



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1164
	Date Received 收到日期	27 AUG 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**

Pet Friendly Wedding Limited (香港戶外婚禮有限公司) (Company 公司)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

**3. Application Site 申請地點**

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, 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 5330 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1389 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)	996 sq.m 平方米 <input checked="" 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>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>“Agriculture” (“AGR”)</p>
<p>(f) Current use(s) 現時用途</p>	<p>Place of Recreation, Sports or Culture and Animal Boarding Establishment</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”<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 ..... (日/月/年) 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)”<sup>#</sup>& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>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 11/07/2025 (DD/MM/YYYY)  
於 11/07/2025 (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee& on 20/08/2025 (DD/MM/YYYY)  
於 20/08/2025 (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>Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land and Pond for a period of 3 years</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	4185.5	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1144.5	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	8	
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	1389	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1389	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Refer to Plan 3		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	3	
Motorcycle Parking Spaces 電單車車位		
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		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Coach	1	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
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)		
Proposed operating hours 擬議營運時間		
From 9 a.m. to 11 p.m. daily (including Sundays and public holidays)		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <u>Shui Mei Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
	No 否	<input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 .....	
	No 否 <input checked="" type="checkbox"/>		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/> Filling of pond 填塘	
		Area of filling 填塘面積 220..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
		Depth of filling 填塘深度 1.5..... m 米	<input checked="" type="checkbox"/> About 約
		<input checked="" type="checkbox"/> Filling of land 填土	
		Area of filling 填土面積 1975..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
		Depth of filling 填土厚度 0.2..... m 米	<input checked="" type="checkbox"/> About 約
		<input type="checkbox"/> Excavation of land 挖土	
		Area of excavation 挖土面積 ..... sq.m 平方米	<input type="checkbox"/> About 約
		Depth of excavation 挖土深度 ..... m 米	<input type="checkbox"/> About 約
	No 否 <input type="checkbox"/>		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 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）。

Refer to Planning Statement at Appendix I

## 8. Declaration 聲明

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

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

Signature 簽署 Signed with recognised e-signature  
Signer: Tang Hui Ling  
 Applicant 申請人 /  Authorised Agent 獲授權代理人  
Assistant Town Planner

Name  
姓名

Position (if applicable)  
職位 (如適用)

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

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

### 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will 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	Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	5330 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 996 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture" ("AGR")		
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	Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land and Pond for a period of 3 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1389 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	8
(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	7 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	21.5 %	<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	5
	Private Car Parking Spaces 私家車車位	3
	Motorcycle Parking Spaces 電單車車位	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
	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)	
	Coach	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	

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

	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal and Drainage Record</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>FSI Proposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan Showing Existing Filling of Land and Pond</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan Showing the nearest Public Transport Services</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
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）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Compliance letters under previously approved applications</u>	<input type="checkbox"/>	<input checked="" 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。

### Executive Summary

1. The application site is on Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 5,330 m<sup>2</sup>, including Government Land of about 996 m<sup>2</sup>.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land and Pond’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 8 temporary structures are provided for multi-function rooms, open shed and toilet uses. The gross floor area is about 1,389 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 11 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 107 約地段第 1464 號(部份)、第 1466 號(部份)、第 1486 號(部份)、第 1489 號(部份)及第 1494 號(部份)和毗連政府土地。
2. 申請地點的面積約 5,330 平方米，包括約 996 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時康體文娛場所及臨時動物寄養所連附屬設施及相關填土及填塘工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在「農業」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 8 個臨時構築物作多用途活動室、開放式蔭棚及洗手間用途，總樓面面積約 1,389 平方米。
6. 營運時間為每日上午 9 時至下午 11 時（包括星期日及公眾假期）。
7. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Pet Friendly Wedding Limited (“the Applicant”) in support of the planning application for a ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land and Pond for a period of 3 years’ (“the Development”) at Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Shui Mei Road leading to the ingress to its south.
3. The site area is about 5,330 m<sup>2</sup>, including Government Land of about 996 m<sup>2</sup>.

### Application Background

4. The Site, in part, is the subject of two previously approved applications for Animal Boarding Establishment and Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre), which were revoked due to non-compliance with approval conditions regarding the implementation works. The Applicant will make effort in complying with approval conditions in relation to the drainage and fire services aspects under the current application.
5. As the current application combines the two sites of the previously approved applications as mentioned in paragraph 33 below, the Applicant has submitted an updated drainage proposal (**Plans 5.1 to 5.3**) and an updated fire service installations (FSI) proposal (**Plan 6**) for departments’ consideration. The drainage facilities have been implemented at the Site (**Viewpoints 1 to 17**). The Applicant would maintain the existing drainage facilities in good conditions.

### Planning Context

6. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
7. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow

arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land and pond within the “AGR” zone shall not be undertaken without the permission from the Board.
9. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

**Mode of Operation**

10. There are two modes of operation for the Development:
  - a. Animal Boarding Establishment; and
  - b. Social Event Activities.

**a. Animal Boarding Establishment**

11. The Development provides day animal boarding services between 9 a.m. to 7 p.m. Pet owners may leave their pets on site for boarding services. No overnight boarding service is provided.
12. The animal boarding establishment provides spaces for boarding service for about 10 nos. of dog.
13. The open grass land, the area under the open sheds and multi-function rooms are used for pet activities.
14. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function rooms when more than one pet is in the room.
15. The estimated trip attraction and trip generation rates for animal boarding establishment are as follows:

	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	1	0
11:00-12:00	1	0	1	1

	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
12:00-13:00	0	0	0	0
13:00-14:00	1	1	1	0
14:00-15:00	1	0	0	0
15:00-16:00	0	0	0	1
16:00-17:00	0	1	1	0
17:00-18:00	2	0	1	0
18:00-19:00	0	0	0	0
<b>Total:</b>	<b><u>5</u></b>	<b><u>2</u></b>	<b><u>5</u></b>	<b><u>2</u></b>

**b. Social Event Activities**

16. Customers could make reservation for social events on site between 9 a.m. to 11 p.m. (e.g. social gathering, wedding ceremonies etc.). Animal boarding services will be stopped when the Site is used for social event activities.
17. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles etc. to play in the multi-function rooms.
18. Pet owners may bring their pets for social gathering. They could exchange their experiences in keeping the pets. Pets could play on the open grass land or under the open sheds.
19. For wedding ceremonies, the marriage couple and their parents will come to the Site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or coaches (29 seats, 7m in length) to the Site.
20. The coach service will be arranged by the marriage couple. Permitted coach service company will be hired to provide coach service.
21. Microphone and loudspeakers will be used on site. The operator will control and monitor the sound levels in compliance with the Noise Control Ordinance Cap. 400.
22. No food or drinks will be provided for the recreational activities by the operator.
23. It is estimated a maximum number of 80 persons for social events. Maximum number of staff would be about 10 persons.
24. It is estimated that there will be one day of event per month between April and September and two days of event per month between October and March.
25. The estimated trip attraction and trip generation rates for social events are as follows:

	Trip Generation	Trip Attraction
--	-----------------	-----------------

	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	1	0
10:00-11:00	0	0	1	0
11:00-12:00	1	1	0	1
12:00-13:00	1	1	2	1
13:00-14:00	0	0	0	0
14:00-15:00	0	1	0	1
15:00-16:00	0	1	0	1
16:00-17:00	2	1	1	1
17:00-18:00	0	0	2	0
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	1	1	0	1
22:00-23:00	2	1	0	1
<b>Total:</b>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>

### Development Parameters

26. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Open shed	600	600	7	1
2	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56	56	7	2
	1/F: Roof	37			
3	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56	56	7	2
	1/F: Roof	37			
4	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	67	67	7	2
	1/F: Roof	58			
5	Open shed	226	226	7	1
6	Multi-function Room (Animal activity room, social event room and ancillary office)	225	112.5	7	2
7	Toilet	15	15	5	1
8	Toilet	12	12	5	1
<b>Total</b>		<b><u>1,389</u></b>	<b><u>1,144.5</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.26	21.5%		

27. The Development serves to meet the huge demand for recreational activities area and animal boarding services in the vicinity.
28. The animal boarding establishment and place of recreation, sports or culture are operated by the same operator. Operation hours of the Development are from 9 a.m. to 11 p.m. daily (including Sundays and public holidays).
29. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the Site is used for social events.
30. 3 nos. of parking space for private cars, 1 no. of parking space for light goods vehicle (LGV) and 1 no. of parking space for coach (29 seats, 7m in length) are provided within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
31. Visitors are encouraged to take public transports which are available at a distance of about 280 m to the south of the Site. The estimated walking time is about 4 minutes (**Plan 8**).
32. About 37% (i.e. 1,975 m<sup>2</sup>) of the Site has been paved with concrete of about 0.2 m in depth (existing ground level at 4.6 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring. The pond (about 220 m<sup>2</sup>) within the Site has been filled with soil of about 1.5 m in depth (existing ground level at 4.4 mPD) to provide suitable environment for recreational space (**Plan 7**). The application serves to regularise the existing filling of land and pond within the Site.

### Previous Applications

33. The Site, in part, is the subject of 2 previous applications for Animal Boarding Establishment and Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre), which were approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 and 2023 respectively:

Application No.	Applied Use	Date of Approval
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
A/YL-KTN/894	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land	31.3.2023

34. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; would maintain the rural character of the Site; and relevant government departments had no adverse comments on the developments.

35. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

*Approval conditions under Application No. A/YL-KTN/743*

36. The applicant of application no. A/YL-KTN/743 has complied with the approval condition regarding the submission of a FSI proposal on 21.1.2022 (**Annex Ia**). He had made several submissions to comply with the other approval condition regarding the submission of a drainage proposal, but the Drainage Services Department (DSD) has comments on the submissions. The applicant did not have enough time to address the comments before the deadline of the approval condition. The application was therefore revoked.

*Approval conditions under Application No. A/YL-KTN/894*

37. The applicant of application no. A/YL-KTN/894 has complied with the approval condition regarding the submission of a drainage proposal on 30.9.2024 (**Annex Ib**). Relevant photos of the implemented drainage facilities have been submitted on 27.12.2024 for DSD's consideration. Comments from DSD were received on 26.5.2025. The applicant did not have enough time to address the comments before the deadline of the approval condition. The application was therefore revoked. He has also complied with the approval condition regarding the submission of a FSI proposal on 27.9.2024 (**Annex Ic**). However, the deadline of the implementation of the accepted FSI proposal was 30.12.2024. He was unable to install the relevant FSI within 3 months.

### **Similar Applications**

38. There are similar applications for "Place of Recreation, Sports or Culture" and "Animal Boarding Establishment" uses approved by the Committee within the same "AGR" zone in the vicinity of the Site in the past 5 years.
39. The similar applications were approved by the Committee on considerations that temporary approval would not frustrate the long-term planning intention of the "AGR" zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
40. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### **No Adverse Impacts to the Surroundings**

#### Visual and Landscape

41. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with dog training centre,

plant nursery, village houses and vacant lands. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

### Drainage

42. As the current application combines the two sites of the previously approved applications as mentioned in paragraph 33 above, the Applicant has submitted an updated drainage proposal (**Plans 5.1 to 5.3**) and hydraulic calculations under the current application.
43. There are drainage facilities implemented at the Site (**Viewpoints 1 to 17**). The Applicant would maintain the existing drainage facilities in good conditions.

### Fire Safety

44. As the current application combines the two sites of the previously approved applications as mentioned in paragraph 33 above, the Applicant has submitted an updated FSI proposal (**Plan 6**) for the Director of Fire Services' consideration.

