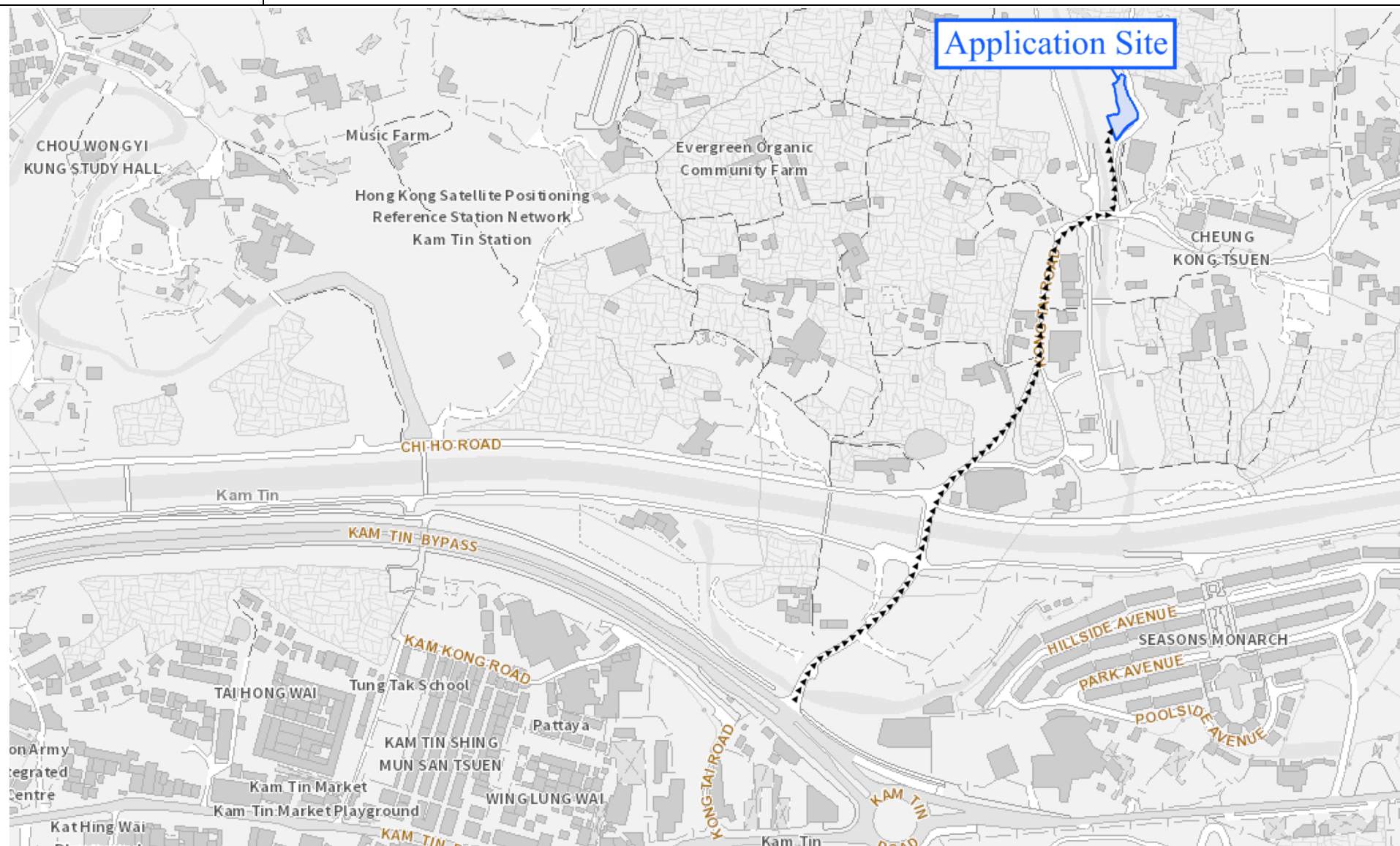
Date: 2025-06-12

P05_Existing Vehicular Access

Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years

at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long

元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）



Existing Vehicular Access to / from Kong Tai Road

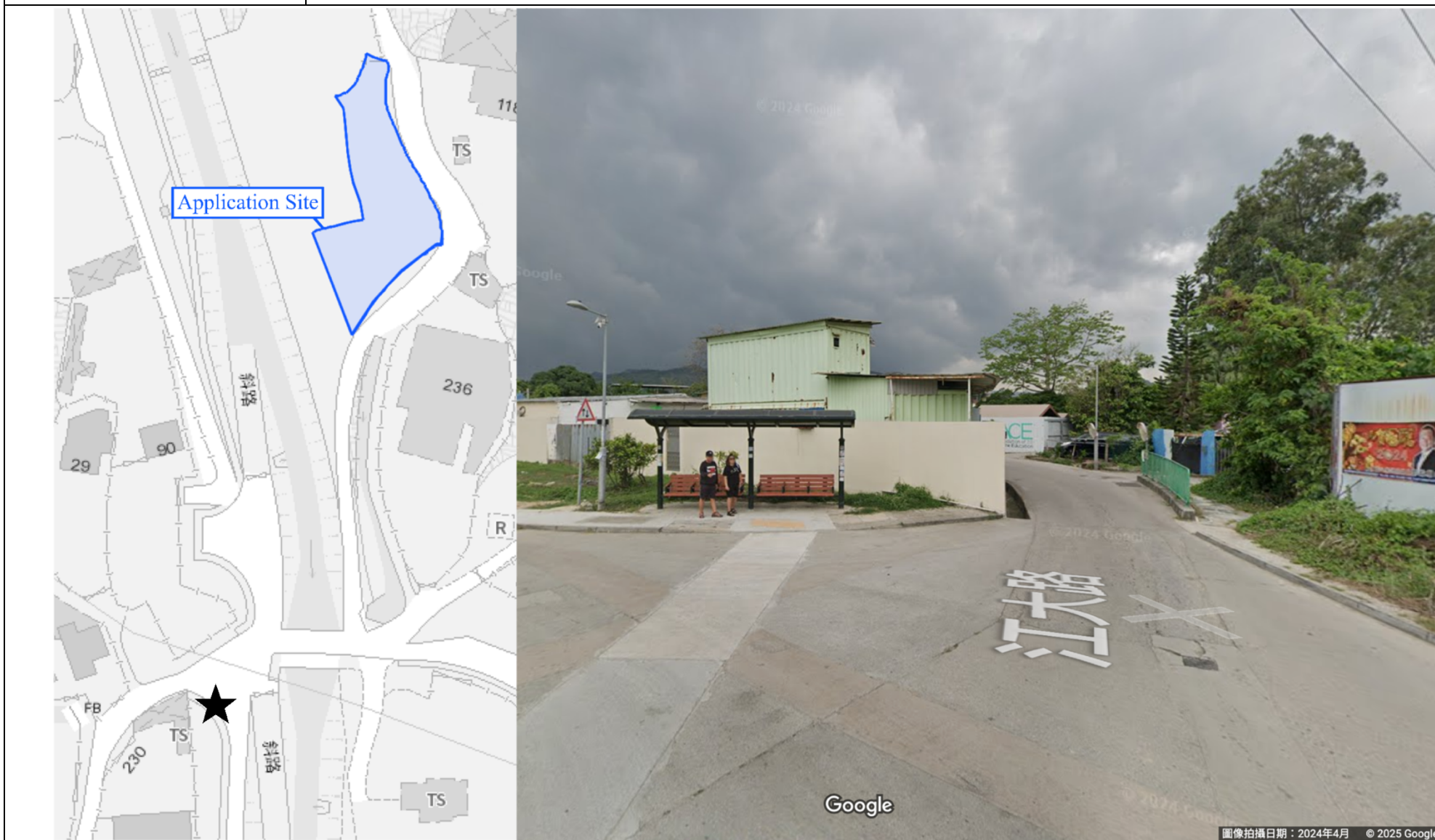
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Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years

