

2026年 1月 16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。

The application is received on 2026-01-16.  
The 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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-KTS/1114
	Date Received 收到日期	2026-01-16

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Trans-Concept Limited 傳念有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Planning Limited 盈卓規劃有限公司

<b>3. Application Site 申請地點</b>	
(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 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 770 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 342 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South OZP No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計 .....	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

<p>(a) Operation involved 涉及工程</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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... <b>645</b> ..... sq.m 平方米 <input checked="" type="checkbox"/>About 約 Depth of filling 填土厚度 <b>.not more than 0.1.</b> 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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="491 1370 1485 1888"> <thead> <tr> <th data-bbox="491 1370 798 1503">Name/type of installation 裝置名稱/種類</th> <th data-bbox="798 1370 970 1503">Number of provision 數量</th> <th data-bbox="970 1370 1485 1503">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

- Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- 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 and Associated Filling of Land for a Period of 5 Years

(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	.....342..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.44.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....26..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....5.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1-2..... 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
	.....3-7..... m 米	<input checked="" type="checkbox"/> About 約

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

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 ..... sq. m 平方米  About 約
- hotel 酒店 ..... sq. m 平方米  About 約
- (please specify the number of rooms  
請註明房間數目) .....
- office 辦公室 ..... 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND SITE OFFICE	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WASHROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	STORAGE OF PET SUPPLIES	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORAGE OF PET SUPPLIES	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>198 m<sup>2</sup> (ABOUT)</b>	<b>342 m<sup>2</sup> (ABOUT)</b>	

- 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]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND SITE OFFICE	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WASHROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	STORAGE OF PET SUPPLIES	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORAGE OF PET SUPPLIES	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>198 m<sup>2</sup> (ABOUT)</b>	<b>342 m<sup>2</sup> (ABOUT)</b>	

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

Circulation space, outdoor animal activity area, and landscaping 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)

April 2026

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Kam Sheung Road via a local access.....</p> <p><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)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	2	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	2																	
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Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A																	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	
<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
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Medium Goods Vehicle Spaces 中型貨車車位	N/A																	
Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	



**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 supplementary statement.



**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

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

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

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

07/01/2026

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories		
Site area 地盤面積	770	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South OZP No.: S/YL-KTS/15		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years		
(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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	342	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	3 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	26 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
	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)	N/A N/A N/A N/A N/A

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

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

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

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

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents living in the Kam Tin and Pat Heung areas. The proposed development will also provide daytime pet recreation and training activities.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, '*Animal Boarding Establishment*' is a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site had been partially paved, occupied by temporary structures and without active agricultural activities. It is surrounded by various brownfield uses such as warehouses, open storage yards, and workshops. A low-rise residential development, i.e. Seasons Palace, is located to the west of the Site. Given that the scale of the proposed development is insignificant, it is considered not incompatible with the surrounding areas. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is subject of several approved applications (Nos. A/YL-KTS/809, 900, 975 and 1023) for '*Shop and Services*' or '*Eating Place*' between 2019 and 2023 submitted by the same applicant. Whilst a similar application for the '*Animal Boarding Establishment*' (No. A/YL-KTS/1009) was approved by the Board within the same "AGR" zone on the OZP, 16 other similar applications within the "AGR" zones on the same OZP (Nos. A/YL-KTS/868, 869, 891, 906, 935, 953, 978, 991, 1009, 1019, 1038, 1043, 1052, 1065, 1075 and 1103) for the same applied use were also

approved by the Board between 2021 and 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

- 2.4 Compared with the latest application (No. A/YL-KTS/1023), the current application involves the rearrangement of structure layout, and the provision of an additional structure with slight decrease in total gross floor area (GFA) from 383 m<sup>2</sup> (about) to 342 m<sup>2</sup> (about). The site area and boundary of the site remain unchanged.
- 2.5 The applicant has submitted a fire service installations proposal to enhance the fire safety of the proposed development (**Appendix I**). The applicant implemented the accepted drainage proposal under the previous application No. A/YL-KTS/975. The as-built drainage plan is enclosed at **Appendix II**. The existing drainage facilities will be continued to be well-maintained during the approval period of the current planning application.

### 3) Development Proposal

- 3.1 The Site occupies an area of 770 m<sup>2</sup> (about) (**Plan 3**). A total of 5 structures are proposed for animal boarding establishments, site office, washroom, and storage of pet supplies with total GFA of 342 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding). The office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 4 staff members will be stationed at the Site to support the operations. Details of the development parameters are provided at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Application Site Area</b>	770 m <sup>2</sup> (about)
<b>Covered Area</b>	198 m <sup>2</sup> (about)
<b>Uncovered Area</b>	572 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.44 (about)
<b>Site Coverage</b>	
	26% (about)
<b>No. of Structure</b>	
	5
<b>Total GFA</b>	
- Domestic GFA	342 m <sup>2</sup> (about) Not applicable

- Non-Domestic GFA	342 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 7 m (about)
<b>No. of Storey</b>	1 to 2

- 3.2 The animal boarding establishment will accommodate not more than 40 dogs. All dogs will be kept indoor within enclosed structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period. An outdoor activity area is proposed for daytime animal recreation and training activities. All dogs will wear dog masks whilst conducting outdoor activities. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential issue. Visitors are required to make mandatory booking in order to control the number of visitors accessing the Site and maintain the service quality. No walk-in visitor is accepted.
- 3.3 The current application serves to regularise the existing filling of land at the Site, which was partially hard-paved (about 645 m<sup>2</sup>; 84% of the Site) with concrete of not more than 0.1 m in depth under previous applications for the site formation of structures, vehicle parking spaces, circulation area, and outdoor animal activity area. The current site level of the paved area is at +18.4 mPD (about). The extent of paving has been kept to a minimum. The applicant will strictly follow the proposed scheme and no further filling will be carried out. The remaining area (about 125 m<sup>2</sup>; 16% of the Site) will remain unpaved to provide an outdoor landscaping area (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.4 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 2 parking spaces will be provided at the Site. Details of the parking provision are shown at **Table 2** below:

**Table 2** – Provision of Parking Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2

- 3.5 Visitors accessing with private cars will be strictly required to make prior appointment for the use of parking spaces. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the trips generated/attracted by the proposed development is expected to be minimal, adverse impact on the surrounding road network should not be anticipated. Details of the estimated trips generation/attraction are shown at **Table 3** below:

**Table 3 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Average trips per hour (09:00 – 18:00)	1	1	2

- 3.7 No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be allowed to parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will also strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site.
- 3.8 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23* when maintaining the on-site drainage facilities.