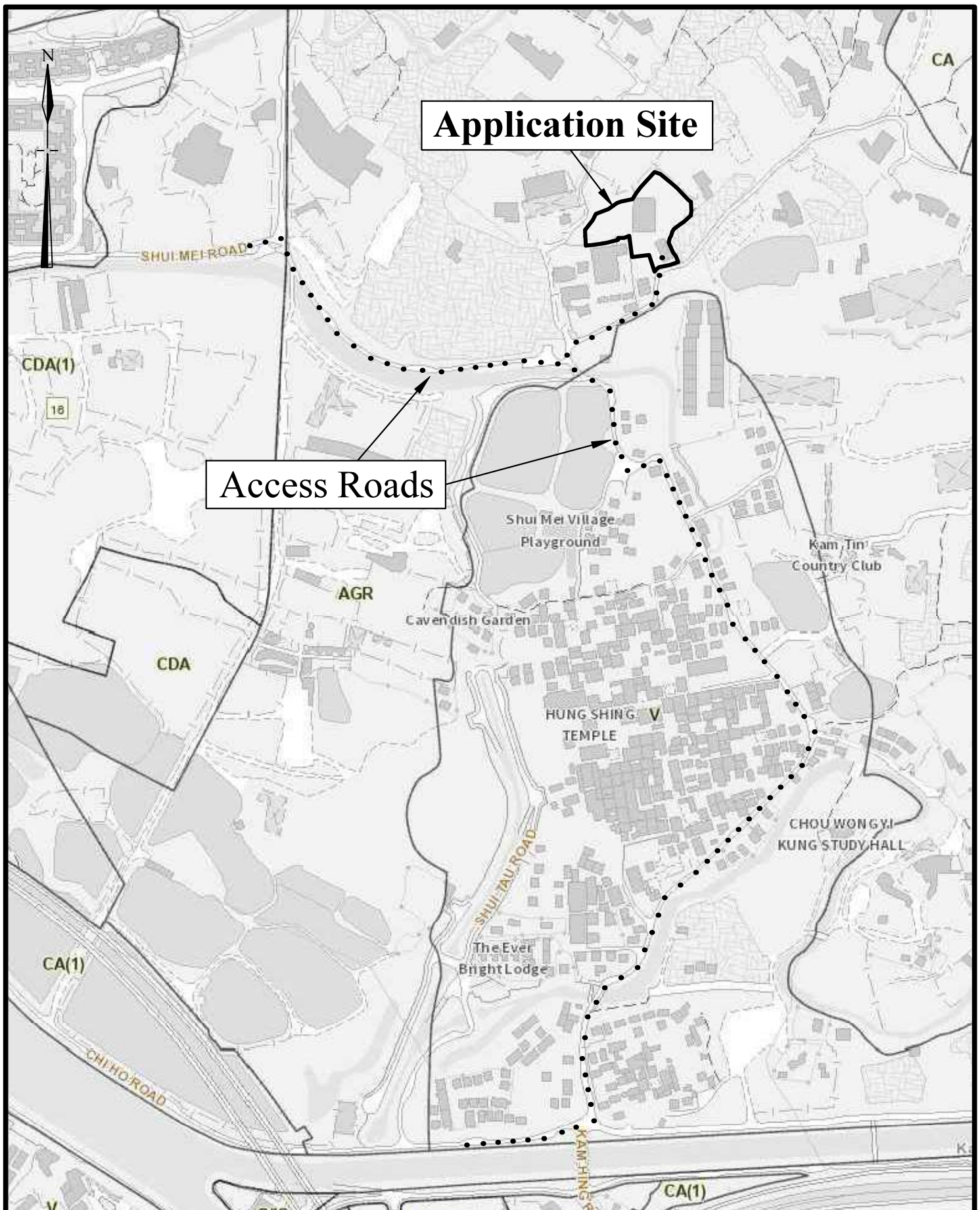
### Traffic

45. In view of the low trip attraction and generation rates as mentioned in paragraphs 15 & 25 above, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
46. The Site is accessible from Shui Mei Road. 3 nos. of parking space for private cars, 1 no. of parking space for LGV and 1 no. of parking space for coach (29 seats, 7m in length) are provided within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.
47. Public transport services are available in the vicinity of the Site (about 280 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 4 minutes (**Plan 8**).

### Environment

48. No whistle blowing will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.
49. The Applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

- END -

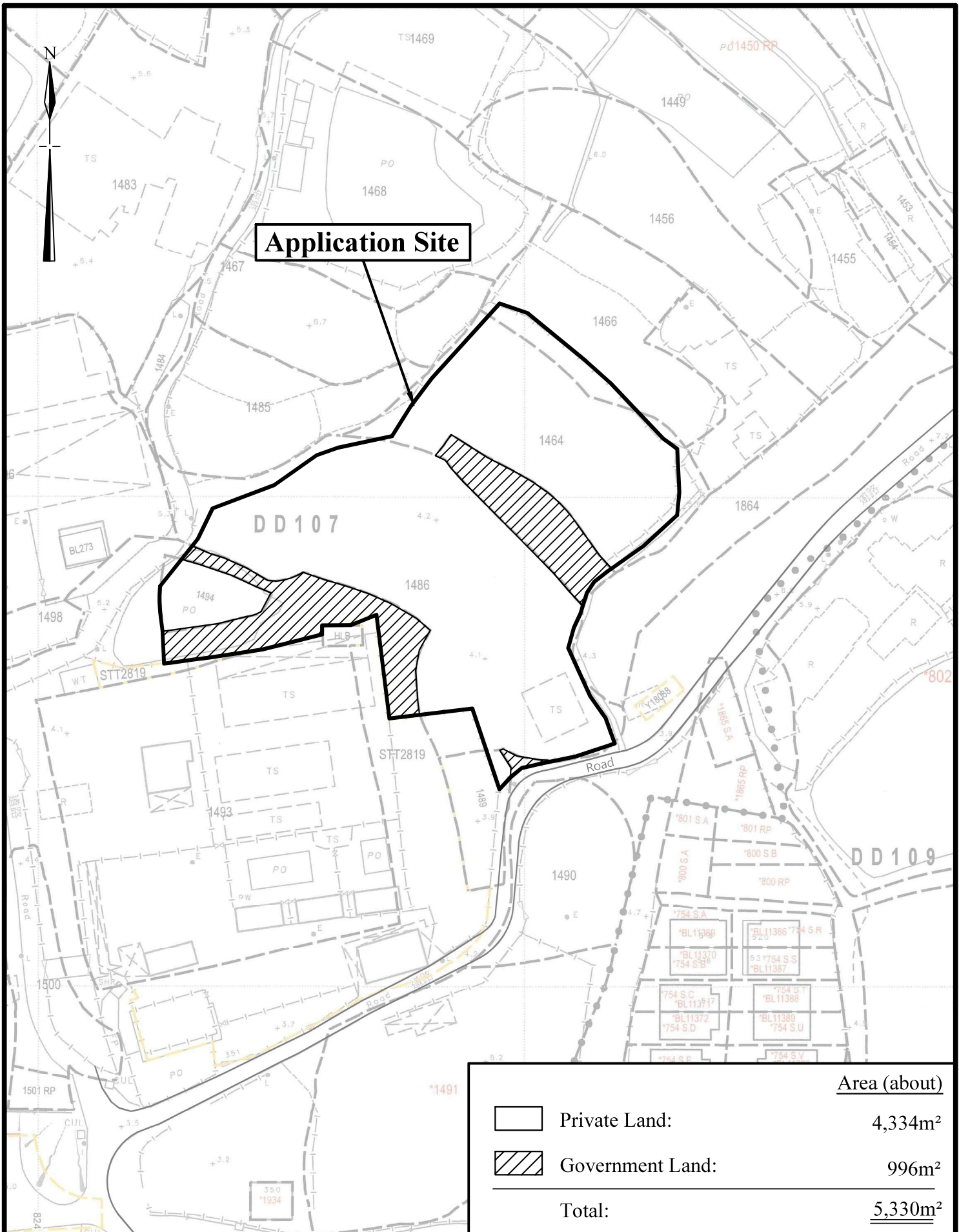




**Application Site**

**Access Roads**

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

<p>Not to Scale</p>	<p><b>Location Plan</b></p>	<p><b>Goldrich Planners &amp; Surveyors Ltd.</b></p>
<p>August 2025</p>	<p>Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part) and adjoining Government Land in D. D. 107 Yuen Long, New Territories</p>	<p><b>Plan 1 ( P 22034 )</b></p>



	Area (about)
 Private Land:	4,334m <sup>2</sup>
 Government Land:	996m <sup>2</sup>
<b>Total:</b>	<u><b>5,330m<sup>2</sup></b></u>

**1 : 1000**

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**August 2025**

**Lot Index Plan**

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

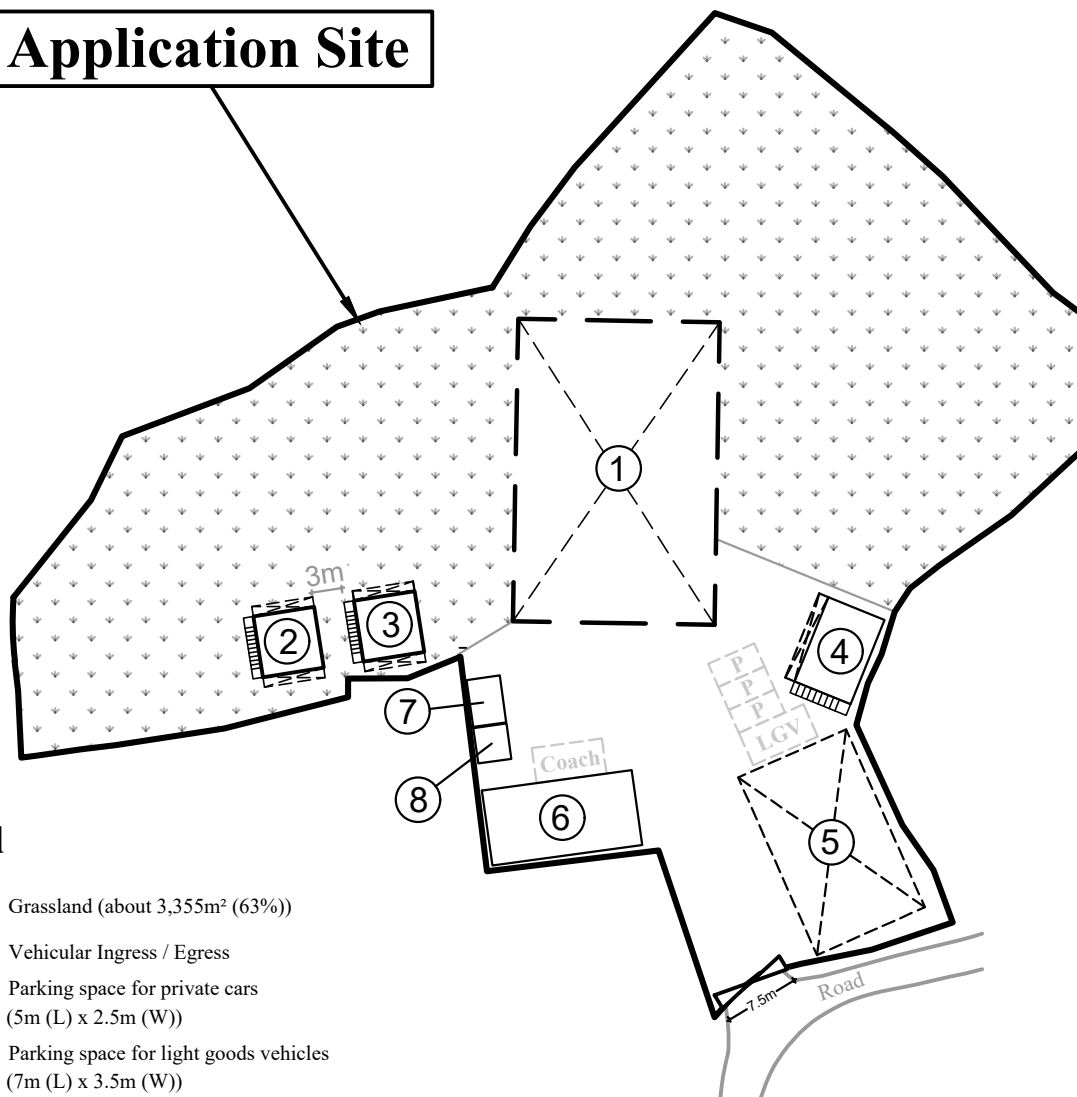
**Goldrich Planners &  
Surveyors Ltd.**

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**Plan 2  
( P 22034 )**



# Application Site



## Legend

-  Grassland (about 3,355m<sup>2</sup> (63%))
-  Vehicular Ingress / Egress
-  Parking space for private cars  
(5m (L) x 2.5m (W))
-  Parking space for light goods vehicles  
(7m (L) x 3.5m (W))
-  Parking space for coaches  
(7m (L) x 3.5m (W))

Site Area: about 5,330m<sup>2</sup>

No.	Structure / Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Open Shed	600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56m <sup>2</sup>	56m <sup>2</sup>	7m	2
	1/F: Roof	37m <sup>2</sup>			
3	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56m <sup>2</sup>	56m <sup>2</sup>	7m	2
	1/F: Roof	37m <sup>2</sup>			
4	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	67m <sup>2</sup>	67m <sup>2</sup>	7m	2
	1/F: Roof	58m <sup>2</sup>			
5	Open Shed	226m <sup>2</sup>	226m <sup>2</sup>	7m	1
6	Multi-function Room (Animal activity room, social event room and ancillary office)	225m <sup>2</sup>	112.5m <sup>2</sup>	7m	2
7	Toilet	15m <sup>2</sup>	15m <sup>2</sup>	5m	1
8	Toilet	12m <sup>2</sup>	12m <sup>2</sup>	5m	1
Total:		1,389m <sup>2</sup>	1,144.5m <sup>2</sup>		

