

2026年 6月 2 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
申請的資料

Form No. S16-I
表格第 S16-I 號

This is received on 2026-06-22.
The Council will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

260/1440 12/6 B. 1101

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-KTS/1141
	Date Received 收到日期	2026-06-22

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

1. Name of Applicant 申請人姓名/名稱
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)
Lung Yi

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
Man Chi Consultants and Construction Limited

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. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 416 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 290 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ 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 Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 _____ (DD/MM/YYYY)&
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&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 416 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 Not More Than 1 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Proposed Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed 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 290 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.69 ☒ About 約
- Proposed site coverage 擬議上蓋面積 35 % ☒ About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 Not more than 2 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ 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 N/A mPD 米(主水平基準上) ☐ About 約
..... Not More Than 7 m 米 ☐ 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 政府、機構或社區設施	(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)	
☒ other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) Animal Boarding Establishment (Please refer to the planning statement)	
☐ 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]
.....		Please refer to the planning statement
.....		
.....		
.....		
.....		
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Outdoor area for dog playground		
.....		
.....		
.....		
.....		

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)

December 2026

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) A local track from Kam Ho Road ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ ☒
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ ☒

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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 No 否	☐ Please provide details 請提供詳情 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約 ☐																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																														
On traffic 對交通	Yes 會 ☐	No 不會 ☒																														
On water supply 對供水	Yes 會 ☐	No 不會 ☒																														
On drainage 對排水	Yes 會 ☐	No 不會 ☒																														
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																														
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																														
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																														
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																														
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																														
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																														

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 attached Planning 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

MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED

敏志顧問及建築工程有限公司

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

LIT Y. G. CHENG

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR

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

Man Chi Consultants and Construction Limited

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

Date 日期

11/6/2026

(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[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long 新界元朗錦田南丈量約份第113約地段第132號餘段及141號餘段		
Site area 地盤面積	416	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☒ About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖 (編號: S/YL-KTS/15)		
Zoning 地帶	"Agriculture" ("AGR") 「農業」地帶		
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years 臨時動物寄養所連附屬設施及相關的填土工程 (為期五年)		
(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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	290 ☒ About 約 ☐ Not more than 不多於	0.69 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	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 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	7	m 米 ☒ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	35 % ☒ 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 ☐ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 ☐ Not less than 不少於

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

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

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

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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Section 16 Planning Application

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

Lot Nos. 132 RP and 141 RP in D.D. 113,
Kam Tin South, Yuen Long

Planning Statement

Address:

[Redacted Address]

Prepared by
***Man Chi Consultants and
Construction Limited***

June 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long (hereinafter referred to “the Application Site”). This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) The applied use serves to provide an animal boarding establishment. As a Column 2 use within the “AGR” zone on the OZP, the applied use does not contravene planning intention;*
- (b) The applied use is not incompatible with surrounding land uses mainly comprising animal boarding establishment, open storage uses, warehouse and temporary structures;*
- (c) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “AGR” zone;*
- (d) No significant environmental impact shall be envisaged as Applicant will comply with all environmental protection/pollution control ordinances and strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to minimise the possible adverse impacts and environmental nuisance to the nearby environment.; and*
- (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 5 years.

	Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司
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行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作擬議臨時動物寄養所連附屬設施及相關的填土工程（為期五年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗錦田南丈量約份第 113 約地段第 132 號餘段及 141 號餘段（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持申請用途供城規會考慮。

申請地點於錦田南分區計劃大綱核准圖（編號：S/YL-KTS/15）內被劃為「農業」用途。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

- (一) 申請之用途用作動物寄養所，於分區規劃大綱圖中的「農業」用途屬第二欄用途，申請用途並未違反規劃意向；
- (二) 申請用途與主要由動物寄養所、露天貯存、倉庫及臨時建築物組成的周邊土地用途並不衝突；
- (三) 申請用途不會損害或妨礙「農業」地帶的長遠規劃意向；
- (四) 預期不會造成重大環境影響，因申請人將遵守所有環境保護 / 污染管制條例，並嚴格遵循《處理臨時用途及露天貯存用地的環境問題作業指引》及《專業人士環保事務諮詢委員會專業守則》，以盡量減低對鄰近環境可能造成的負面影響及環境滋擾；及
- (五) 由於委員會已批准同一分區計劃大綱圖的類似申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請用途作為期五年之規劃申請。

	Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司
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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 1.1.2 The Application Site falls within an area zoned “Agriculture” (“AGR”) on the Current OZP. 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.

1.2 Background

- 1.2.1 The Applicant intends to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents in Kam Tin and Pat Heung areas. The proposed development will also provide daytime pet recreation and training activities.

1.3 Objectives

- 1.3.1 The Current Application strives to achieve the following objectives:-
- (a) *To be given an opportunity to the Applicant to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents in Kam Tin and Pat Heung areas;*
 - (b) *To give an opportunity to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use as well as its design. **Chapter 5** summarizes the concluding remarks for the applied use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 As shown in **Figure 1**, the Application Site is directly accessible from Kam Ho Road via a local track.
- 2.1.2 The Application Site is currently paved and vacant, covering approximately 416m². No Government Land is involved.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the Application Site and surrounding areas are predominately rural in character. There is an animal boarding establishment in operation to the immediate south of the application site. The immediate environment surroundings are characterised by animal boarding establishment, open storage sites, warehouses, temporary structures and vegetated areas.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site currently falls within an area zoned **"AGR"** on the Current OZP (please refer to **Figure 2**). According to the notes of the current OZP, this zone is *"intended 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."*
- 3.1.2 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.