at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long

P05_Existing Vehicular Access






元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）



★ Green Minibus Stop (602 Yuen Long – Tai Kong Po)

Date: 2025-06-12	Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long 元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）
P08_ Swept Path Analysis	



Legend			
• • •	Existing Vehicular Access to / from Chi Ho Road	  	Swept Path Analysis (Private Car)
▲ ▲ ▲	Existing Vehicular Access to / from Kong Tai Road	 	Swept Path Analysis (Light Goods Vehicle)

<div>Date: 2025-06-12</div> <div>P07_Fire Service Installation</div>	<div>Proposed Temporary Animal Boarding Establishment and Associated Land Filling for a Period of 3 Years</div> <div>at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long</div> <div>元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）擬議臨時動物寄養所連相關填土工程（為期 3 年）</div>														
<div>Ⓐ Animal Boarding Establishment</div> <div>Dimension: 8m x 6m</div> <div>Height: Not Exceeding 6m</div> <div>Storeys: 2</div> <div>Non-Domestic GFA: 96m²</div>	<div></div>														
<div>Ⓑ Indoor Activity Room</div> <div>Dimension: 6m x 6m</div> <div>Height: Not Exceeding 6m</div> <div>Storeys: 2</div> <div>Non-Domestic GFA: 72m²</div>															
<div>Ⓒ Site Office</div> <div>Dimension: 6m x 6m</div> <div>Height: Not Exceeding 6m</div> <div>Storeys: 2</div> <div>Non-Domestic GFA: 72m²</div>															
<div>Ⓓ Distribution Box</div> <div>Dimension: 1.1m x 1.1m(About)</div> <div>Height: 2.3m</div> <div>Non-Domestic GFA: 1.21m²(About)</div>															
<div>Legend</div> <table><tr><td></td><td>Emergency Light</td><td></td><td>Exit Sign</td></tr><tr><td></td><td>Direction Sign</td><td></td><td>Sand Bucket</td></tr><tr><td></td><td>5kg Dry Powder Type Extinguisher</td><td></td><td>Original Grassland</td></tr></table>					Emergency Light		Exit Sign		Direction Sign		Sand Bucket		5kg Dry Powder Type Extinguisher		Original Grassland
	Emergency Light		Exit Sign												
	Direction Sign		Sand Bucket												
	5kg Dry Powder Type Extinguisher		Original Grassland												

**Proposed Temporary Animal Boarding Establishment and Associated Land Filling
for a Period of 3 Years at Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long**

元朗錦田北丈量約份第 109 約地段第 1070 號餘段（部分）

擬議臨時動物寄養所連相關填土工程（為期 3 年）

P08_Drainage Proposal

Date: 2025-06-12

TABLE OF CONTENTS

1. Introduction
2. Existing Drainage Condition
3. Design parameters & assumptions
4. Proposed Stormwater Drainage
5. Effect on Drainage Characteristics and potential Drainage Impacts
6. Conclusions

APPENDIX

- | | |
|------------|-----------------------------------|
| Appendix A | Stormwater Drainage Proposal Plan |
| Appendix B | Surface Drainage Design |

REFERENCES

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

1. Introduction

This proposal is prepared for the proposed stormwater drainage works for the proposed temporary animal boarding establishment and associated land filling for a period of 3 years at lot 1070 RP (Part) in D.D.109, Kam Tin North, Yuen Long.

2. Existing Drainage Condition

A plan showing the existing catchments is enclosed in **Appendix B**. Currently, the surface runoff collected from the site is discharging to the existing Kam Tin River located at the west of the site as shown in **Appendix A**. As per the existing site condition, an additional peripheral U-channels area is considered necessary for the proposed development. A drainage proposal is required to be carried out for the proposed development.

3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Third Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the urban drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m ²)
	K	=	runoff coefficient

4. Proposed Stormwater Drainage

The proposed stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing Kam Tin River located at the west of the site. Catchpits with 300mm sump are proposed at the discharged points of the proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A**.