1 : 750

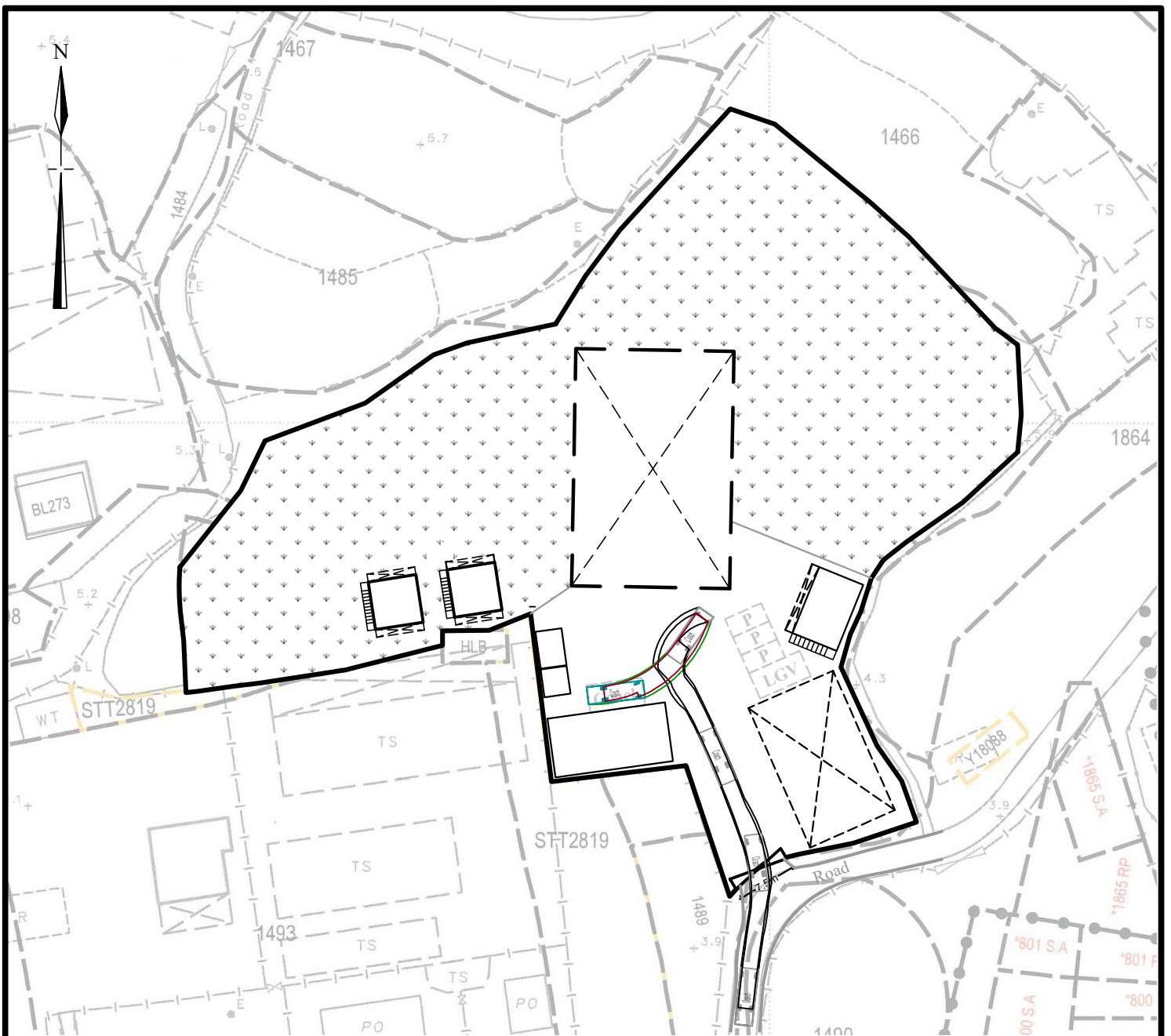
## Layout Plan

Goldrich Planners & Surveyors Ltd.






August 2025

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

Plan 3  
( P22034 )



# Legend

-  Vehicular Ingress / Egress
-  Parking space for private cars  
(5m (L) x 2.5m (W))
-  Parking space for light goods vehicles  
(7m (L) x 3.5m (W))
-  Parking space for coaches  
(7m (L) x 3.5m (W))
-  Coach  
(7m (L) x 2.5m (W))

1 : 750

## Swept Path Analysis

Goldrich Planners & Surveyors Ltd.

August 2025

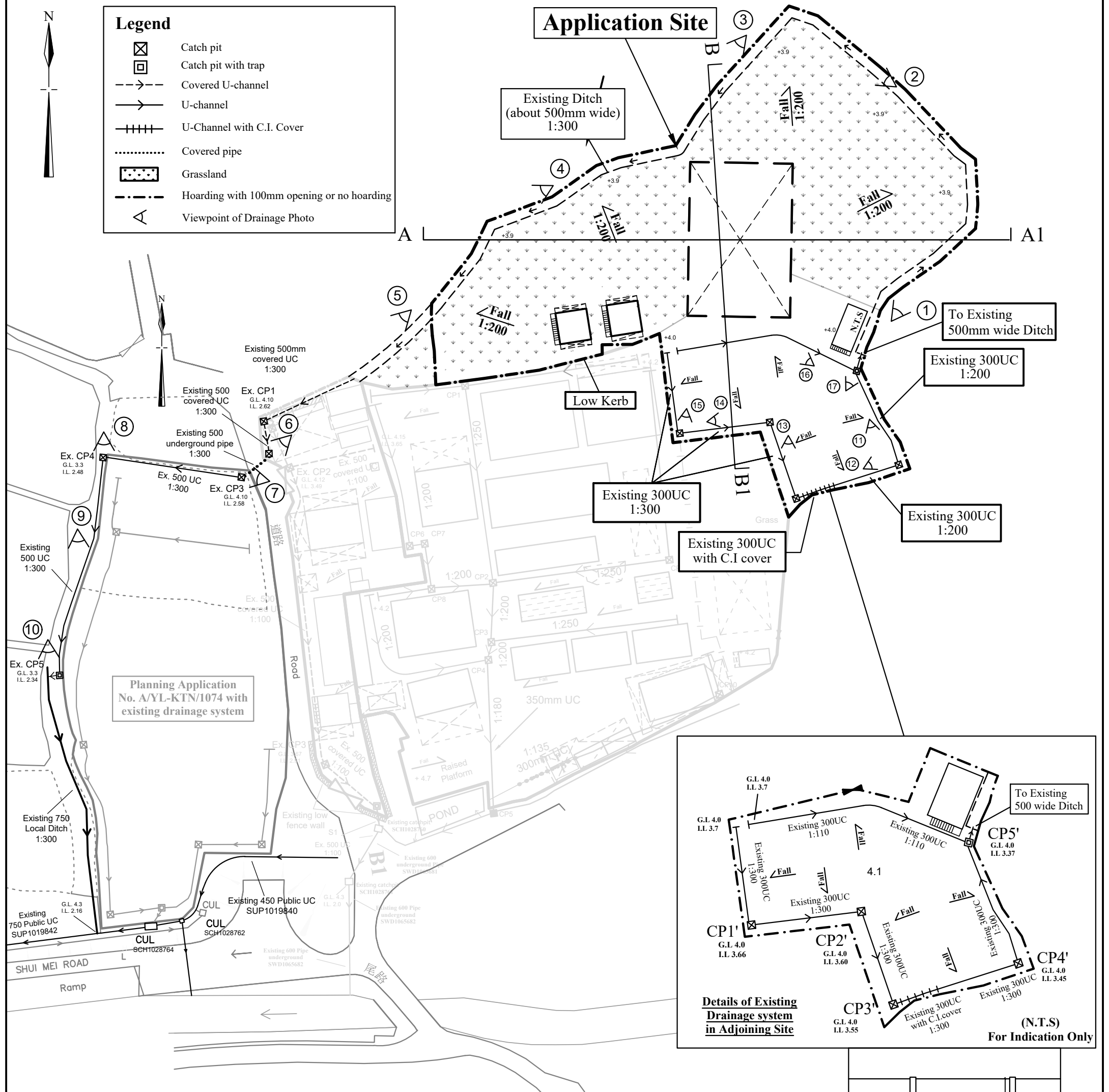
Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

Plan 4  
( P22034 )

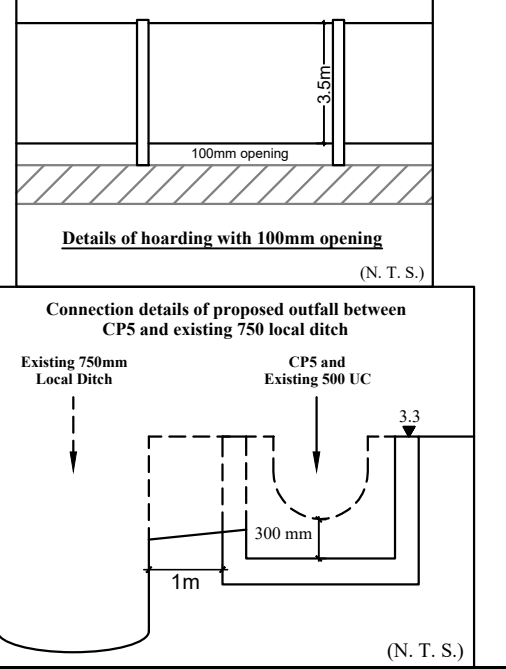
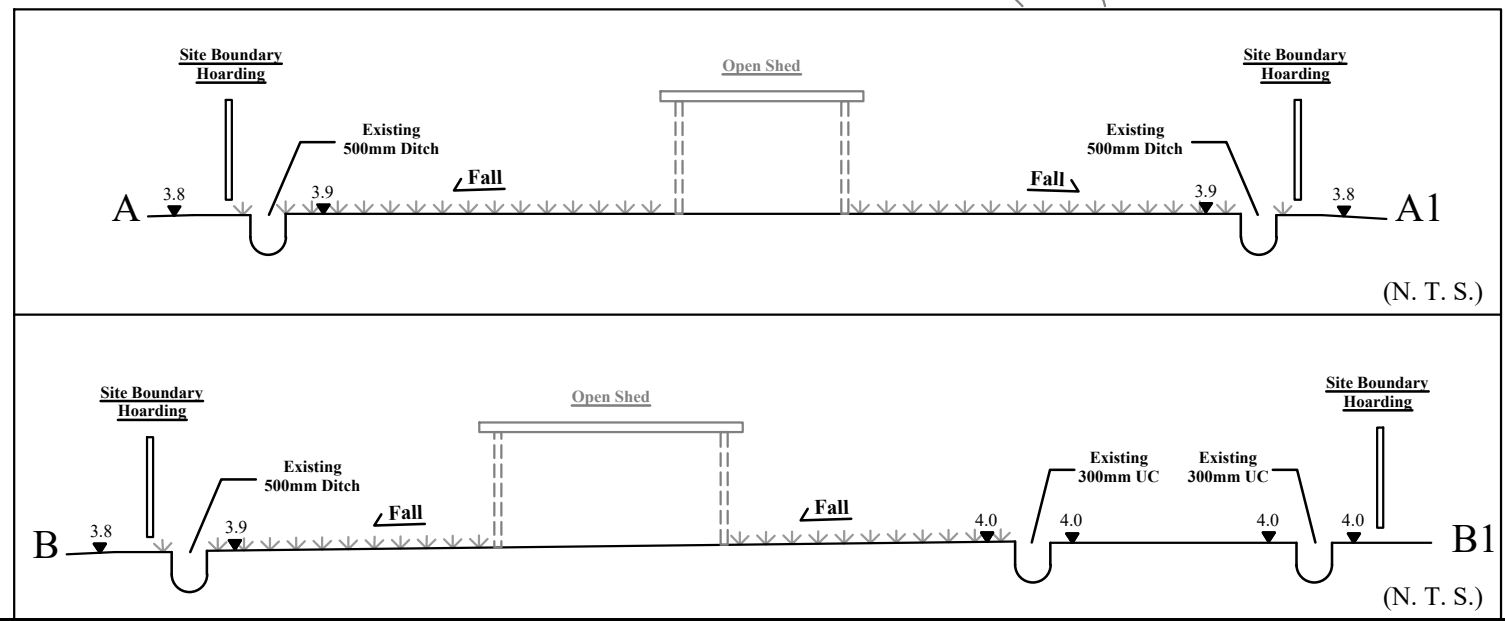
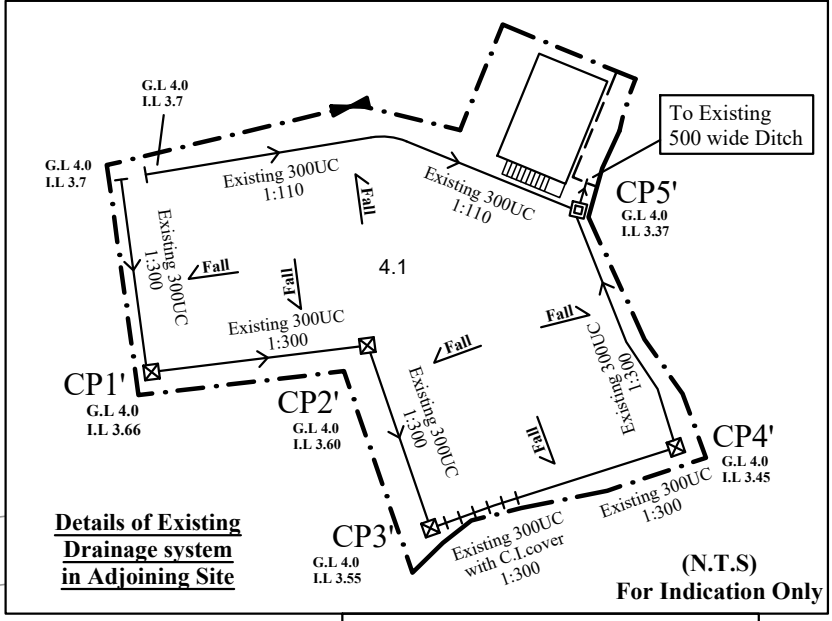
**Legend**