**4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant, i.e. submission of a fire service installations proposal, as well as the as-built drainage plan implemented under previous applications, to mitigate any adverse impact arising from the proposed development **(Appendices I and II)**.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Planning Limited**

**January 2026**

### **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Plan showing the filling of land
<b>Plan 6</b>	Swept path analysis

### **LIST OF APPENDICES**

<b>Appendix I</b>	Fire service installations proposal
<b>Appendix II</b>	As-built drainage plan accepted and implemented under previous applications

## LIST OF APPENDICES

- Appendix I**      Fire service installations proposal  
**Appendix II**     As-built drainage plan under previous applications



## **Appendix I**

### Fire service installations proposal



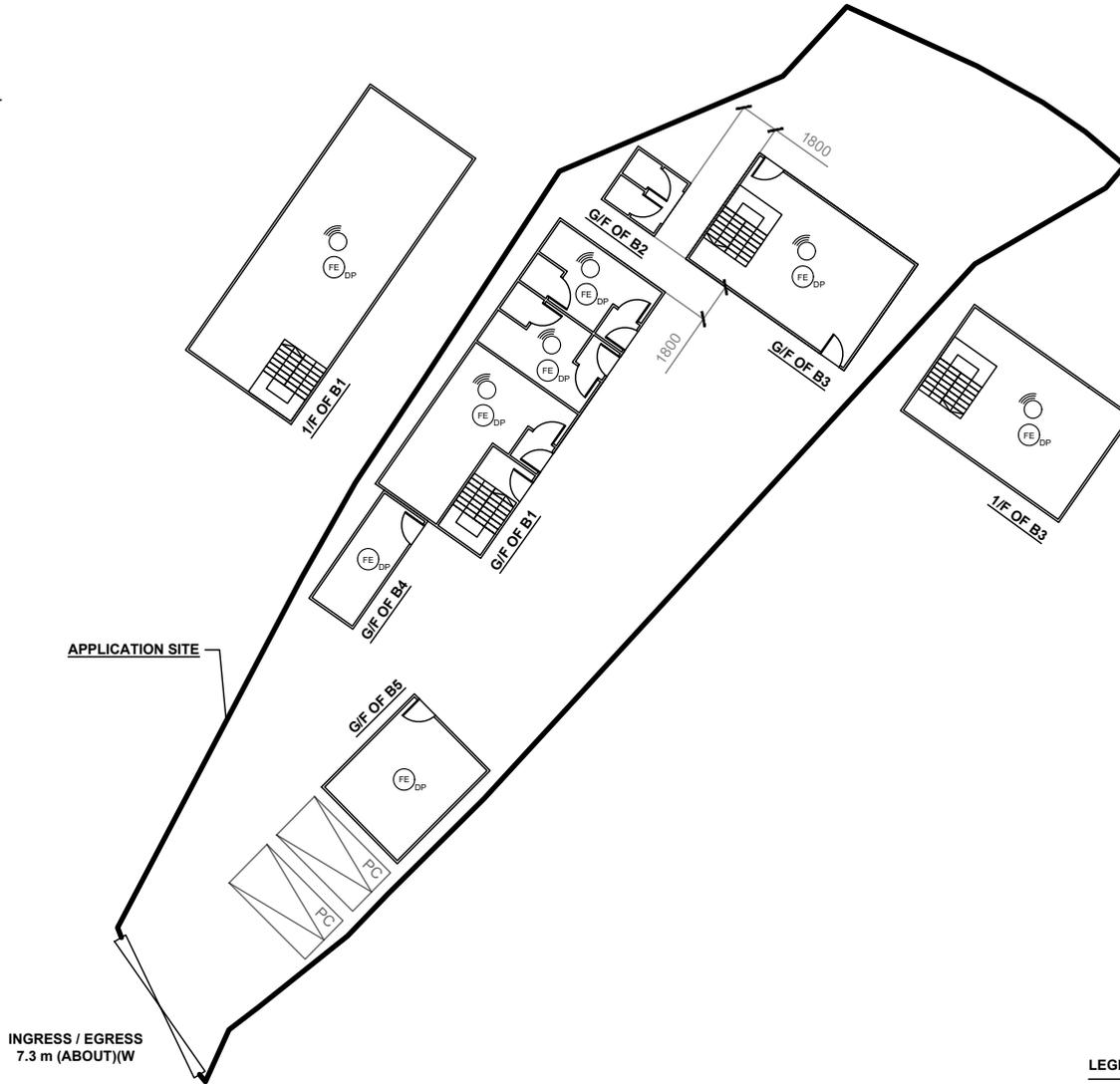
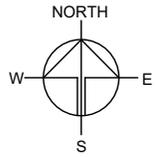
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 770 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 198 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 572 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 342 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 342 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND SITE OFFICE	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WASHROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	STORAGE OF PET SUPPLIES	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORAGE OF PET SUPPLIES	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>198 m<sup>2</sup> (ABOUT)</b>	<b>342 m<sup>2</sup> (ABOUT)</b>	



**FIRE SERVICE INSTALLATIONS**

- STAND-ALONE FIRE DETECTOR
- 4 KG POWDER-TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
3. WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY: MN DATE: 29.12.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG NO. APPENDIX I VER. 001

## **Appendix II**

As-built drainage plan accepted and implemented under previous applications



## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference : DD106 Lot 1165  
本署檔號 Our Reference : TPB/A/YL-KTS/975  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2323 3662)

R-riches Property Consultants Ltd.