5. Effect on Drainage Characteristics and Potential Drainage Impact

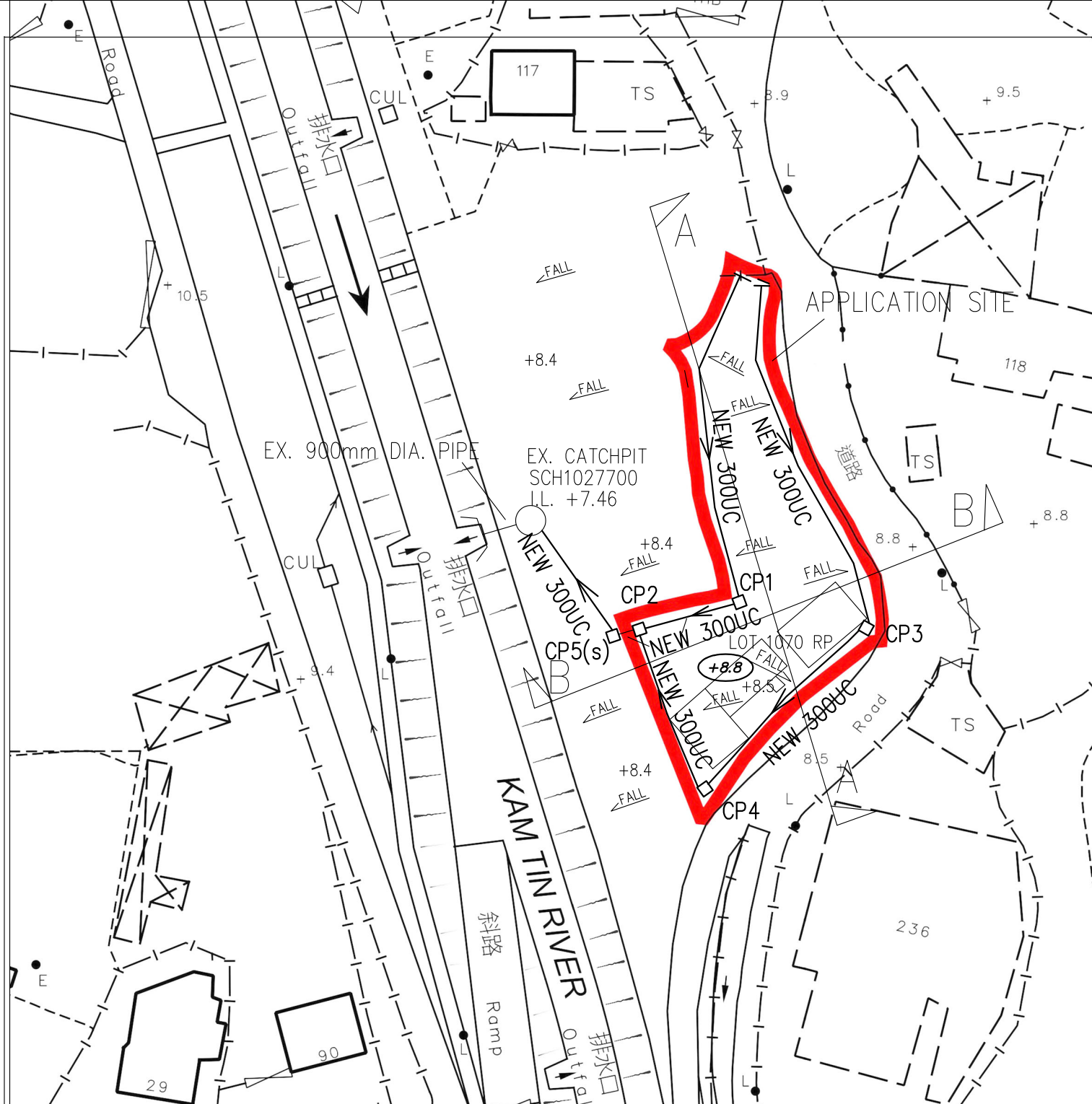
The drainage design of the proposed U-channel is presented in **Appendix B**. Since no wall or hoarding would be erected in this development, it is considered that the existing overland flow passing through the site would not be affected.

6. Conclusion

Peripheral channels are to be provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

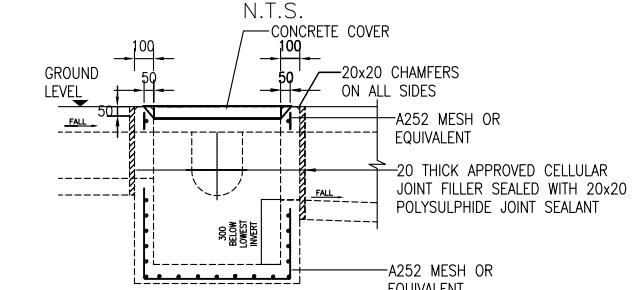
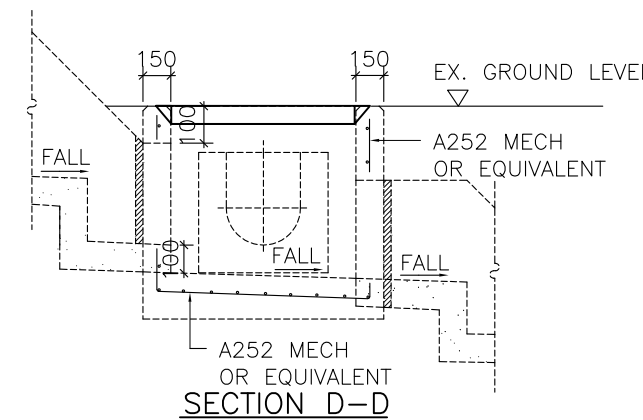
Appendix A

Stormwater Drainage Proposal Plan

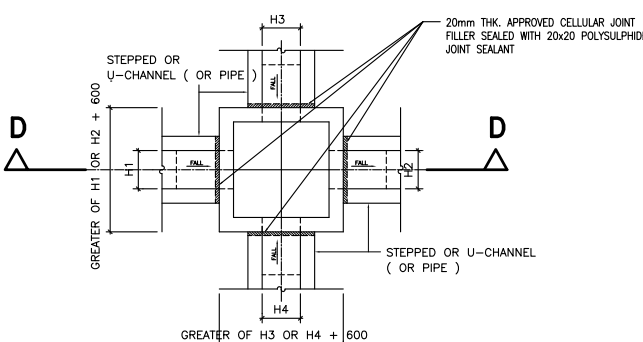


LEGEND:

- +8.8 EXISTING GROUND LEVEL AT +8.8mPD
NEW 300UC PROPOSED 300mm U-CHANNEL WITH GRATING AT FALL 1: 100 (MIN)
CP5(s) PROPOSED COVERED DESILTED CATCHPIT NO. CP5
CP1 PROPOSED COVERED CATCHPIT NO. CP1
+8.8 PROPOSED SITE FORMATION LEVEL
PROPOSED BUILDING

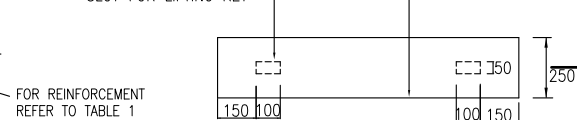


SECTION D - D WITH DESILTED TRAP COMPLY WITH CEDD'S DRAWING NO. DS C2405 AND C2406I

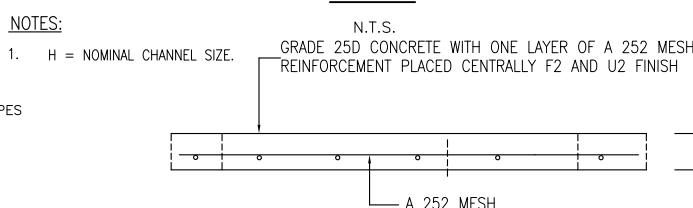


PLAN

TYPICAL DETAILS OF CATCHPIT



PLAN



PRECAST CONCRETE COVERS FOR CATCHPIT

N.T.S.