- Catch pit
- Catch pit with trap
- Covered U-channel
- U-channel
- U-Channel with C.I. Cover
- Covered pipe
- Grassland
- Hoarding with 100mm opening or no hoarding
- Viewpoint of Drainage Photo

**Application Site**



Planning Application No. A/YL-KTN/1074 with existing drainage system





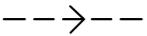
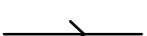

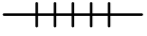
1:750 (A3)  
August 2025

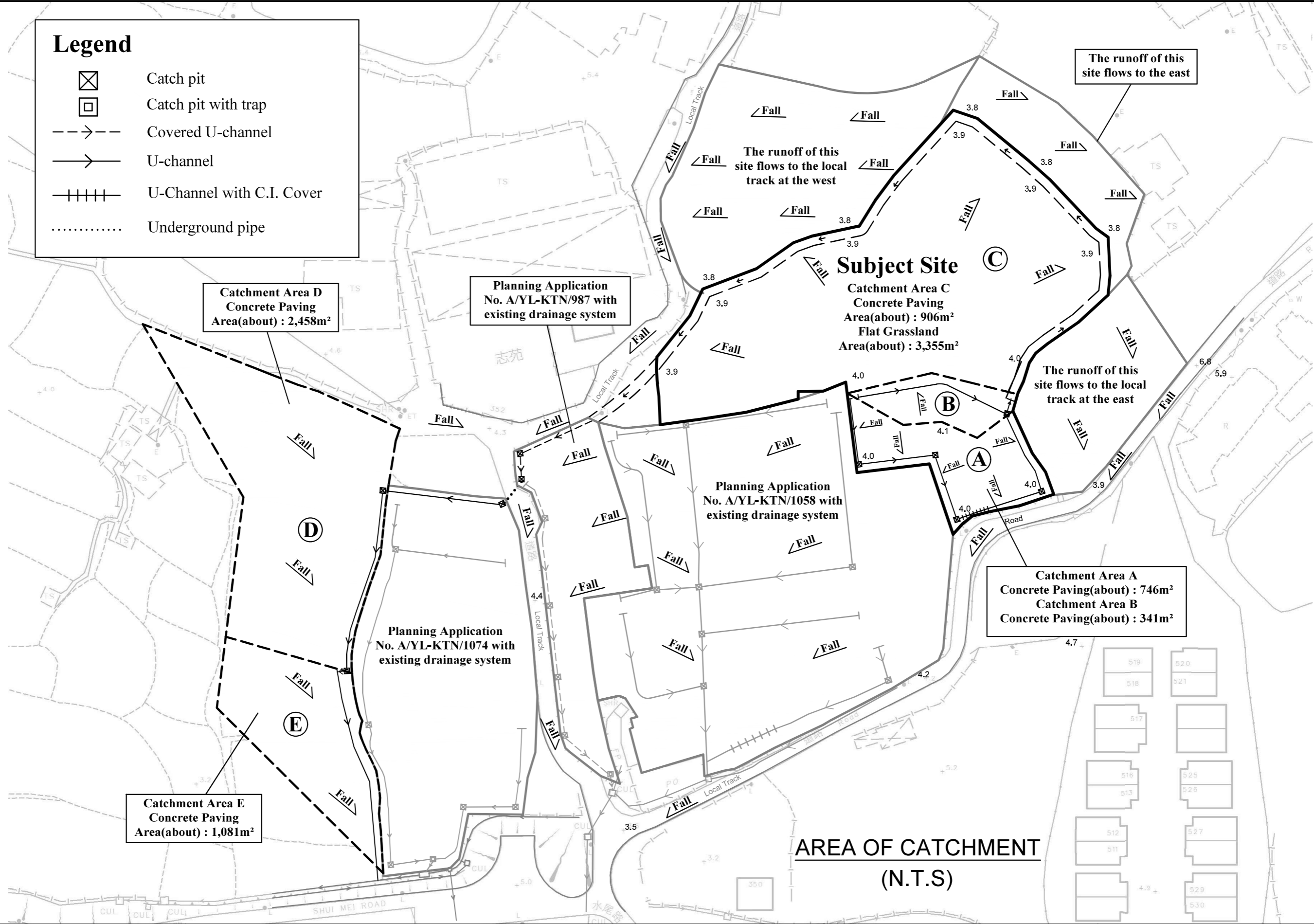
**Drainage Proposal**  
Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

**Goldrich Planners & Surveyors Ltd.**  
Plan 5.1  
( P 22034 )



### Legend

-  Catch pit
-  Catch pit with trap
-  Covered U-channel
-  U-channel
-  U-Channel with C.I. Cover
-  Underground pipe



Catchment Area D  
Concrete Paving  
Area(about) : 2,458m<sup>2</sup>

Planning Application  
No. A/YL-KTN/987 with  
existing drainage system

**Subject Site**  
Catchment Area C  
Concrete Paving  
Area(about) : 906m<sup>2</sup>  
Flat Grassland  
Area(about) : 3,355m<sup>2</sup>

The runoff of this  
site flows to the local  
track at the east

Planning Application  
No. A/YL-KTN/1058 with  
existing drainage system

Catchment Area A  
Concrete Paving(about) : 746m<sup>2</sup>  
Catchment Area B  
Concrete Paving(about) : 341m<sup>2</sup>

Planning Application  
No. A/YL-KTN/1074 with  
existing drainage system

Catchment Area E  
Concrete Paving  
Area(about) : 1,081m<sup>2</sup>

AREA OF CATCHMENT  
(N.T.S)

N.T.S

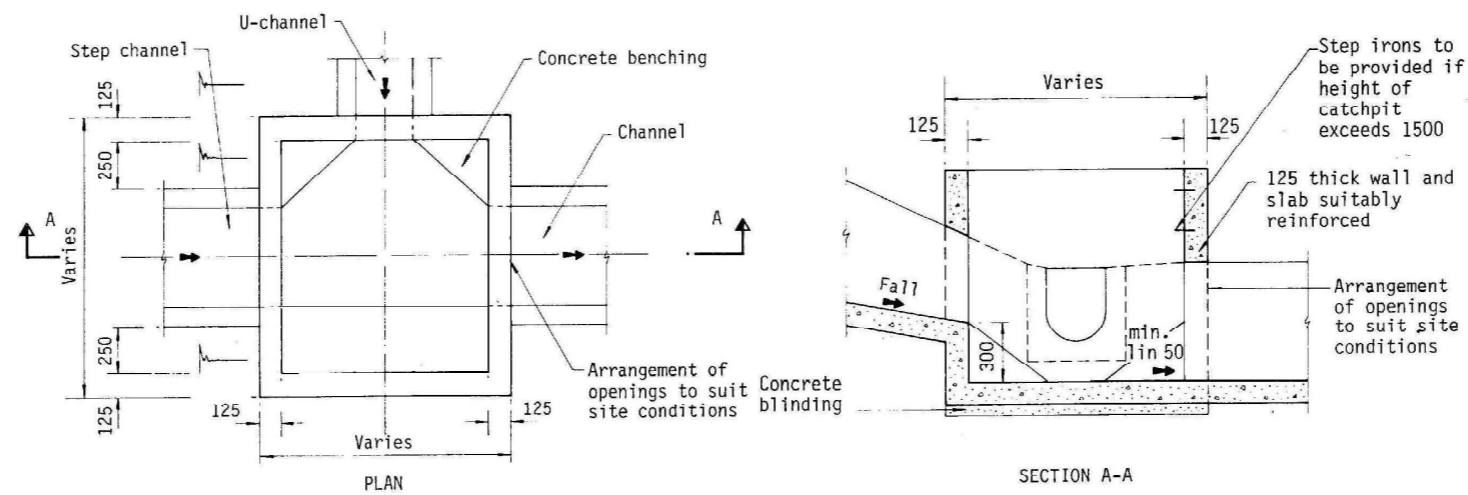
## Drainage Proposal

Goldrich Planners &  
Surveyors Ltd.

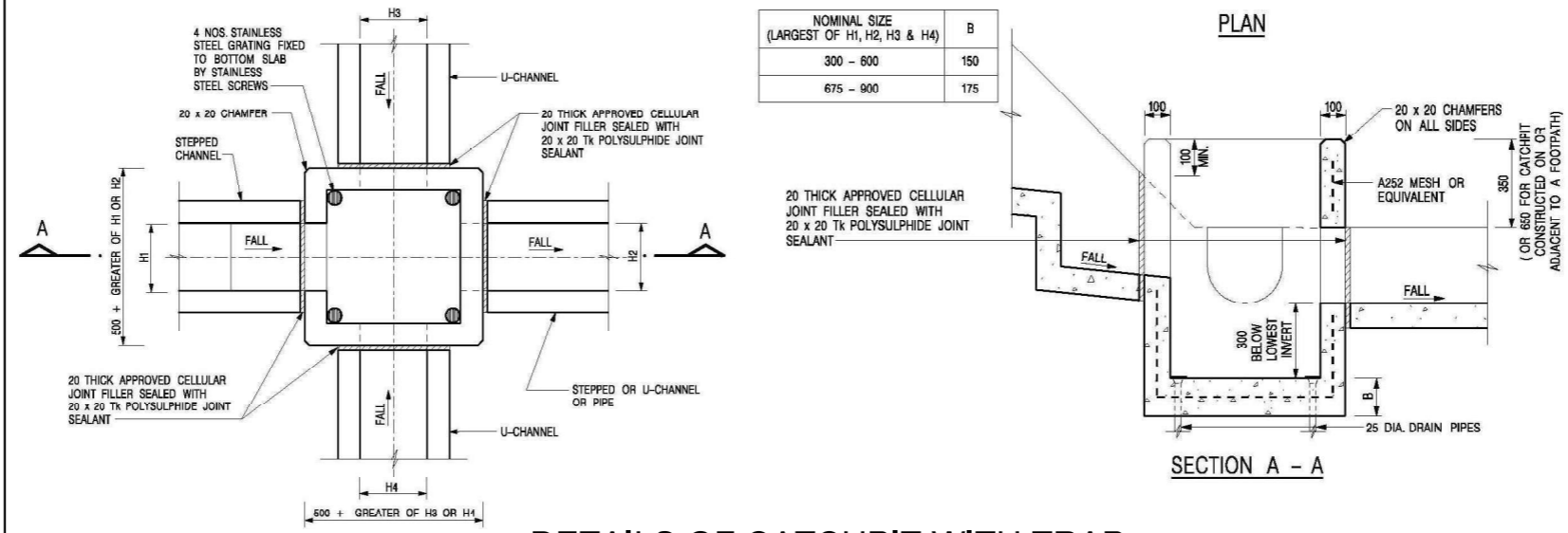
August 2025

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

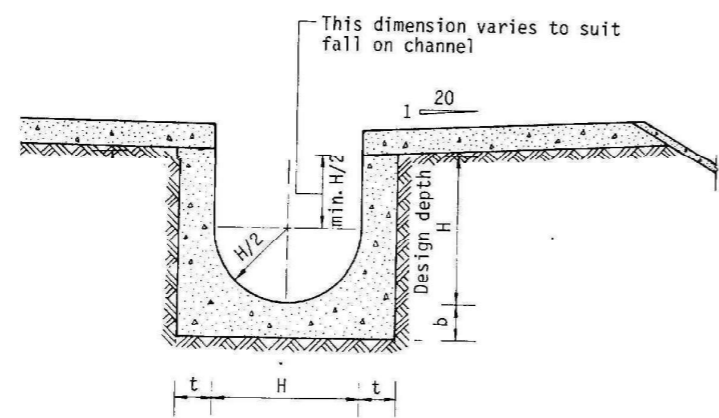
Plan 5.2  
( P 22034 )