(Attn.: Matthew Ng)

15 April 2024

Dear Sir/Madam,

### Submission for Compliance with Approval Condition

#### (a) - The Submission of Condition Records of the Existing Drainage Facilities

Proposed Temporary Eating Place with Ancillary Facilities  
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long  
(Application No. A/YL-KTS/975)

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

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

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

( K W N G )

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

- 2 -

C.C.  
CE/MN of DSD

(Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB

KWN/CP/ym

**Appendix**

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

Please be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Our Ref.: DD106 Lot 1165  
Your Ref.: TPB/A/YL-KTS/975

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

**By Email**

20 February 2024

Dear Sir,

**Compliance with Approval Condition (a)**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land and Associated Filling of Land in “Agriculture” Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/975)**

We are writing to submit photographic records of the existing drainage facilities for compliance with approval condition (a) of the subject application, i.e. *the submission of condition records of the existing drainage facilities (Appendix I)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at [REDACTED] or the undersigned at your convenience. Thank you for kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

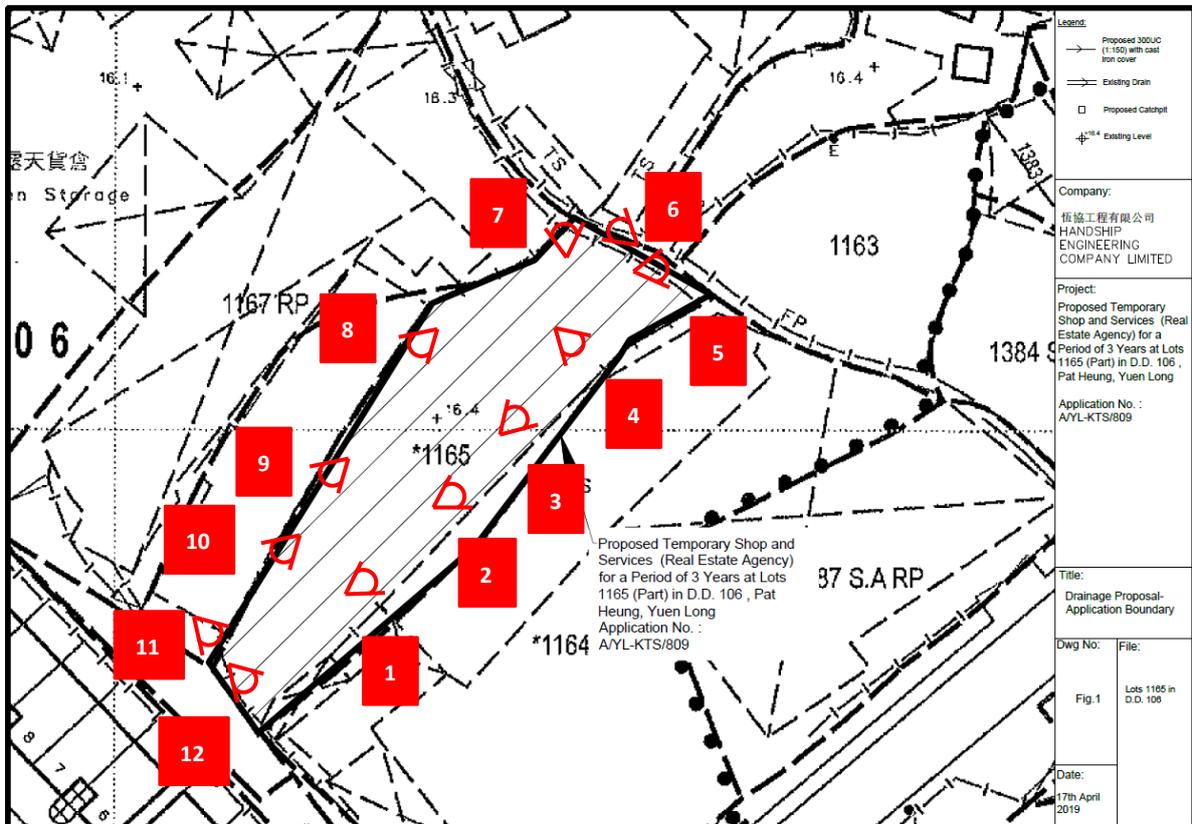
(Attn.: Mr. Christopher PANG  
(Attn.: Mr. MO Ying-yeung

email: cyfpang@pland.gov.hk )  
email: yymo@pland.gov.hk )



**Appendix I - Photographic record of the existing drainage facilities at the application site**

a) The accepted drainage proposal is as follows:



b) Site photo of the existing drainage facilities

1



2



3



4



5



6



7



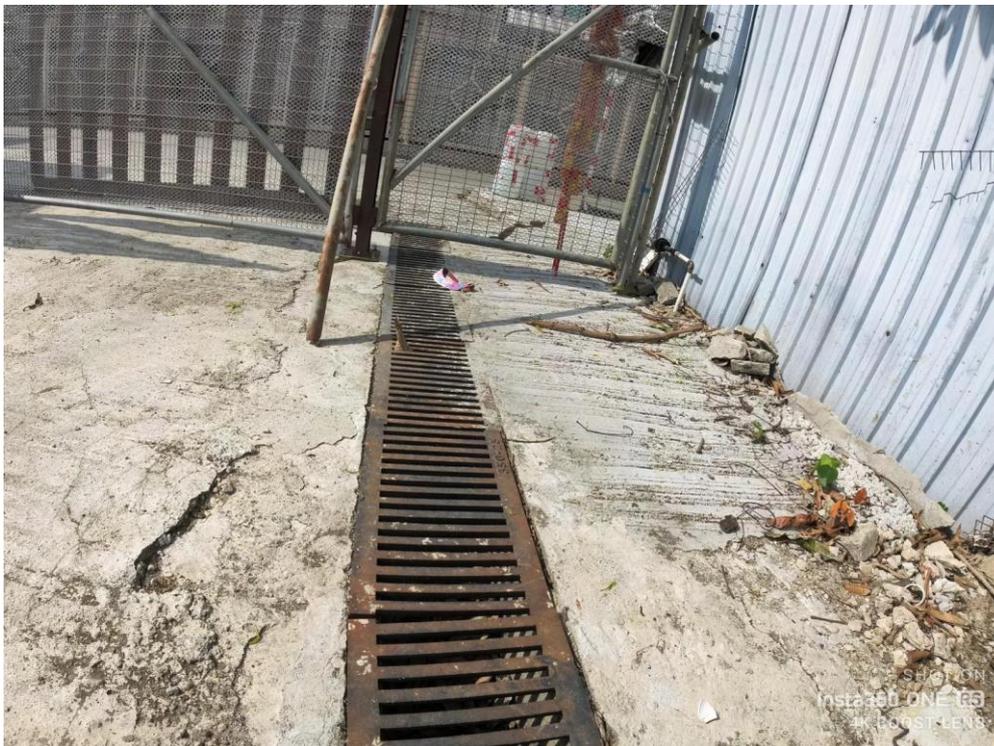
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9