GENERAL NOTE

- THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.

CONCRETE STRENGTH AND STEEL REINFORCEMENT SPECIFICATION FOR DRAINAGE DETAILS

- CONCRETE GRADE FOR CATCHPITS AND U-CHANNEL SHALL BE 30D DESIGN IN COMPLIANCE WITH CS1 : 2010
FOR BLINDING LAYER SHALL BE 15D, DESIGN COMPLY WITH CS1-2010.
- ALL MAIN BARS TO BE HOT ROLLED HIGH YIELD STEEL DEFORMED BAR COMPLY WITH CS2 : 2012
Y - HIGH YIELD BAR 500 MPa
M - MILD STEEL BAR 250 MPa
- CONCRETE COVER TO MAIN REINFORCEMENT TO BE 50mm.
- LAP LENGTH FOR ALL BARS TO BE 46x DIAMETER OF LARGER BAR TO BE LAPPED.
- REACTIVE ALKALI CONTENT EXPRESSED IN SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3KG AS PER PNAP APP-74.

HALF ROUND, U, AND STEPPED - CHANNELS

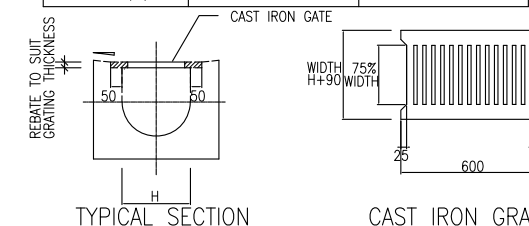
- ALL DIMENSIONS ARE IN MILLIMETERS
- CONCRETE SURFACE FINISHING SHALL BE CLASS U2 OR F2 AS APPROPRIATE
- FOR HALF ROUND AND U - CHANNEL, SPACING OF EXPANSION JOINT IN CHANNELS, BERMS AND APRON TO BE 10m MAXIMUM. FOR STEPPED CHANNELS, EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m.
- DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.
- THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CEDD'S STANDARD DRAWINGS NO. C2405 TO C2407 AND C2412.
- ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

NORMAL SIZE H	T	B	REINFORCING
<300	100	100	NIL
375 - 675	150	150	NIL
750 - 900	175	175	A252 MESH PLACED CENTRALLY

PROPOSED CATCHPIT SCHEDULE

CATCHPIT NO.	C.L. (mPD)	I.L. (mPD)
CP1	8.80	8.11
CP2	8.80	7.62
CP3	8.80	8.06
CP4	8.80	7.81
CP5(s)	8.80	7.60



TYPICAL SECTION

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY. CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

REV	DESCRIPTION			CHECKED	APPROVED	DWN	DATE
PROJECT TITLE:							
STORMWATER DRAINAGE PROPOSAL							
LOT 1070 RP IN D.D. 109							
DRAWING TITLE:							
DRAINAGE PROPOSAL PLAN AND TYPICAL DETAILS							
SCALE : N.T.S.				CAD FILE: CAD_REF			
DRAWN	RY			DRAWING NO.			
S.D	RY			SDP001			
DESIGNED	RC						
CHECKED	AY						
				B.D. REF. NO.:			

Appendix B

Surface Drainage Design

Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

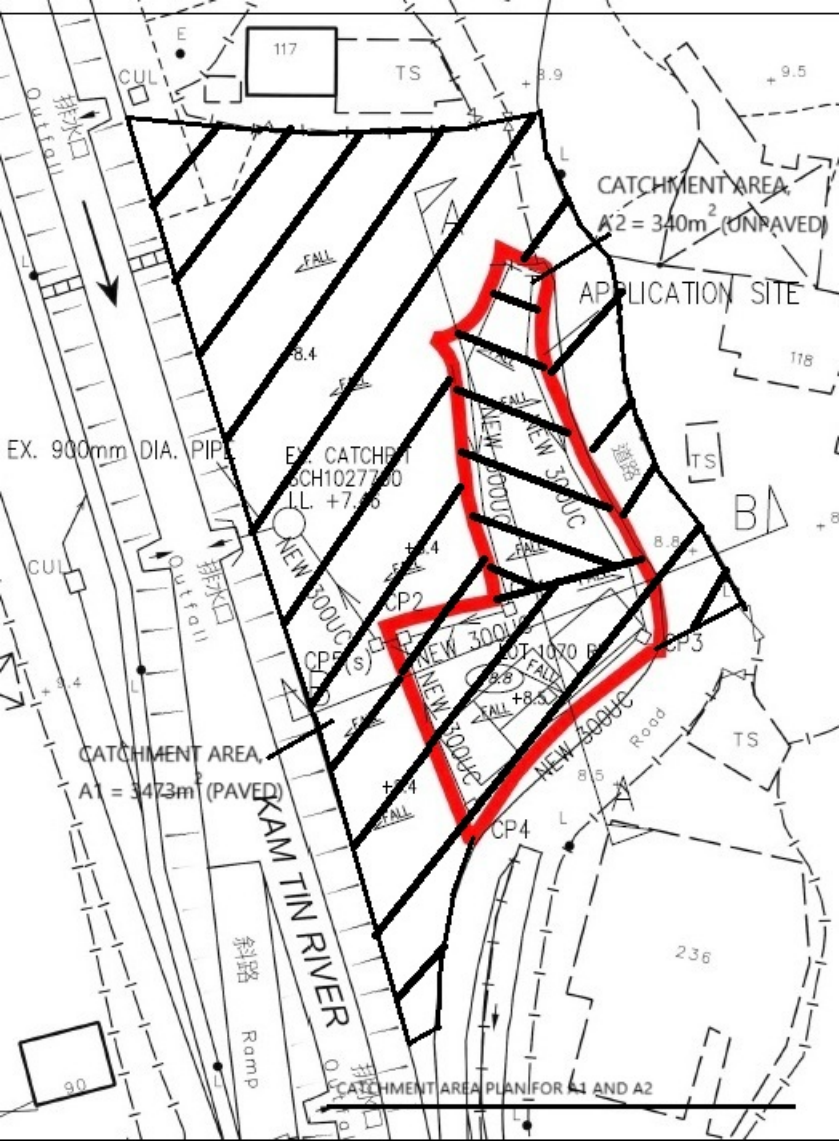
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 1 for developed area. For vegetated ground, the value of K is taken as 0.3.