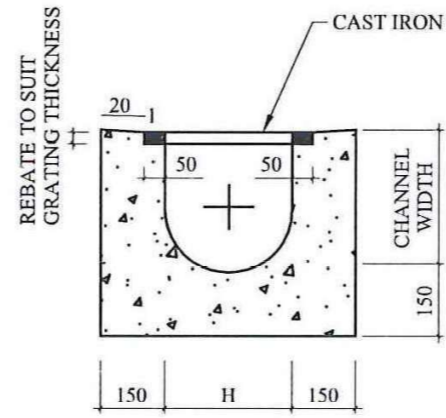
**TYPICAL DETAILS OF CATCHPIT**



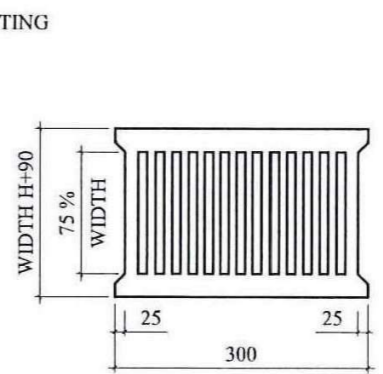
**DETAILS OF CATCHPIT WITH TRAP**  
(REFER TO CEDD'S STANDARD DWG. C2406/1)



**TYPICAL DETAILS OF U CHANNEL**



**TYPICAL SECTION OF U-CHANNEL WITH COVER**  
(N.T.S.)



**CAST IRON CRATING (HEAVY DUTY)**

N.T.S

August 2025

# Drainage Proposal

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 5.3  
( P 22034 )

**1 For Catchment Area A**

Area, A = 742 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 21 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (21) / (0.1<sup>0.2</sup>\*742<sup>0.1</sup>)  
 = 2.5 min

**Ref.**  
  
  
  
  
SDM 7.5.2 (d)

**2 For Existing U-Channel in catchment area A**

	From	To
Ground level (mPD)	4.00	4.00
Invert level (mPD)	3.70	3.37

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 97.8 m  
 Depth of vertical part of u-channel, d = 476 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.7-3.374)/97.8 = 0.0033

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 476  
 = 0.178 m<sup>2</sup>  
 Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 476  
 = 1.423 m  
 Hydraulic radius, R = a / p  
 = 0.125 m

SDM 8.2.1

**3 Use Manning Equation for estimating velocity of stormwater**

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.125)<sup>1/6</sup> x (0.125 x 0.003)<sup>1/2</sup> / 0.016  
 = 0.90 m/s  
 Time of flow, t<sub>f</sub> = 1.8 min

SDM Table 13  
SDM Table 12

**4 Use "Rational Method" for calculation of design flow**

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.9+0.5+3.29)<sup>0.35</sup> for return period T = 50 years  
 = 246

SDM 4.3.2  
Corrigendum 1/2024  
SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	742.0	704.9
			SUM = 704.9

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>f</sub>A<sub>f</sub> + Q<sub>u</sub> where A<sub>f</sub> is in km<sup>2</sup>  
 = 0.278 x 246 x 704.9 / 1000000 + 0  
 = 0.048 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.178 x 0.9  
 = 0.161 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

**1 For Catchment Area B**

Area, A = 343 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 25 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (25) / (0.1<sup>0.2</sup>\*343<sup>0.1</sup>)  
 = 3.2 min

SDM 7.5.2 (d)

**2 For Existing U-Channel in catchment area B**

	From	To
Ground level (mPD)	4.00	4.00
Invert level (mPD)	3.70	3.37

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 36.2 m  
 Depth of vertical part of u-channel, d = 480 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.7-3.37)/36.2 = 0.009

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 480  
 = 0.179 m<sup>2</sup>

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 480  
 = 1.431 m

Hydraulic radius, R = a / p  
 = 0.125 m

SDM 8.2.1

**3 Use Manning Equation for estimating velocity of stormwater**

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.125)<sup>1/6</sup> x (0.125 x 0.009)<sup>1/2</sup> / 0.016  
 = 1.49 m/s  
 Time of flow, t<sub>f</sub> = 0.4 min

SDM Table 13  
 SDM Table 12

**4 Use "Rational Method" for calculation of design flow**

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.9+0.5+3.29)<sup>0.35</sup>:for return period T = 50 years  
 = 255

SDM 4.3.2  
 Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	343.0	325.9
SUM =			325.9

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>j</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 255 x 325.85 / 1000000 + 0  
 = 0.023 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.179 x 1.49  
 = 0.268 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

**1 For Catchment Area C**

Area, A = 3944 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 66 m

Time of concentration, t<sub>o</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (66) / (0.1<sup>0.2</sup>\*3944<sup>0.1</sup>)  
 = 6.6 min

**Ref.**

SDM 7.5.2 (d)

**2 For Existing Ditch in catchment area C**

	From	To
Ground level (mPD)	4.00	3.90
Invert level (mPD)	3.37	2.68

Width of u-channel, w = 500 mm  
 Length of u-channel, L<sub>c</sub> = 206.7 m  
 Depth of vertical part of u-channel, d = 969 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.37-2.681)/206.7 = 0.0033

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 250<sup>2</sup> + 500 x 969  
 = 0.583 m<sup>2</sup>  
 Wetted Perimeter, p = π r + 2 d = 3.14 x 250 + 2 x 969  
 = 2.723 m  
 Hydraulic radius, R = a / p  
 = 0.214 m

SDM 8.2.1

**3 Use Manning Equation for estimating velocity of stormwater**

Take n = 0.0225 for earth lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.214)<sup>1/6</sup> x (0.214 x 0.003)<sup>1/2</sup> / 0.0225  
 = 0.92 m/s  
 Time of flow, t<sub>f</sub> = 3.8 min

SDM Table 13  
 SDM Table 12

**4 Use "Rational Method" for calculation of design flow**

Design intensity, i = a / (t<sub>o</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.9+0.5+3.29)<sup>0.355</sup> for return period T = 50 years  
 = 200

SDM 4.3.2  
 Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland(heavy soil)	0.25	2765.0	691.3
Concrete Paving	0.95	1179.0	1120.1
SUM =			1811.3

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0.071 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>j</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 200 x 1811.3 / 1000000 + 0.071  
 = 0.172 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.583 x 0.92  
 = 0.535 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Hydraulic Calculation**

Goldrich Planners &  
 Surveyors Ltd.

December 2024

Lots 1464 (Part), 1486 (Part), 1489 (Part), 1494 (Part)  
 and adjoining Government Land in D. D. 107  
 Yuen Long, N. T.

Page 3  
 (P22034)



**1 For Catchment Area between CP2 and CP3**

Area, A = 0 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 0 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (0) / (0.1<sup>0.2</sup>\*0<sup>0.1</sup>)  
 = 0.0 min

Ref.  
  
  
  
SDM 7.5.2 (d)

**2 For Underground Pipe between CP2 and CP3**

Size(Diameter) w = 500 mm  
 Length of Pipe = 3.6 m  
 Design the pipe to 9/10 full bore capacity, then  
 Area of ventilated portion = 0.1 of pipe area  
 $\frac{1}{2} r^2 \theta - \frac{1}{2} r^2 \sin(\theta) = 0.1 \pi r^2$   
 $\theta - \sin(\theta) = 0.2 \pi$   
 $\theta = 1.63 \text{ rad} = 93.4^\circ$  (By trial and error)

Area A = 0.9  $\pi r^2$   
 = 0.9 x 3.14 x 500<sup>2</sup>  
 = 0.707 m<sup>2</sup>

Wetted Perimeter P = 2  $\pi r - r \theta$  = 2327 mm  
 Hydraulic radius R = A/P  
 = 303.7 mm

SDM 8.2.1

**3 Use Manning Equation for estimating velocity of stormwater**

Fall S = 1: 300  
 Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (303.7)<sup>1/6</sup> \* (303.7/300)<sup>1/2</sup> / 0.016  
 = 1.35 m/s  
 Time of flow, t<sub>f</sub> = 0.04 min

SDM Table 13  
 SDM Table 12

**4 Use "Rational Method" for calculation of design flow**

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.9+0.04+3.29)<sup>0.355</sup> for return period T = 50 years  
 = 330

SDM 4.3.2  
 Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
Macadam Roadways	0.425	0.0	0.0
Wooded Areas	0.105	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0.172 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i  $\Sigma C_i A_i$  + Q<sub>u</sub> where A<sub>i</sub> is in km<sup>2</sup>  
 = 0.278 x 330 x 0 / 1000000 + 0.172  
 = 0.172 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = 0.9 x a x v (10% reduction in flow area due to deposition of sediment)  
 = 0.9 x 0.3974 x 1.35  
 = 0.856 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

### 1 For Catchment Area D

Area, A = 2458 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 33 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (33) / (0.1^{0.2} \times 2458^{0.1}) = 0.0 \text{ min}$$

Ref.

SDM 7.5.2 (d)

### 2 For U-channel between Existing CP3 and CP5

	From	To
Ground level (mPD)	4.10	3.30
Invert level (mPD)	2.58	2.34

Width of u-channel, w = 500 mm  
 Length of u-channel, L<sub>c</sub> = 71.1 m  
 Depth of vertical part of u-channel, d = 710 mm  
 Gradient of u-channel, S<sub>f</sub> = (2.58-2.34)/71.1 = 0.0034

$$\text{Cross-Section Area, } a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 250^2 + 500 \times 710 = 0.453 \text{ m}^2$$

$$\text{Wetted Perimeter, } p = \pi r + 2 d = 3.14 \times 250 + 2 \times 710 = 2.205 \text{ m}$$

$$\text{Hydraulic radius, } R = a / p = 0.205 \text{ m}$$

SDM 8.2.1

### 3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.0160 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.205)<sup>1/6</sup> x (0.205 x 0.003)<sup>1/2</sup> / 0.016 = 1.26 m/s  
 Time of flow, t<sub>f</sub> = 0.9 min

SDM Table 13

SDM Table 12

### 4 Use "Rational Method" for calculation of design flow

$$\text{Design intensity, } i = a / (t_o + t_f + b)^c = 505.5 / (2.9 + 0.9 + 3.29)^{0.355} \text{ for return period } T = 50 \text{ years} = 303$$

SDM 4.3.2

Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	2458.0	2335.1
			SUM = 2335.1

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0.172 \text{ m}^3/\text{s}$$

$$\text{Design flow, } Q_d = 0.278i \sum C_j A_j + Q_u \text{ where } A_j \text{ is in km}^2 = 0.278 \times 303 \times 2335.1 / 1000000 + 0.172 = 0.369 \text{ m}^3/\text{s}$$

SDM 7.5.2 (a)

$$\text{Allowable flow, } Q_a = a \times v = 0.453 \times 1.26 = 0.573 \text{ m}^3/\text{s}$$

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

## Hydraulic Calculation

Goldrich Planners &  
 Surveyors Ltd.

December 2024

Lots 1464 (Part), 1486 (Part), 1489 (Part), 1494 (Part)  
 and adjoining Government Land in D. D. 107  
 Yuen Long, N. T.

Page 6  
 (P22034)

### 1 For Catchment Area E

Area, A = 1081 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 33 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (33) / (0.1^{0.2} \times 1081^{0.1}) = 3.8 \text{ min}$$

Ref.