10



11



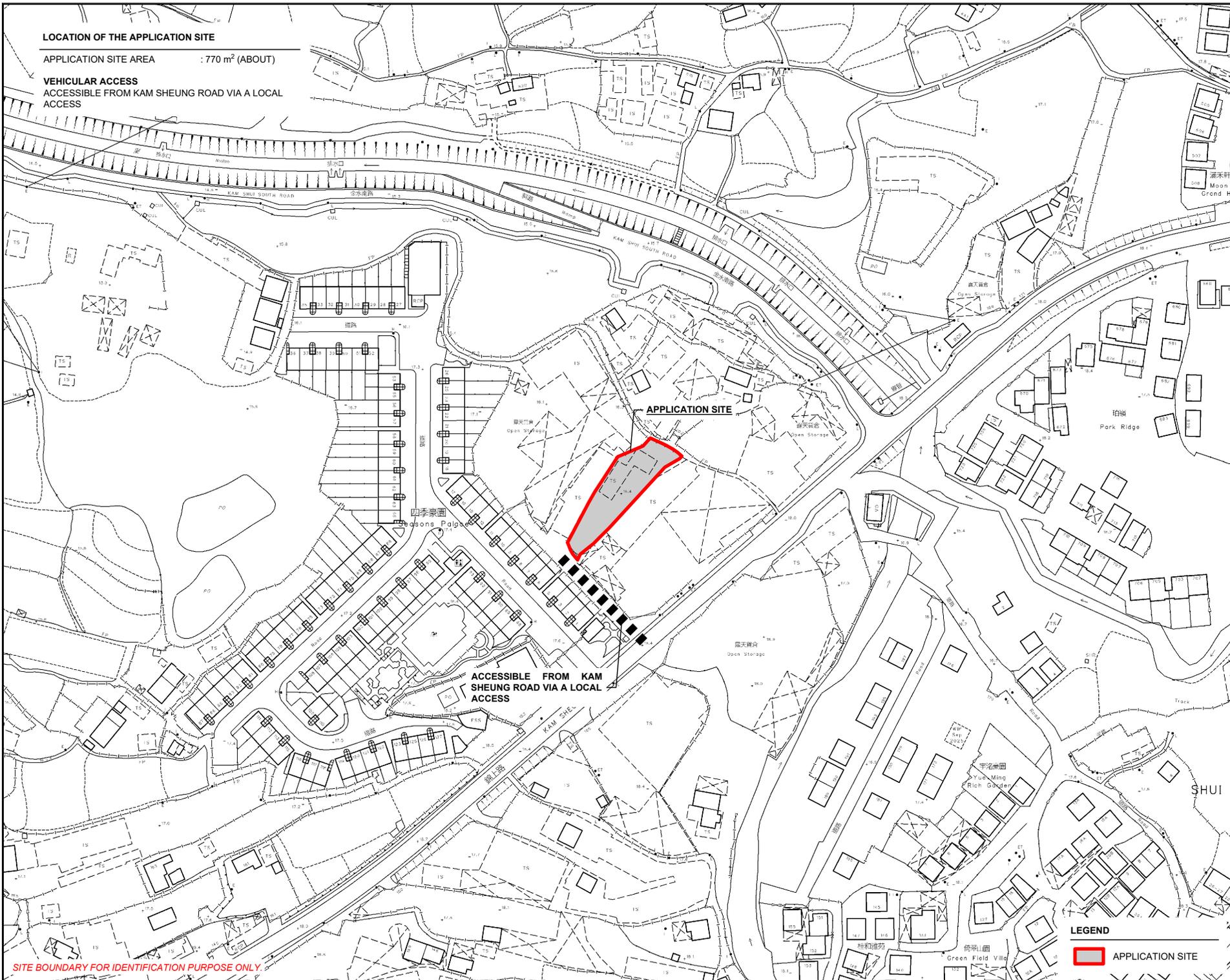
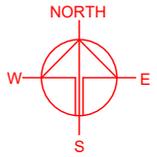
12