Drainage Design at lot 1070 RP in
 Project No.: D.D.109 Kam Tin Village Date: 31-May-25
 Prepared by: Ray Cheng

Check for the drainage capacity of existing 900mm dia. pipe

Catchment area,	A1	=	3473	m ²	Assume k = 1.0 for paved surface
	A2	=	340	m ²	Assume k = 0.3 for unpaved surface
Total Area, A		=	3473 + 0.3x340		
		=	3575	m ²	

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, PtZ	(Ld) =	114.00	m
Shortest distance from summit point to outlet, PtZ	(Ls) =	46.00	m

Elevation of remote point (Pt A)	=	8.80	mPD
Elevation of outlet point, PtZ	=	7.46	mPD

Average fall, H	=	(z ₁ -z ₂)/L _s x 100	
	=	2.91	m per 100m

From TGN30

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 5.84 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area
 From SDM Corrigendum No. 1/2024

$$i = 215 \text{ mm/hr}$$

$$Q = \frac{kiA}{60} \times 1.16$$

$$= 14860 \text{ lit/min}$$

From TGN 43A1

For existing 900mm dia. pipe with 1 in 100 gradient

$$\text{Maximum capacity} = 1.992 \times 1000 \times 60 = 119520 \text{ lit/min} > 14860 \text{ o.k.}$$