SDM 7.5.2 (d)

### 2 For Existing Local Ditch in catchment area E

	From	To
Ground level (mPD)	3.30	4.30
Invert level (mPD)	2.34	2.16

Width of u-channel, w = 750 mm  
 Length of u-channel, L<sub>c</sub> = 53 m  
 Depth of vertical part of u-channel, d = 1765 mm  
 Gradient of u-channel, S<sub>f</sub> = (2.34-2.16)/53 = 0.0034

$$\text{Cross-Section Area, } a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 375^2 + 750 \times 1765 = 1.545 \text{ m}^2$$

$$\text{Wetted Perimeter, } p = \pi r + 2 d = 3.14 \times 375 + 2 \times 1765 = 4.708 \text{ m}$$

$$\text{Hydraulic radius, } R = a / p = 0.328 \text{ m}$$

SDM 8.2.1

### 3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.328)<sup>1/6</sup> x (0.328 x 0.003)<sup>1/2</sup> / 0.016 = 1.73 m/s  
 Time of flow, t<sub>f</sub> = 0.5 min

SDM Table 13

SDM Table 12

### 4 Use "Rational Method" for calculation of design flow

$$\text{Design intensity, } i = a / (t_o + t_f + b)^c = 505.5 / (2.9 + 0.5 + 3.29)^{0.355} \text{ for return period } T = 50 \text{ years} = 246$$

SDM 4.3.2

Corrigendum 1/2024

SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	1081.0	1027.0
			SUM = 1027.0

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0.369 \text{ m}^3/\text{s}$$

$$\text{Design flow, } Q_d = 0.278i \sum C_j A_j + Q_u \text{ where } A_j \text{ is in km}^2 = 0.278 \times 246 \times 1026.95 / 1000000 + 0.369 = 0.439 \text{ m}^3/\text{s}$$

SDM 7.5.2 (a)

$$\text{Allowable flow, } Q_a = a \times v = 1.545 \times 1.73 = 2.676 \text{ m}^3/\text{s}$$

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

## Hydraulic Calculation

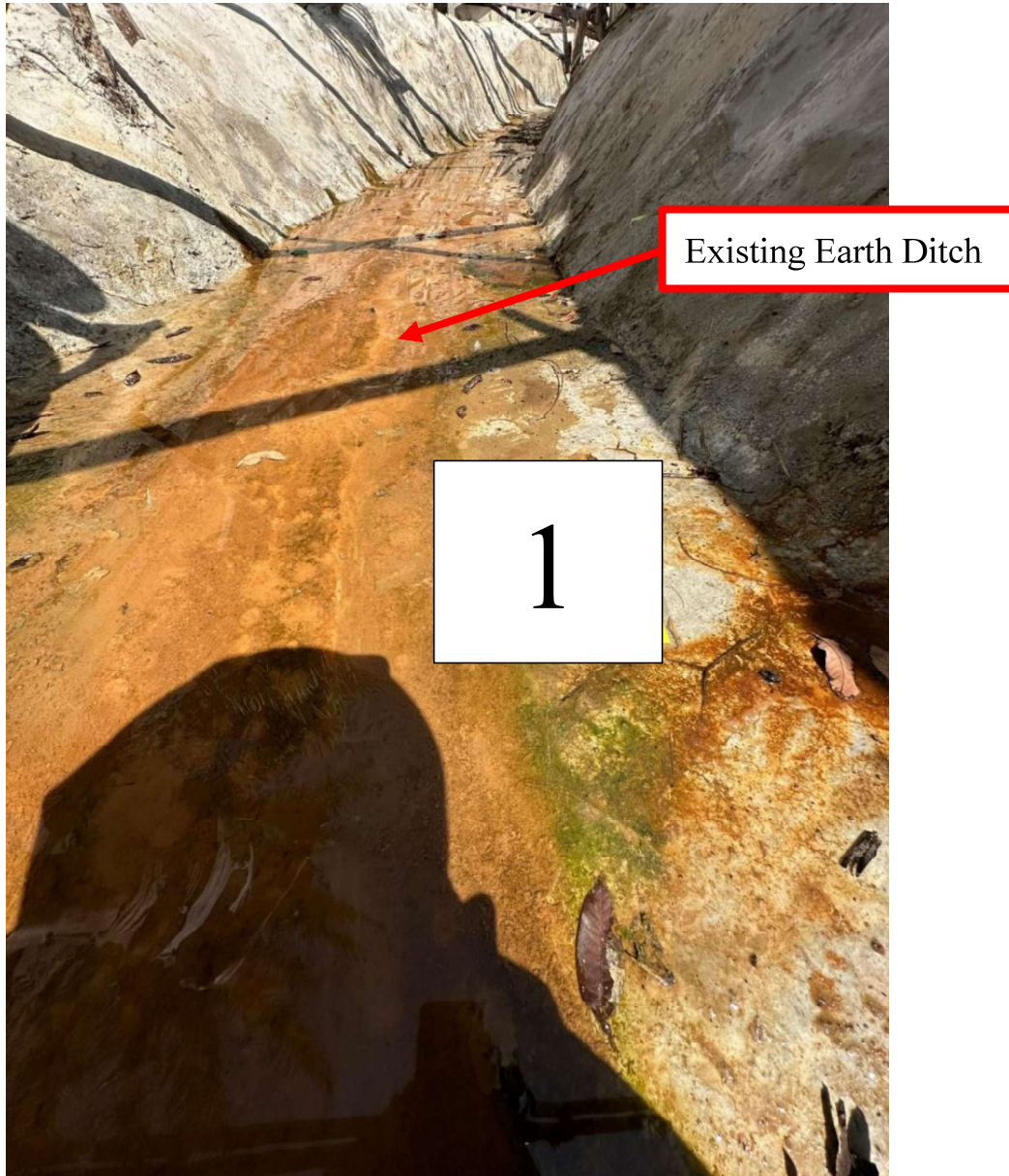
Goldrich Planners & Surveyors Ltd.

December 2024

Lots 1464 (Part), 1486 (Part), 1489 (Part), 1494 (Part)  
 and adjoining Government Land in D. D. 107  
 Yuen Long, N. T.

Page 7  
 (P22034)