**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 770 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

TEMPORARY BOARDING WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY MN	DATE 29.12.2025
CHECKED BY	DATE

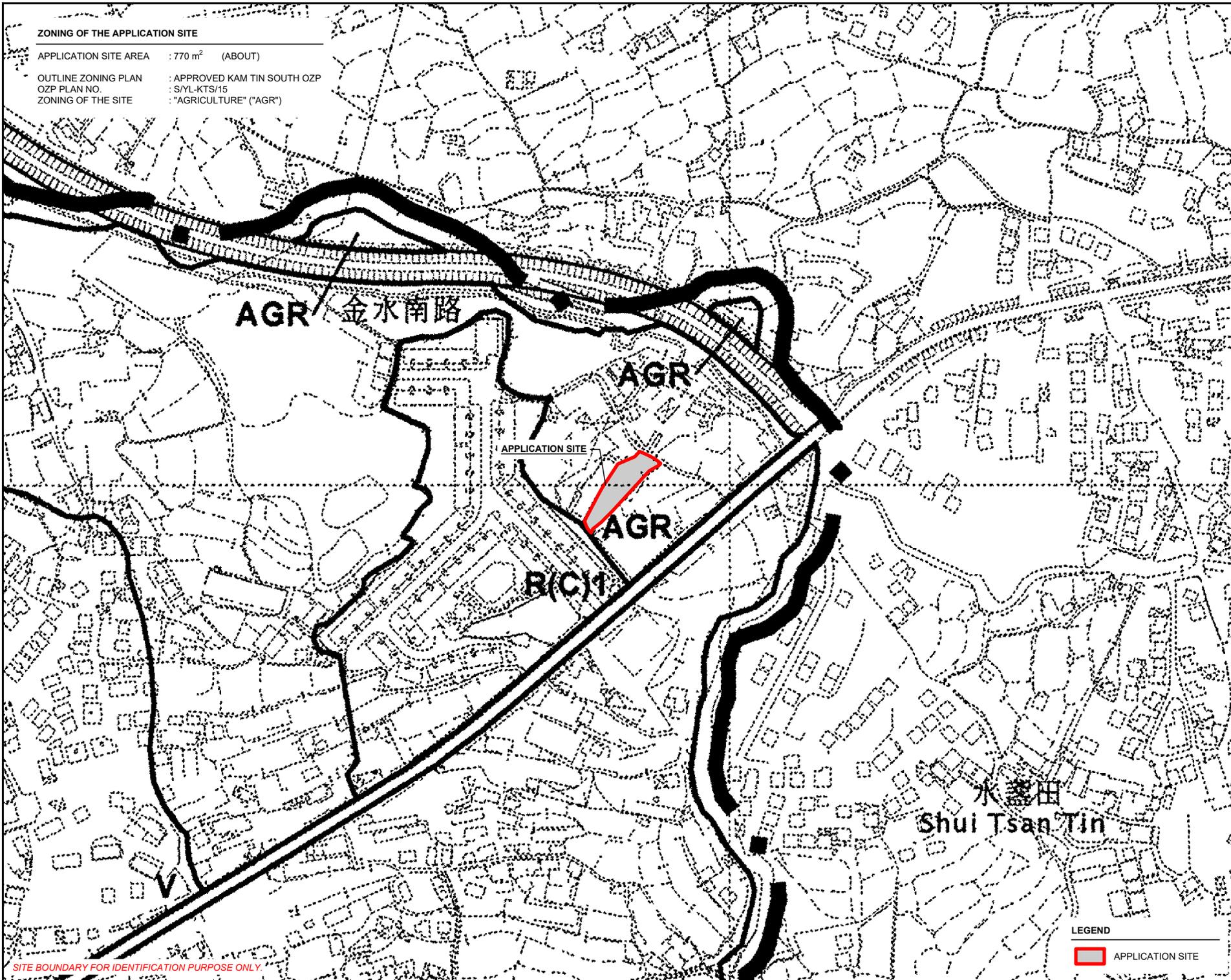
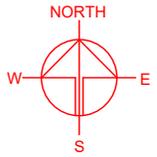
APPROVED BY	DATE
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DWG. TITLE  
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 770 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
 OZP PLAN NO. : S/YL-KTS/15  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS  
 TEMPORARY BOARDING WITH ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

29.12.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

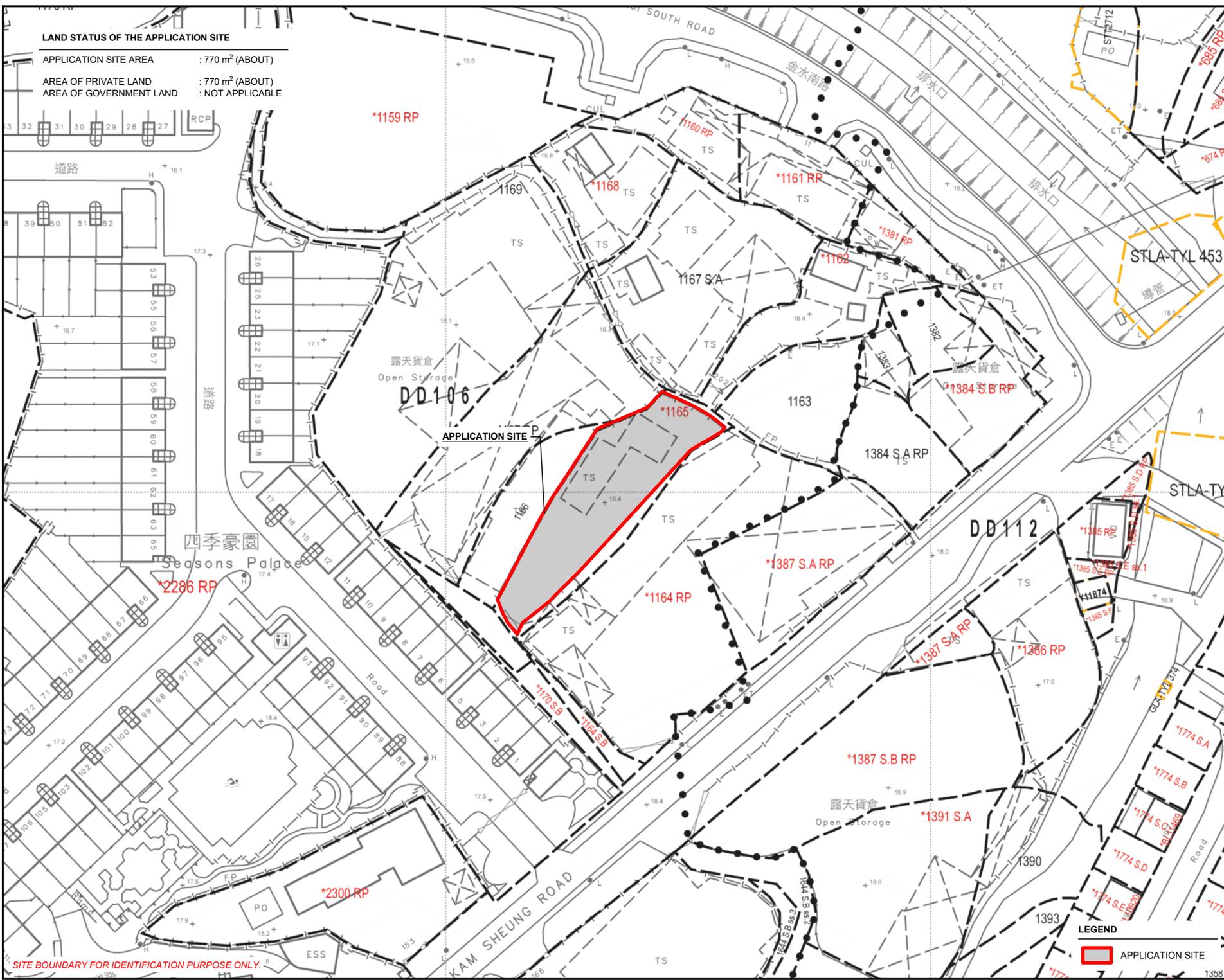
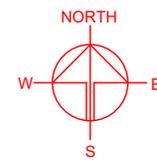
PLAN 2

VER.