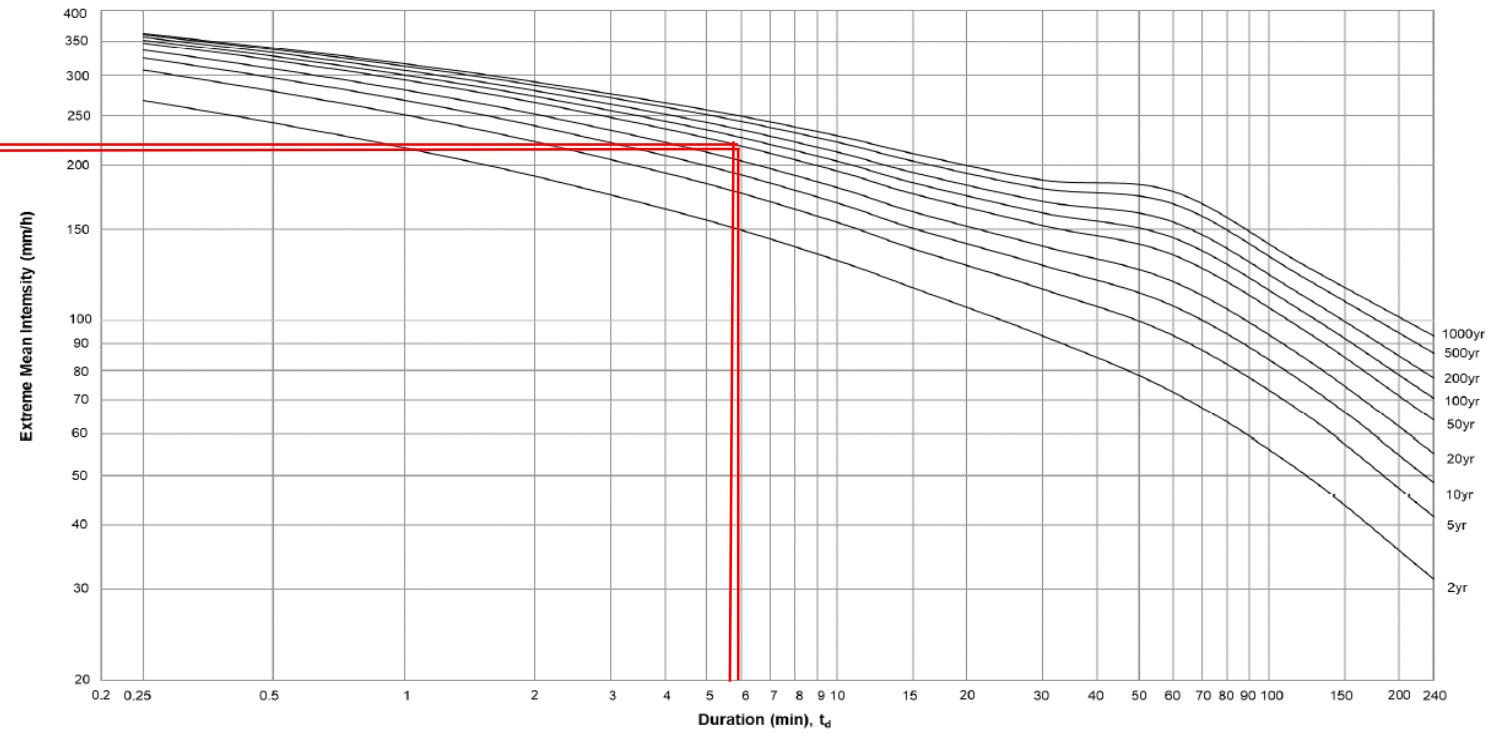


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

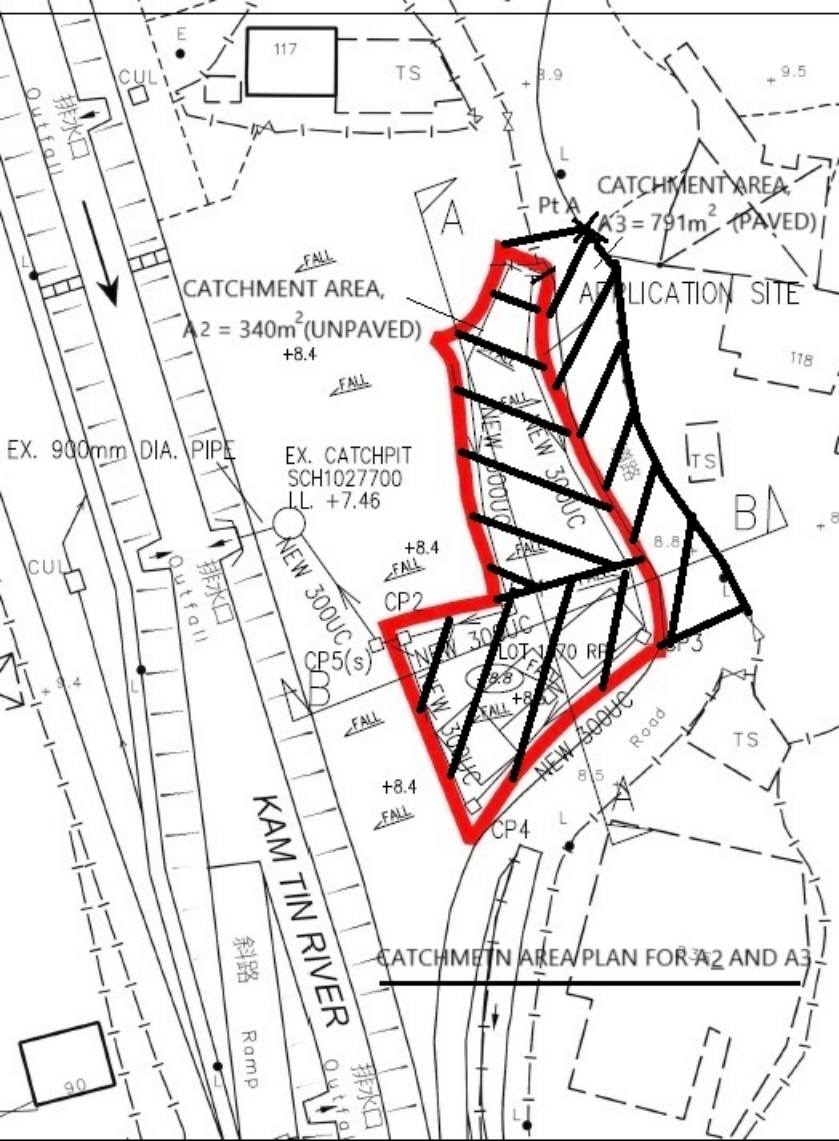
continued

 $\frac{1}{1 \text{ in } 333 \text{ to } 1 \text{ in } 13}$
 $\frac{\text{velocities in m/s}}{\text{discharges in m}^3/\text{s}}$

Gradient

Pipe diameters in mm

	900	975	1000	1050	1100	1200	1350	1500	1650	1800	1950	2100
0.00300 1/ 333	1.709	1.796	1.824	1.880	1.935	2.042	2.195	2.342	2.483	2.619	2.750	2.877
	1.087	1.341	1.433	1.628	1.839	2.309	3.142	4.139	5.309	6.663	8.212	9.963
0.00320 1/ 313	1.765	1.855	1.885	1.942	1.999	2.109	2.268	2.419	2.565	2.705	2.840	2.971
	1.123	1.385	1.480	1.682	1.900	2.385	3.246	4.275	5.484	6.883	8.482	10.292
0.00340 1/ 294	1.820	1.913	1.943	2.003	2.061	2.175	2.338	2.494	2.644	2.789	2.928	3.063
	1.158	1.428	1.526	1.734	1.959	2.459	3.347	4.408	5.654	7.096	8.745	10.610
0.00360 1/ 278	1.873	1.969	2.000	2.061	2.121	2.238	2.406	2.567	2.721	2.870	3.013	3.153
	1.192	1.470	1.571	1.785	2.016	2.531	3.444	4.536	5.819	7.303	9.000	10.919
0.00380 1/ 263	1.925	2.023	2.055	2.118	2.180	2.300	2.473	2.638	2.796	2.949	3.096	3.239
	1.225	1.510	1.614	1.834	2.071	2.601	3.539	4.661	5.979	7.504	9.247	11.220
0.00400 1/ 250	1.975	2.076	2.109	2.173	2.237	2.360	2.537	2.707	2.869	3.026	3.177	3.324
	1.257	1.550	1.656	1.882	2.126	2.669	3.632	4.783	6.135	7.700	9.489	11.513
0.00420 1/ 238	2.025	2.127	2.161	2.227	2.292	2.419	2.600	2.774	2.940	3.101	3.256	3.406
	1.288	1.588	1.697	1.929	2.178	2.735	3.722	4.902	6.287	7.891	9.724	11.798
0.00440 1/ 227	2.072	2.178	2.212	2.280	2.346	2.476	2.662	2.839	3.010	3.174	3.333	3.487
	1.318	1.626	1.738	1.974	2.230	2.800	3.810	5.018	6.436	8.078	9.954	12.077
0.00460 1/ 217	2.119	2.227	2.262	2.332	2.400	2.532	2.722	2.904	3.078	3.248	3.408	3.566
	1.348	1.663	1.777	2.019	2.280	2.863	3.896	5.131	6.582	8.260	10.179	12.350
0.00480 1/ 208	2.165	2.275	2.311	2.382	2.451	2.587	2.781	2.966	3.145	3.316	3.482	3.643
	1.378	1.699	1.815	2.063	2.330	2.925	3.980	5.242	6.724	8.438	10.399	12.616
0.00500 1/ 200	2.210	2.323	2.359	2.431	2.502	2.640	2.838	3.028	3.210	3.385	3.554	3.718
	1.406	1.734	1.853	2.105	2.378	2.986	4.063	5.351	6.863	8.613	10.614	12.877
0.00550 1/ 182	2.319	2.437	2.475	2.551	2.625	2.770	2.978	3.176	3.367	3.551	3.728	3.900
	1.475	1.819	1.944	2.209	2.495	3.132	4.262	5.613	7.200	9.035	11.134	13.509
0.00600 1/ 167	2.423	2.546	2.586	2.665	2.743	2.894	3.111	3.318	3.517	3.709	3.895	4.074
	1.541	1.901	2.031	2.308	2.606	3.273	4.453	5.864	7.521	9.439	11.631	14.111
0.00650 1/ 154	2.522	2.650	2.692	2.774	2.855	3.012	3.238	3.454	3.662	3.861	4.054	4.241
	1.604	1.979	2.114	2.402	2.713	3.407	4.635	6.104	7.829	9.826	12.108	14.690
0.00700 1/ 143	2.618	2.751	2.794	2.880	2.963	3.127	3.361	3.585	3.800	4.008	4.208	4.402
	1.665	2.054	2.195	2.493	2.816	3.536	4.811	6.336	8.126	10.198	12.567	15.246
0.00750 1/ 133	2.710	2.848	2.893	2.981	3.068	3.237	3.480	3.712	3.934	4.149	4.356	4.557
	1.724	2.126	2.272	2.581	2.916	3.661	4.981	6.559	8.413	10.557	13.009	15.783
0.00800 1/ 125	2.800	2.942	2.988	3.079	3.169	3.343	3.594	3.834	4.064	4.285	4.499	4.707
	1.781	2.196	2.347	2.667	3.012	3.781	5.145	6.775	8.689	10.905	13.437	16.302
0.00850 1/ 118	2.886	3.033	3.081	3.175	3.267	3.447	3.705	3.952	4.189	4.418	4.638	4.852
	1.836	2.264	2.419	2.749	3.105	3.898	5.304	6.984	8.958	11.242	13.852	16.806
0.00900 1/ 111	2.970	3.121	3.170	3.267	3.362	3.547	3.813	4.067	4.311	4.546	4.773	4.993
	1.890	2.330	2.490	2.829	3.195	4.012	5.458	7.188	9.219	11.569	14.255	17.295
0.00950 1/ 105	3.052	3.207	3.258	3.357	3.455	3.645	3.918	4.179	4.430	4.671	4.904	5.130
	1.942	2.394	2.558	2.907	3.283	4.122	5.608	7.385	9.472	11.887	14.647	17.770
0.01000 1/ 100	3.132	3.291	3.343	3.445	3.545	3.740	4.020	4.288	4.545	4.793	5.032	5.264
	1.992	2.457	2.625	2.983	3.369	4.230	5.754	7.578	9.719	12.197	15.029	18.233
0.01100 1/ 91	3.285	3.452	3.506	3.614	3.719	3.923	4.217	4.498	4.768	5.028	5.279	5.522
	2.090	2.577	2.754	3.129	3.534	4.437	6.036	7.949	10.195	12.794	15.764	19.125