### Viewpoint 1



### Viewpoint 2



**Viewpoint 3**



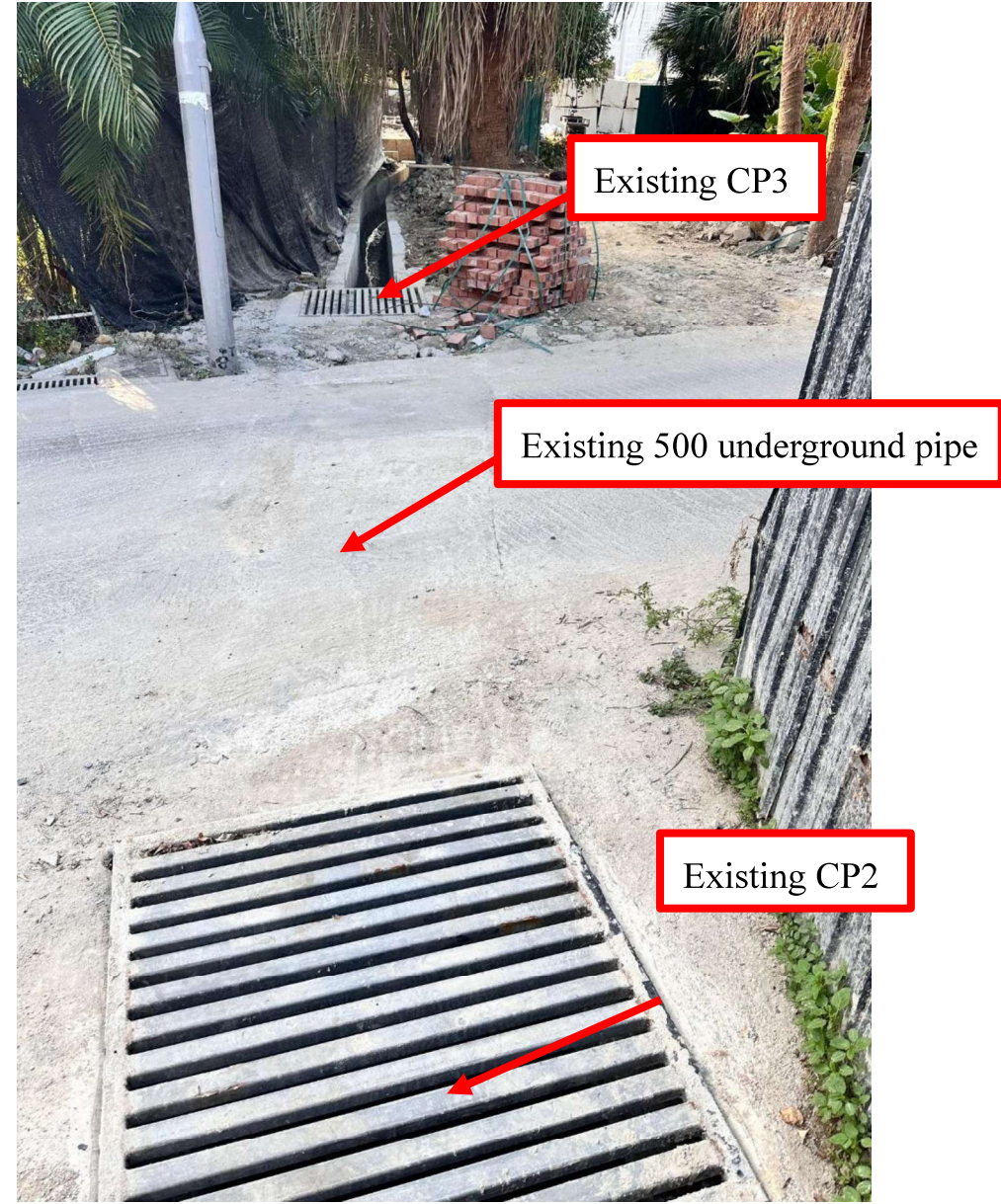
**Viewpoint 4**



### Viewpoint 5



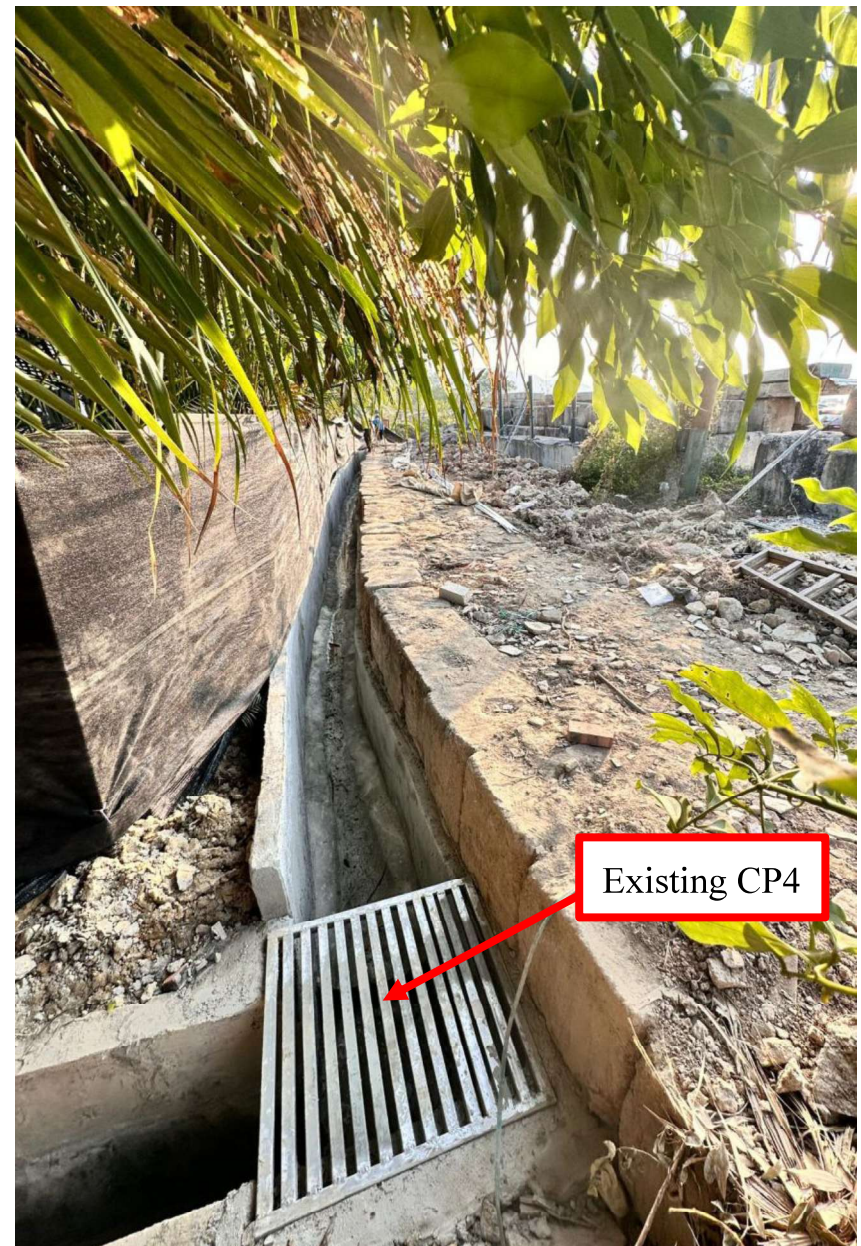
### Viewpoint 6



**Viewpoint 7**



**Viewpoint 8**



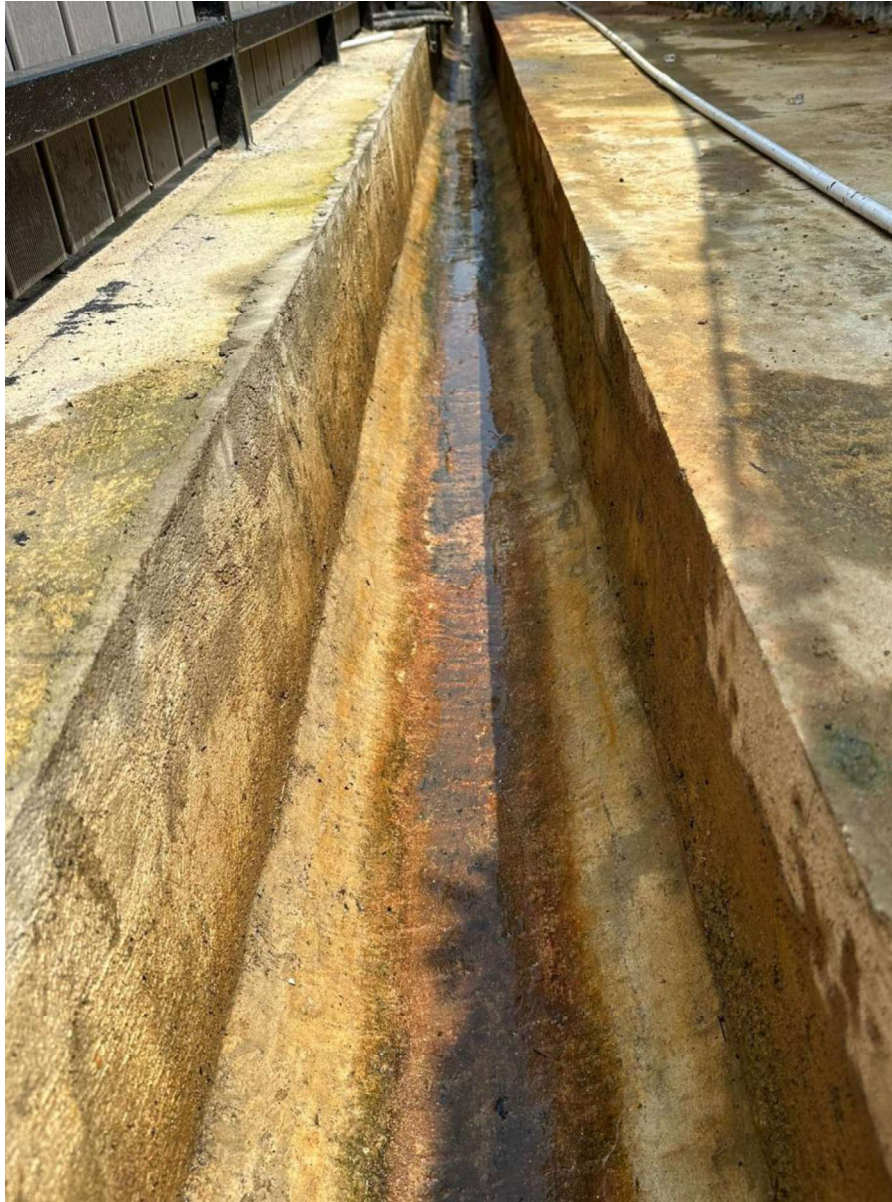
### Viewpoint 9



### Viewpoint 10



**Viewpoint 11**



**Viewpoint 12**



**Viewpoint 13**



**Viewpoint 14**



**Viewpoint 15**

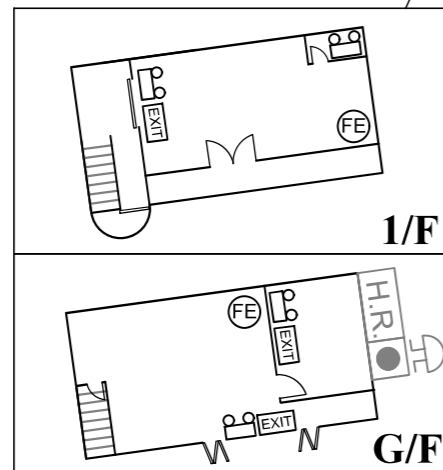
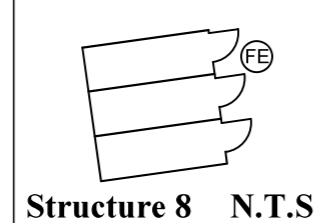
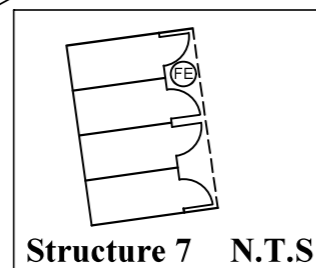
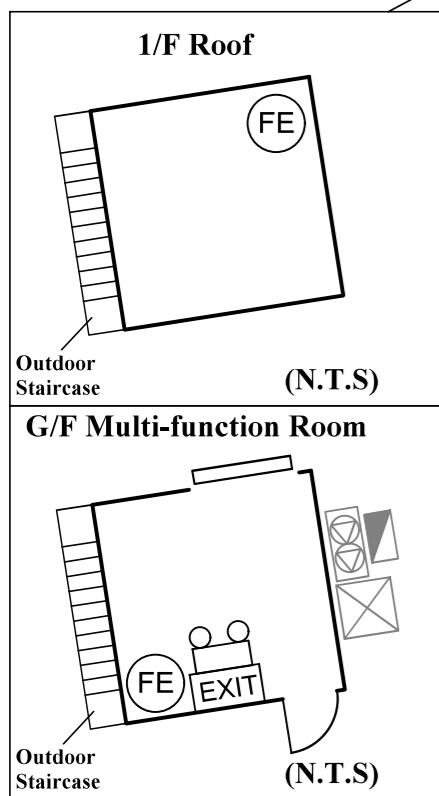
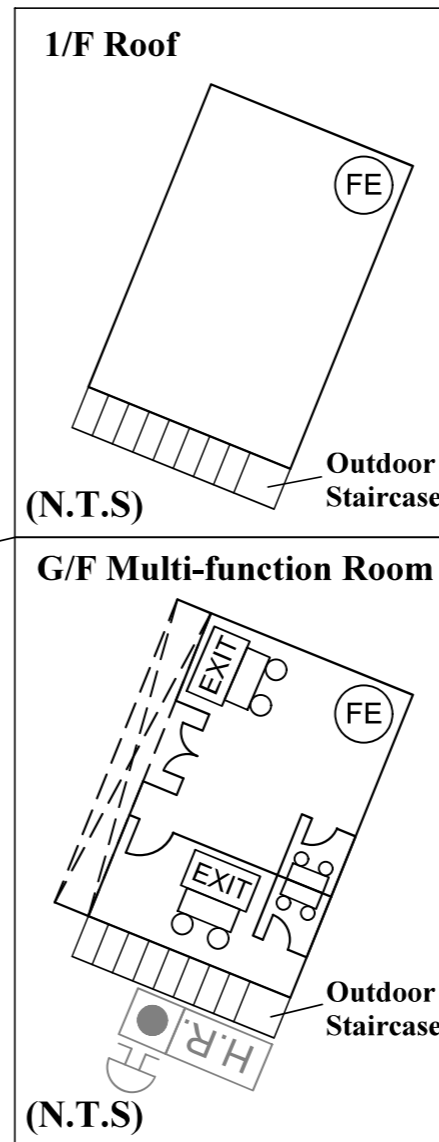
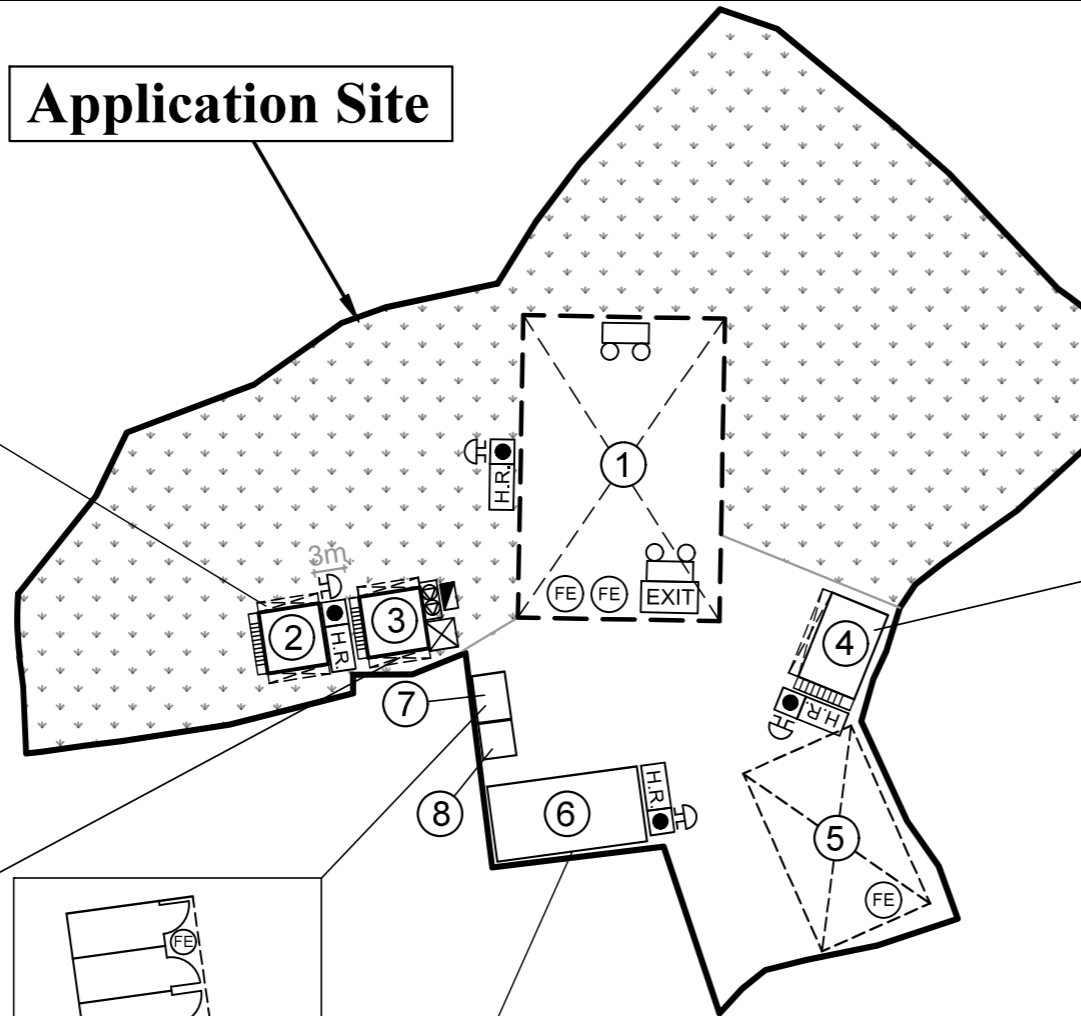
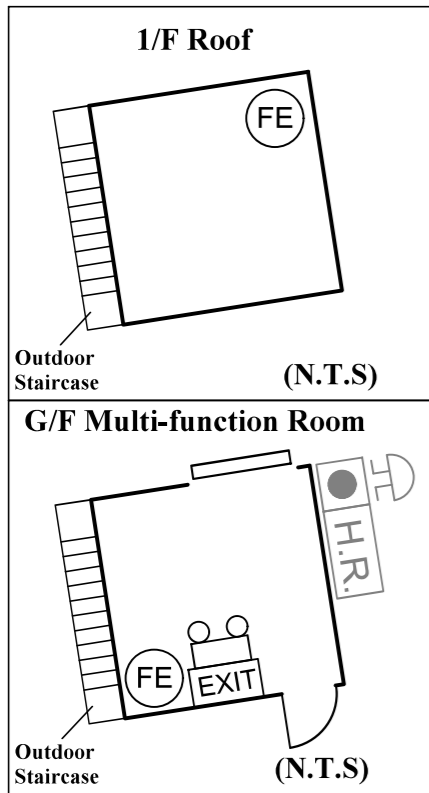


**Viewpoint 16**



## Viewpoint 17





No.	Structure / Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Open Shed	600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56m <sup>2</sup>	56m <sup>2</sup>	7m	2
	1/F: Roof	37m <sup>2</sup>			
3	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56m <sup>2</sup>	56m <sup>2</sup>	7m	2
	1/F: Roof	37m <sup>2</sup>			
4	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	67m <sup>2</sup>	67m <sup>2</sup>	7m	2
	1/F: Roof	58m <sup>2</sup>			
5	Open Shed	226m <sup>2</sup>	226m <sup>2</sup>	7m	1
6	Multi-function Room (Animal activity room, social event room and ancillary office)	225m <sup>2</sup>	112.5m <sup>2</sup>	7m	2
7	Toilet	15m <sup>2</sup>	15m <sup>2</sup>	5m	1
8	Toilet	12m <sup>2</sup>	12m <sup>2</sup>	5m	1
Total:		1,389m <sup>2</sup>	1,144.5m <sup>2</sup>		

**FS NOTES:**

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (vi) Duplicated power supplies for all fire Service Installations comprising a cable connected from electricity mains and other teed off before the main switch shall be provide.