001

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 770 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 770 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

PROJECT  
 PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION  
 LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 29.12.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAND STATUS OF THE SITE
DWG. NO. PLAN 3
VER. 001

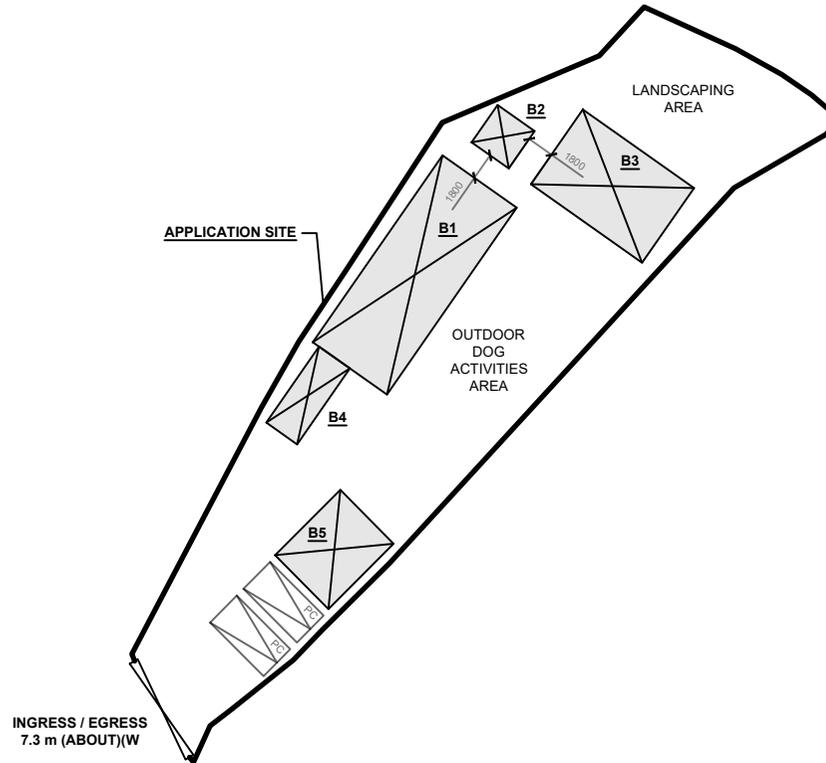
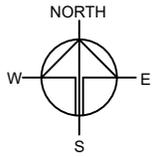
LEGEND

 APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 770 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 198 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 572 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 342 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 342 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND SITE OFFICE	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WASHROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	STORAGE OF PET SUPPLIES	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORAGE OF PET SUPPLIES	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>198 m<sup>2</sup> (ABOUT)</b>	<b>342 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	29.12.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

**FILLING OF LAND AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 770 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 645 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVEL	: +16.3 mPD - 16.4mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
MATERIAL OF FILLING OF LAND	: CONCRETE	
PURPOSE OF FILLING OF LAND	: SITE FORMATION OF STRUCTURE CIRCULATION AREA AND PARKING AND LOADING/UNLOADING SPACE	

THE APPLICATION SITE HAS BEEN FILLED, NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.

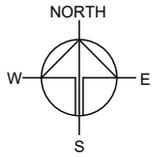


**EXISTING SITE LEVELS OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

**LEGEND**

- APPLICATION SITE
- LOCATION OF STRUCTURE
- LAND FILLING AREA
- INGRESS / EGRESS
- + 16.4 SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