Drainage Design at lot 1070 RP in
 Project No.: D.D.109 Kam Tin Village
 Prepared by: Ray Cheng

Date: 31-May-25

Check for the drainage capacity of proposed 300UC

Catchment area,	A3	=	791	m ²	Assume k = 1.0 for paved surface
	A2	=	340	m ²	Assume k = 0.3 for unpaved surface
Total Area, A		=	791 + 0.3x340		
		=	893	m ²	

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP5(s)	(Ld) =	98.00	m
Shortest distance from summit point to outlet, CP5(s)	(Ls) =	45.00	m

Elevation of remote point (Pt A)	=	8.80	mPD
Elevation of outlet point, CP5(s)	=	7.60	mPD

Average fall, H	=	(z ₁ -z ₂)/L _s x 100	
	=	2.67	m per 100m

From TGN30

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 5.77 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area
 From SDM Corrigendum No. 1/2024

$$i = 220 \text{ mm/hr}$$

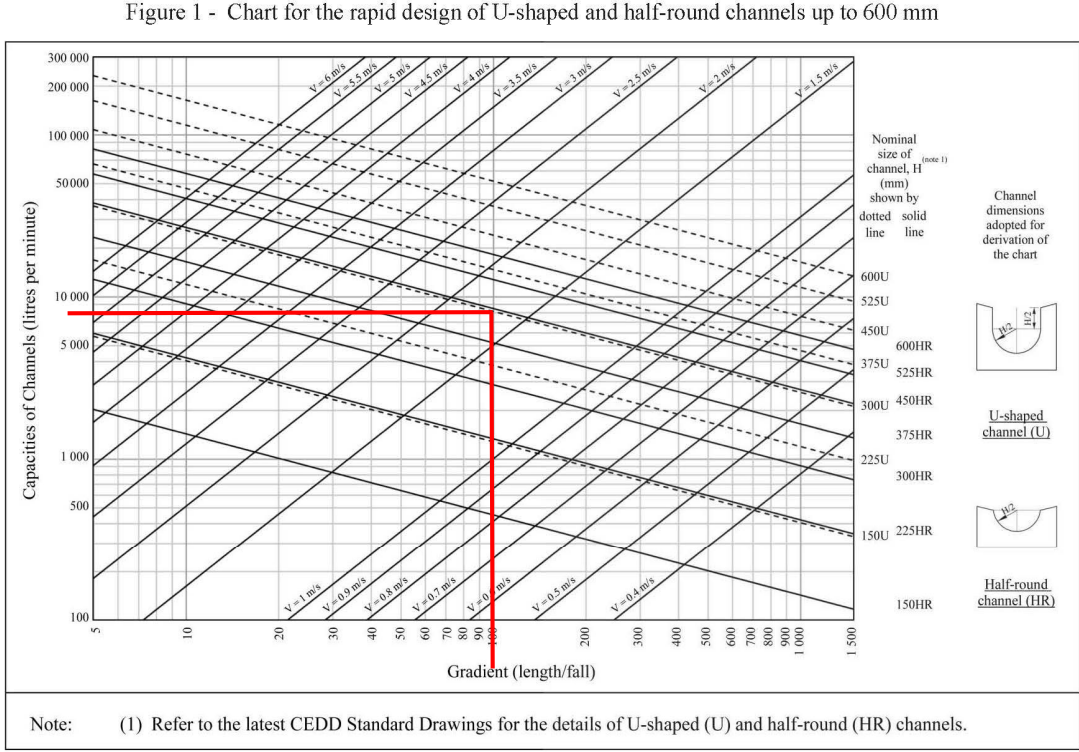
$$Q = \frac{kiA}{60} \times 1.16$$

$$= 3798 \text{ lit/min}$$

From TGN 43A1

For proposed 300 UC with 1 in 100 gradient

Maximum capacity	=	8000	lit/min	>	3798	o.k.
The corresponding velocity	=	1.75	m/s	<	4	o.k.



寄件日期: 2025年08月25日星期一 12:25

收件者: tpbpd/PLAND

主旨: Fw: S.16 Planning Application No. A/YL-KTN/1147_Departmental Comments

Dear Sir/Madam,

I'm writing to address departmental comments and further information referring to the captioned application.
Please do not hesitate to contact me if you require any more information.

Departmental Comment

Comments from Environmental Protection Department
(Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)

1. Please confirm whether dogs to be boarded at the application site will stay within the proposed animal boarding establishment during the non-operation hours (i.e., 7:00 p.m. to 9:00 a.m.).

Yes. The dogs to be boarded will stay within the proposed animal boarding establishment during the non-operation hours (i.e., 7 p.m. to 9 a.m.)

Further Information

1. Filling of land

Proposed Land Filling Area: 394sq.m (About)

Depth of Filling: 0.3m (About)

Proposed Site Level: 8.8mPD (About)

2. Animal Boarding Establishment

i. Soundproofing Materials

Due to hygiene concerns and the durability of materials, installing large soundproof panels on the walls of every single room is impossible. However, I will add soundproof strips to the door and window frames to fill the gaps. Soundproof panels at the entrance of the relevant building will also be installed to minimise the volume of barking.

ii. Internal devices

Each floor has 2 air conditioning units that operate alternately and are kept on 24 hours a day to ensure a comfortable temperature inside the facility, with 5 exhaust fans to ensure proper air circulation. Each room will also be equipped with independent ventilation windows. Additionally, dehumidifiers and air freshener will also be provided.