**Legend:**

- 5.0kg CO2 Gas type Fire Extinguisher x13
- Emergency Light x12
- Exit Sign x8
- Break Glass Call Point x4
- Fire Alarm Bell x4
- Fire Hosereel x4
- F.S pump room x1
- 2m<sup>3</sup> FS Water Tank x1
- Fire Alarm / Hosereel Pump Control Panel x1
- Sliding Door
- Canopy / Open Shed

1:750 (A3)

August 2025

**Fire Service Installation Proposal**

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)  
and adjoining Government Land in D. D. 107  
Yuen Long, New Territories

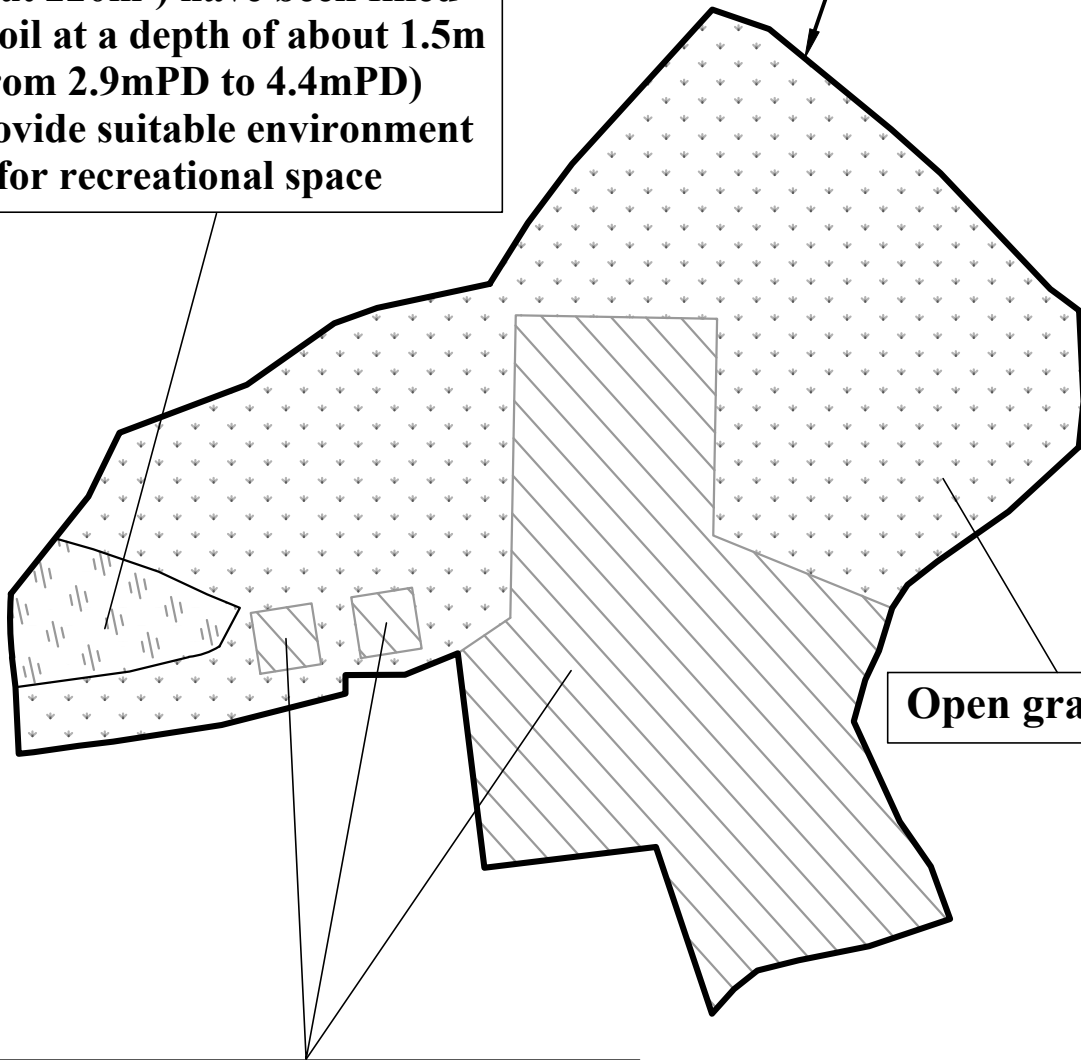
Goldrich Planners & Surveyors Ltd.

Plan 6  
( P 22034 )

**Application Site**






**This portion of pond  
(about 220m<sup>2</sup>) have been filled  
with soil at a depth of about 1.5m  
(from 2.9mPD to 4.4mPD)  
to provide suitable environment  
for recreational space**

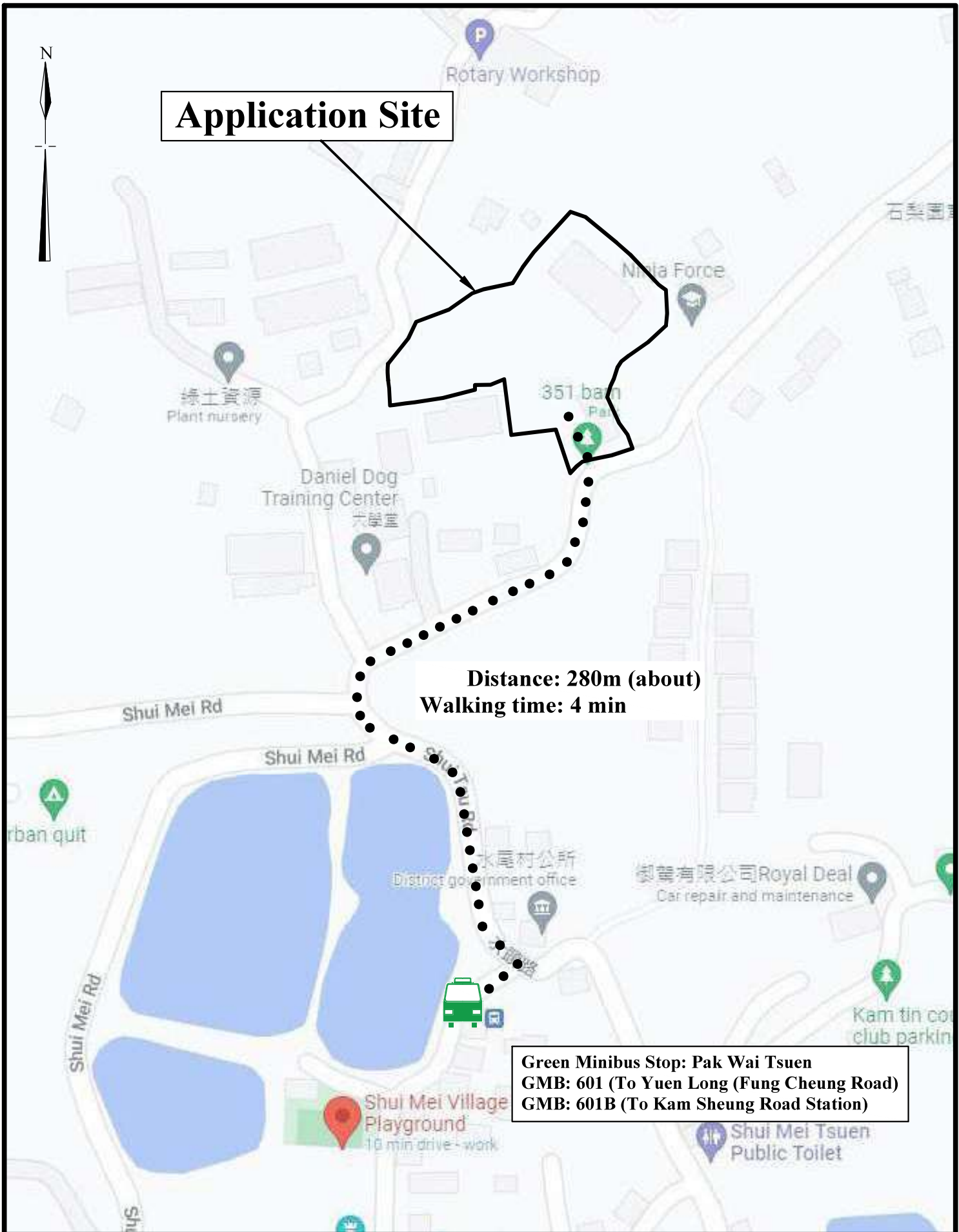


**Open grass land**

**About 37% of the site have been paved  
with concrete at a depth of about 0.2m  
(from 4.4mPD to 4.6mPD)  
to provide solid ground for erection of  
structures and vehicle maneuvering**

	<b>Filled Pond Area(about) :</b>	<b>220m<sup>2</sup> (4%)</b>
	<b>Open Grass Land(about) :</b>	<b>3,135m<sup>2</sup> (59%)</b>
	<b>Paved Area(about) :</b>	<b>1,975m<sup>2</sup> (37%)</b>
<b>Total Site Area(about) :</b>		<b>5,330m<sup>2</sup> (100%)</b>

N.T.S	<b>Plan Showing Existing Filling of Land and Pond</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
August 2025	Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part) and adjoining Government Land in D. D. 107 Yuen Long, New Territories	<b>Plan 7 ( P22034 )</b>



N.T.S	<p align="center"><b>Plan Showing The Nearest Public Transport Services</b></p>	<p align="center"><b>Goldrich Planners &amp; Surveyors Ltd.</b></p>
<p align="center"><b>August 2025</b></p>	<p align="center">Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part) and adjoining Government Land in D. D. 107 Yuen Long, New Territories</p>	<p align="center"><b>Plan 8 ( P 22034 )</b></p>

規 劃 署

Annex Ia  
Planning Department

來函檔號 Your Reference : TL21457 / P20039

本署檔號 Our Reference : TPB/A/YL-KTN/743

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

21 January 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (h)  
- the Submission of a Fire Service Installations Proposal**

**Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3  
Years in "Agriculture" Zone, Lots 1486 (Part), 1489 (Part) and Adjoining  
Government Land in D.D.107, Yuen Long, New Territories**  
**(Application No. A/YL-KTN/743)**

I refer to your submission dated 3.1.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment(s) 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.

Should you have any queries, please contact Mr. WONG Ho-yin [REDACTED] or Mr. LI Leong-kiu [REDACTED] of the Fire Services Department directly.

Yours faithfully,

( Anthony LUK )

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

21e.e.  
D of FS

(Attn.: Mr. WONG Ho-yin)



Internal  
CTP/TPB

AL/LD/lw

**Appendix**

Comment(s) from the Director of Fire Services:

Please advise that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.



來函檔號 Your Reference : TL24525 / P22034

本署檔號 Our Reference : TPB/A/YL-KTN/894

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

30 September 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (a) -  
the Submission of a Revised Drainage Proposal**

**Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTN/894)**

I refer to your submission dated 30.9.2024 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**.

Should you have any queries, please contact Mr. Terence TANG of the Drainage Services Department directly.

Yours faithfully,

( Josephine LO )  
District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

c.c.  
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal  
CTP/TPB

JL/AY/on

**Appendix**

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

Regarding the implementation of the drainage proposal:

1. Viewpoint 2 - Please remove all pipes/ obstruction within the proposed/existing drainage facilities.
2. Please provide justification for the adopted depth of u-channel (i.e. 1670mm) between ditch and pipe.
3. Please provide justification for the dimension of existing 750mm dia. pipe.
4. Please ensure the existing u-channel would be modified/functioned up to relevant standard drawings.



來函檔號 Your Reference : TL24477 / P22034  
 本署檔號 Our Reference : TPB/A/YL-KTN/894  
 電話號碼 Tel. No. : [REDACTED]  
 傳真機號碼 Fax No. : [REDACTED]

27 September 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d) -  
the Submission of a Fire Service Installations Proposal**

**Proposed Temporary Place of Recreation, Sports or Culture (Indoor and  
Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years  
and Filling of Land in "Agriculture" Zone, Lots 1464 (Part), 1486 (Part) and  
1494 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long  
(Application No. A/YL-KTN/894)**

I refer to your submission dated 10.9.2024 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**.

Should you have any queries, please contact Mr. CHEUNG Wing-hei [REDACTED]  
[REDACTED] of the Fire Services Department directly.

Yours faithfully,

( Josephine LO )  
District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

c.c.  
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal  
CTP/TPB

JL/AY/on

Appendix

Comments from the Director of Fire Services:

The applicant is advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.