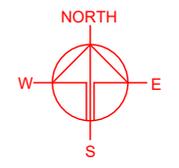
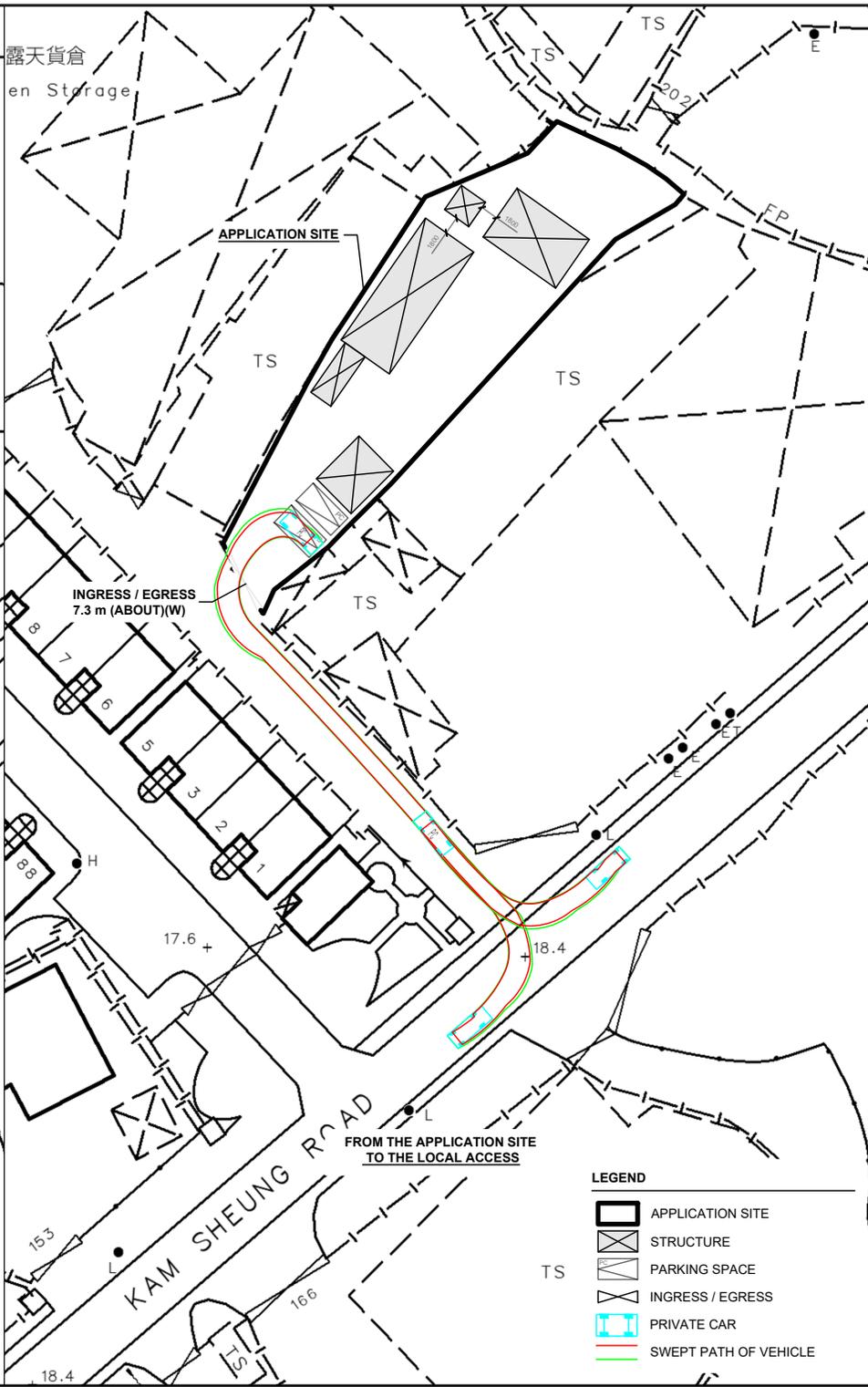
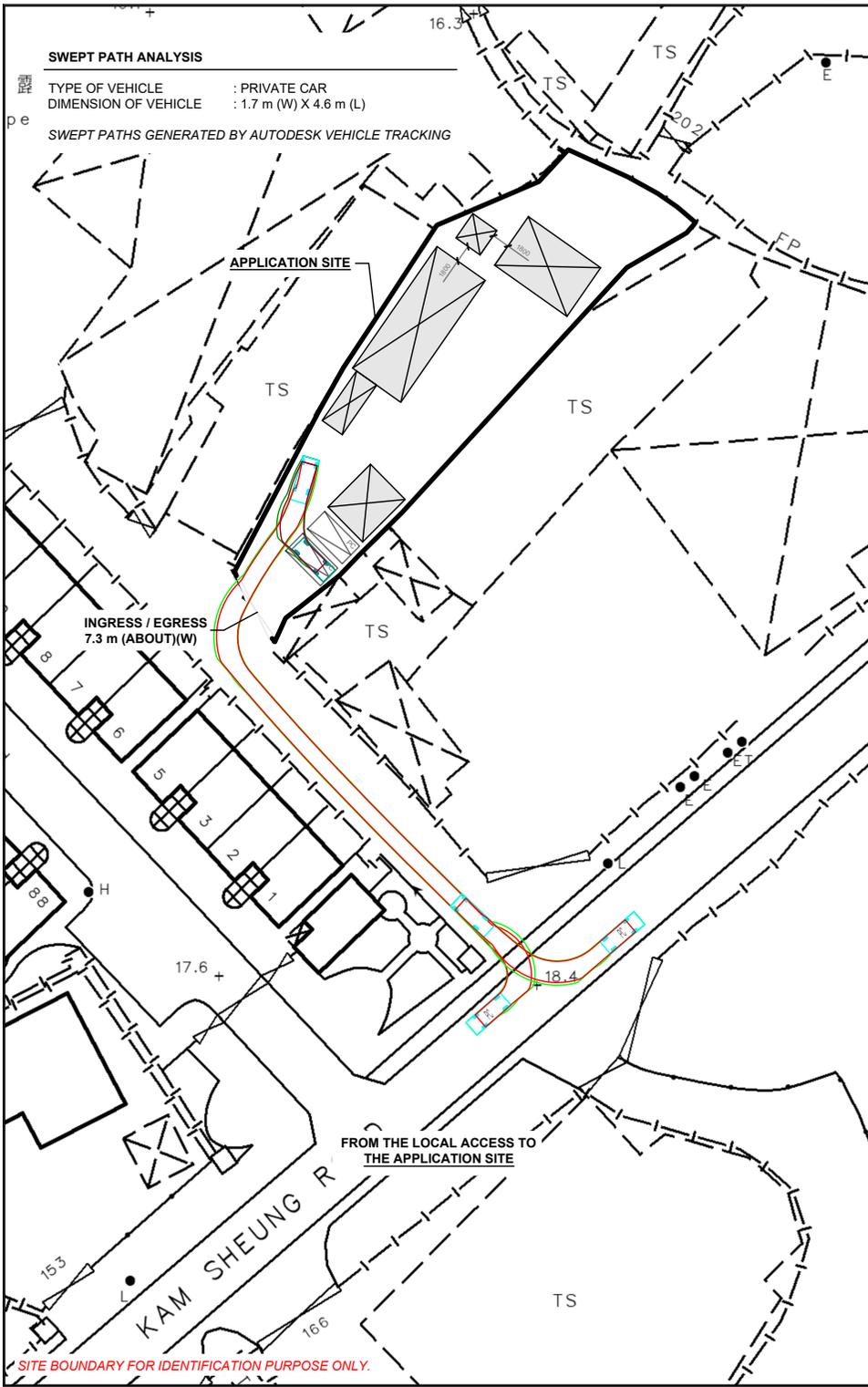
DRAWN BY: MN DATE: 29.12.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
FILLING OF LAND AREA

DWG. NO. PLAN 5	VER. 001
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PROJECT

PROPOSED ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

TEMPORARY BOARDING WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	29.12.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
SWEPT PATH ANALYSIS (LGV)	
DWG. NO.	VER.
PLAN 6	001

- LEGEND**
- APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE
  - INGRESS / EGRESS
  - PRIVATE CAR
  - SWEPT PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



盈卓  
規劃  
有限公司

Our Ref. : DD 106 Lot 1165  
Your Ref. : TPB/A/YL-KTS/1114

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

**By E-mail**

21 January 2026

Dear Sir,

**Supplementary Information**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1114)**

We write to submit supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]



**Supplementary Information (SI)**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(S.16 Application No. A/YL-KTS/1114)**

- (i) The applicant provides the following clarifications in support of the captioned application:
- the current application serves to continue to regularise the existing paving with concrete of not more than 0.2 m in depth at a portion of the application site (the Site) (about 645 m<sup>2</sup>; 84% of the Site), where the site levels of the paved area are currently ranging from +16.5 mPD (about) to +16.6 mPD (about);
  - the remaining area is unpaved to provide an outdoor landscaping area and give room for the preservation of the existing trees at the Site;
  - 2 nos. of existing tree at the northern portion of the Site will continue to be well-preserved by the applicant during the approval period of the planning permission;
  - peripheral fencing of 2.5 m (about) in height was erected along the site boundary;
  - no quarantine station is proposed at the Site; and
  - the revised plan showing the filling of land at the Site and the revised supplementary statement are enclosed at **Annexes 1** and **2** respectively.