3. Fencing

The fencing material is eco-friendly plywood, approximately 2m high, and will be further surrounded inside by bamboo fencing to prevent any direct contact between humans and animals with the plywood, avoiding potential injuries.

Regards,
Ms. TANG
Inu Sachi Limited

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

Approved Application

Application No.	Use/Development	Date of Consideration
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]

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/721	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of Three Years	16.4.2021 [revoked on 16.7.2023]
2.	A/YL-KTN/722	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of Three Years	30.4.2021 [revoked on 30.7.2023]
3.	A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of Three Years	26.2.2021 [revoked on 26.2.2022]
4.	A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of Three Years	8.1.2021
5.	A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	8.1.2021 [revoked on 8.7.2021]
6.	A/YL-KTN/747	Temporary Animal Boarding Establishment for a Period of Five Years	26.2.2021 [revoked on 26.10.2024]
7.	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]
8.	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]
9.	A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	13.8.2021 [revoked on 13.11.2023]
10.	A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	24.12.2021 [revoked on 24.6.2024]
11.	A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]
12.	A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]

	Application No.	Use/Development	Date of Consideration
13.	A/YL-KTN/828	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	22.4.2022
14.	A/YL-KTN/839	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	15.7.2022
15.	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]
16.	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]
17.	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
18.	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]
19.	A/YL-KTN/909	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023 [revoked on 9.9.2024]
20.	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]
21.	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]
22.	A/YL-KTN/931	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.8.2023 [revoked on 11.8.2024]
23.	A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.10.2023
24.	A/YL-KTN/968	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	22.12.2023
25.	A/YL-KTN/998	Temporary Animal Boarding Establishment with Ancillary Facilities	5.7.2024

	Application No.	Use/Development	Date of Consideration
		for a Period of Five Years and Filling of Land	
26.	A/YL-KTN/1075	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	6.6.2025
27.	A/YL-KTN/1131	Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of Three Years	1.8.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 1070 RP 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; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

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

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

- no 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 drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and implementation and maintenance of the proposed drainage facilities to his satisfaction; 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 applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. According to desktop review, there are residential buildings 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 photo of 2024, the Site is located in a rural inland plains landscape character comprising farmland, vacant land, temporary structures, village houses, car parks and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area; and
- according to the site photos of 2025, the Site is generally vacant and covered by groundcover. Significant adverse landscape impact on existing landscape resources within the Site arising from the proposed use is not anticipated.

7. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view on the application from agricultural perspective. The Site is zoned "Agriculture" and is generally abandoned. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- the Site has no license granted by his department;
- 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; 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) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that 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 of the Site. 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;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) 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;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the adjoining section of Kong Tai Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Tai Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used at the Site;
 - (ii) the applicant shall ensure all dogs will be kept within the proposed animal boarding establishment during non-operation hours (between 7:00 p.m. and 9:00 a.m.);

- (iii) the applicant shall ensure the proposed animal boarding establishment will be equipped with soundproofing materials and mechanical ventilation system;
 - (iv) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (v) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (vi) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (vii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (iii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iv) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (v) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (h) to note the comments of the Director of Fire Services that:
- (i) the detailed comments on the fire service installations (FSIs) proposal previously provided to the applicant shall be taken into account in the revised FSIs proposal; and
 - (ii) 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;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- (i) under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) (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 establishment and ancillary facilities which is licensed under the Regulations must always fulfill the criteria listed in the Regulations; and

- (ii) the dogs kept by the applicant shall be properly licensed as in accordance with the Rabies Ordinance (Cap. 421) and the applicant shall observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that four structures and associated filling of land 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;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Sites 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;
 - (iv) 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;
 - (v) 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;
 - (vi) 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
 - (vii) 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: 2025-08-05 星期二 13:13:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 250805 s16 KTN 1145.pdf; 250805 s16 KTN 1119.pdf; 250805 s16 KTN 1141.pdf; 250805 s16 KTN 1146.pdf; 250805 s16 KTN 1147.pdf; 250805 s16 SK 421.pdf; 250805 s16 TT 717.pdf; 250805 s16 PK 220.pdf; 250805 s16 PK 221.pdf

Dear Sir/ Madam,

Attached please see our comments regarding nine applications. There are nine 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

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

5th August, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment and Associated Filling of
Land for a Period of 3 Years
(A/YL-KTN/1147)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Kong Po¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Tai Kong Po APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: 'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. Regarding 'Animal Boarding Establishment', we also recommend the Board to look at a news report relating to this item². Please also note that there was an approved (with conditions) application for temporary animal boarding establishment (A/YL-KTN/723) covering the current site; but it was revoked.

7. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture (AGR) zone (the site is largely within AGR zone).

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

² <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: 2025-08-07 星期四 23:18:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1147 DD 109 Kam Tin North ABE

Dear TPB Members,

1095 withdrawn and applicant is back with a very long winded fresh application claiming to have no connection with the previous operation.

From the images the site looks very natural so if he is genuine then he will strive to keep an filling in of land and destruction of natural habitat to a minimum.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 11 March 2025 2:46 AM HKT
Subject: A/YL-KTN/1095 DD 109 Kam Tin North

Dear TPB Members,

723 revoked 23 Oct 2021 for failure to fulfill most conditions.

There is no reference to this application. Members must question if the operation went ahead regardless and if so, what enforcement actions were taken.

No mention of the impact on local residents as the lots are adjacent to the 'V' zoning.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 24 September 2020 3:27 AM HKT
Subject: A/YL-KTN/723 DD 109 Kam Tin North

A/YL-KTN/723

Lot 1070 RP (Part) in D.D. 109, Kam Tin North

Site Area: 734.7sq.m

Zoning : "Agriculture" and "VTD"

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

Dear TPB Members,

Only a small part of the site is VTD. The site has already been filled in as has the remainder of the Lot.

No history of approvals so presumably either a 'Destroy to Build' or an existing brownfield operation.

There is agricultural activity nearby. There are also buildings close by so noise from the animals could cause disturbance.

No mention of drainage, animals create a lot of effluent.

No details of the applicant and his expertise in caring for animals. There have been many report in the media of cruelty to animals, puppy farms, etc.

Members must raise questions.

Mary Mulvihill