**Annex 1**

Revised plan showing the filling of land at the Site



**FILLING OF LAND AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 770 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 645 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVEL	: +16.5 mPD - 16.6mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF FILLING OF LAND	: CONCRETE	
PURPOSE OF FILLING OF LAND	: SITE FORMATION OF STRUCTURE CIRCULATION AREA AND PARKING AND LOADING/UNLOADING SPACE	

THE APPLICATION SITE HAS BEEN FILLED, NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.

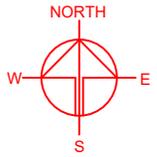


**EXISTING SITE LEVELS OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

**LEGEND**

-  APPLICATION SITE
-  LOCATION OF STRUCTURE
-  LAND FILLING AREA
-  INGRESS / EGRESS
-  SITE LEVEL
-  EXISTING TREE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
CC	21.01.2026

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

**Annex 2**

Revised supplementary statement



## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents living in the Kam Tin and Pat Heung areas. The proposed development will also provide daytime pet recreation and training activities.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, '*Animal Boarding Establishment*' is a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site had been partially paved, occupied by temporary structures and without active agricultural activities. It is surrounded by various brownfield uses such as warehouses, open storage yards, and workshops. A low-rise residential development, i.e. Seasons Palace, is located to the west of the Site. Given that the scale of the proposed development is insignificant, it is considered not incompatible with the surrounding areas. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is subject of several approved applications (Nos. A/YL-KTS/809, 900, 975 and 1023) for '*Shop and Services*' or '*Eating Place*' between 2019 and 2023 submitted by the same applicant. Whilst a similar application for the '*Animal Boarding Establishment*' (No. A/YL-KTS/1009) was approved by the Board within the same "AGR" zone on the OZP, 16 other similar applications within the "AGR" zones on the same OZP (Nos. A/YL-KTS/868, 869, 891, 906, 935, 953, 978, 991, 1009, 1019, 1038, 1043, 1052, 1065, 1075 and 1103) for the same applied use were also

approved by the Board between 2021 and 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

- 2.4 Compared with the latest application (No. A/YL-KTS/1023), the current application involves the rearrangement of structure layout, and the provision of an additional structure with slight decrease in total gross floor area (GFA) from 383 m<sup>2</sup> (about) to 342 m<sup>2</sup> (about). The site area and boundary of the site remain unchanged.
- 2.5 The applicant has submitted a fire service installations proposal to enhance the fire safety of the proposed development (**Appendix I**). The applicant implemented the accepted drainage proposal under the previous application No. A/YL-KTS/975. The as-built drainage plan is enclosed at **Appendix II**. The existing drainage facilities will be continued to be well-maintained during the approval period of the current planning application.

### 3) Development Proposal

- 3.1 The Site occupies an area of 770 m<sup>2</sup> (about) (**Plan 3**). A total of 5 structures are proposed for animal boarding establishments, site office, washroom, and storage of pet supplies with total GFA of 342 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding). The office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 4 staff members will be stationed at the Site to support the operations. Details of the development parameters are provided at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Application Site Area</b>	770 m <sup>2</sup> (about)
<b>Covered Area</b>	198 m <sup>2</sup> (about)
<b>Uncovered Area</b>	572 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.44 (about)
<b>Site Coverage</b>	
	26% (about)
<b>No. of Structure</b>	
	5
<b>Total GFA</b>	
- Domestic GFA	342 m <sup>2</sup> (about) Not applicable

- Non-Domestic GFA	342 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 7 m (about)
<b>No. of Storey</b>	1 to 2

3.2 The animal boarding establishment will accommodate not more than 40 dogs. All dogs will be kept indoor within enclosed structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period. An outdoor activity area is proposed for daytime animal recreation and training activities. All dogs will wear dog masks whilst conducting outdoor activities. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential issue. Visitors are required to make mandatory booking in order to control the number of visitors accessing the Site and maintain the service quality. No walk-in visitor is accepted. **No quarantine station is proposed at the Site.**

3.3 The current application serves **to continue** to regularise the existing filling of land at the Site, which was partially hard-paved (about 645 m<sup>2</sup>; 84% of the Site) with concrete of not more than 0.2 m in depth under previous applications for the site formation of structures, vehicle parking spaces, circulation area, and outdoor animal activity area. The current site levels of the paved area **are ranging between +16.5 mPD (about) and +16.6 mPD (about).** The extent of paving has been kept to a minimum. The applicant will strictly follow the proposed scheme and no further filling will be carried out. The remaining area (about 125 m<sup>2</sup>; 16% of the Site) **is unpaved to provide an outdoor landscaping area and give room for the preservation of the 2 nos. of existing trees within the Site (Plan 5).** The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.4 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 2 parking spaces will be provided at the Site. Details of the parking provision are shown at **Table 2** below:

**Table 2 – Provision of Parking Spaces**

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2

- 3.5 Visitors accessing with private cars will be strictly required to make prior appointment for the use of parking spaces. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the trips generated/attracted by the proposed development is expected to be minimal, adverse impact on the surrounding road network should not be anticipated. Details of the estimated trips generation/attraction are shown at **Table 3** below:

**Table 3** – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Average trips per hour (09:00 – 18:00)	1	1	2

- 3.7 No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be allowed to parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will also strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site.
- 3.8 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23* when maintaining the on-site drainage facilities.

3.9 The existing peripheral fencing of 2.5 m (about) in height along the site boundary will continue to be well-maintained by the applicant during the approval period of the planning permission.

3.10 The 2 nos. of existing tree located at the northern portion of the Site will continue to be well-preserved by the applicant during the approval period of the planning permission. Regular horticultural practice will be given to ensure the health condition of the existing trees.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant, i.e. submission of a fire service installations proposal, as well as the as-built drainage plan implemented under previous applications, to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Planning Limited**

**January 2026**

### LIST OF PLANS

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Plan showing the filling of land
<b>Plan 6</b>	Swept path analysis

### LIST OF APPENDICES

<b>Appendix I</b>	Fire service installations proposal
<b>Appendix II</b>	As-built drainage plan accepted and implemented under previous applications