3.2 Similar Planning Applications

- 3.2.1 As tabulated in **Table 1**, there are similar applications for applying for the same/similar use within the same OZP. Allowing the current application should not induce undesirable precedent.

Table 1: Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/YL-KTS/532	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 15.4.2011
A/YL-KTS/633	Renewal of Planning Approval for Temporary Animal Boarding Establishment under Application No. A/YL-KTS/532 for a Period of 3 Years	Approved with condition(s) on a temporary basis on 21.3.2014

Application No.	Proposed Use(s)	Decisions
A/YL-KTS/790	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 3.8.2018
A/YL-KTS/807	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.3.2019
A/YL-KTS/867	Proposed Temporary Animal Boarding Establishment (for a period of 5 years) and filling of land	Approved with condition(s) on a temporary basis on 18.12.2020
A/YL-KTS/868	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 8.1.2021
A/YL-KTS/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	Approved with condition(s) on a temporary basis on 22.1.2021
A/YL-KTS/891	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 25.6.2021
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 12.11.2021
A/YL-KTS/935	Temporary Animal Boarding Establishment for a Period of 5 Years	Approved with condition(s) on a temporary basis on 9.9.2022
A/YL-KTS/953	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.7.2023
A/YL-KTS/978	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.12.2023
A/YL-KTS/1009	Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 20.12.2024
A/YL-KTS/1019	Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years and associated Filling of Land	Approved with condition(s) on a temporary basis on 4.10.2024
A/YL-KTS/1038	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 11.4.2025
A/YL-KTS/1043	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 24.1.2025
A/YL-KTS/1052	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 23.5.2025

Application No.	Proposed Use(s)	Decisions
A/YL-KTS/1065	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 2.5.2025
A/YL-KTS/1075	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis on 4.7.2025
A/YL-KTS/1103	Renewal of Planning Approval for Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis on 5.12.2025
A/YL-KTS/1114	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis on 13.3.2026

- 3.2.2 There are some other animal boarding establishments as well as warehouses and open storage in close proximity to the application site. As such, no undesirable precedent will be set for approving the current application.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site occupies an area of approximately 416m². The applied use involves 2 temporary structures of not more than 2 storeys (not more than 7m), for animal boarding establishment (**Figure 3** refers), providing a total floor area of 290m².
- 4.1.2 The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding).
- 4.1.3 The Application Site is a paved flat land, and it is intended to regularise any filling of land under the current application (**Figure 4** refers). To align the site levels for erection of temporary structures, it is proposed to fill the entire the site with concrete to a depth of more than 1m. The extent of land filling has been kept to a minimum. The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- 4.1.4 The Applicant is committed to removing existing unauthorized structures. The Applicant will apply to the Lands Department for a Short-Term Waiver to permit the structure(s) erected within the private lots upon approval of the current application.

4.2 Operation

- 4.2.1 The animal boarding establishment will accommodate a maximum of 20 dogs. All dogs will be kept indoor within enclosed structures equipped with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). An outdoor area is designated as dog playground. No carparking space would be provided at the application site.
- 4.2.2 No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Application Site at any time during the planning approval period. Visitors are required to make advance booking in order to control the number of visitors accessing the Application Site and maintain the service quality. No walk-in visitor will be accepted.

Table 2: Proposed Key Development Parameters

Total Site Area	About 416m ²
- Covered Area	About 145m ² (about 35%)
- Uncovered Area	About 271m ² (about 65%)
Total Plot Ratio	About 0.69
Total Gross Floor Area	About 290m ²
- Animal Boarding Establishment	
Total No of Structures	2
- Animal Boarding Establishment	
No. of Storey	Not Exceeding 2 storey
Building Height	Not more than 7m
Site Coverage	About 35%
Operation hours	09:00 to 19:00 daily, including public holidays (except for overnight animal boarding)
Proposed Land Filling	
- Area	About 416m ²
- Depth	Not More Than 1m
- Material	Concrete

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
S1	Animal Boarding Establishment	140m ²	2	7m
S2	Animal Boarding Establishment	150m ²	2	7m
	Total	290m ²		

4.3 Access Arrangement

- 4.3.1 The applied use would make use of the existing access point at the eastern boundary of the Application Site. The Site is accessible by a local track connecting to Kam Ho Road. No car parking space will be provided at the Application Site.

4.4 Landscape Treatment

- 4.4.1 The proposed development involves the erection of two single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising vehicle park, warehouses and temporary structures. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 The Applicant will submit a drainage proposal together with a thorough investigation of the existing drainage system, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the applied use after

planning approval has been granted from the Board. The Applicant will implement the proposed drainage facilities at the Application Site once the proposal is accepted by the Drainage Services Department.

4.6 Fire Safety Considerations

- 4.6.1 No dangerous goods would be stored within the application site. The applied use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

4.7 Environmental Considerations

- 4.7.1 The Application Site will be fenced off by 2.5m high boundary fence wall. All dogs will be kept indoor within enclosed structures equipped 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 Application Site at any time during the planning approval period.
- 4.7.2 The Applicant undertakes to 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, 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.

5 CONCLUSION

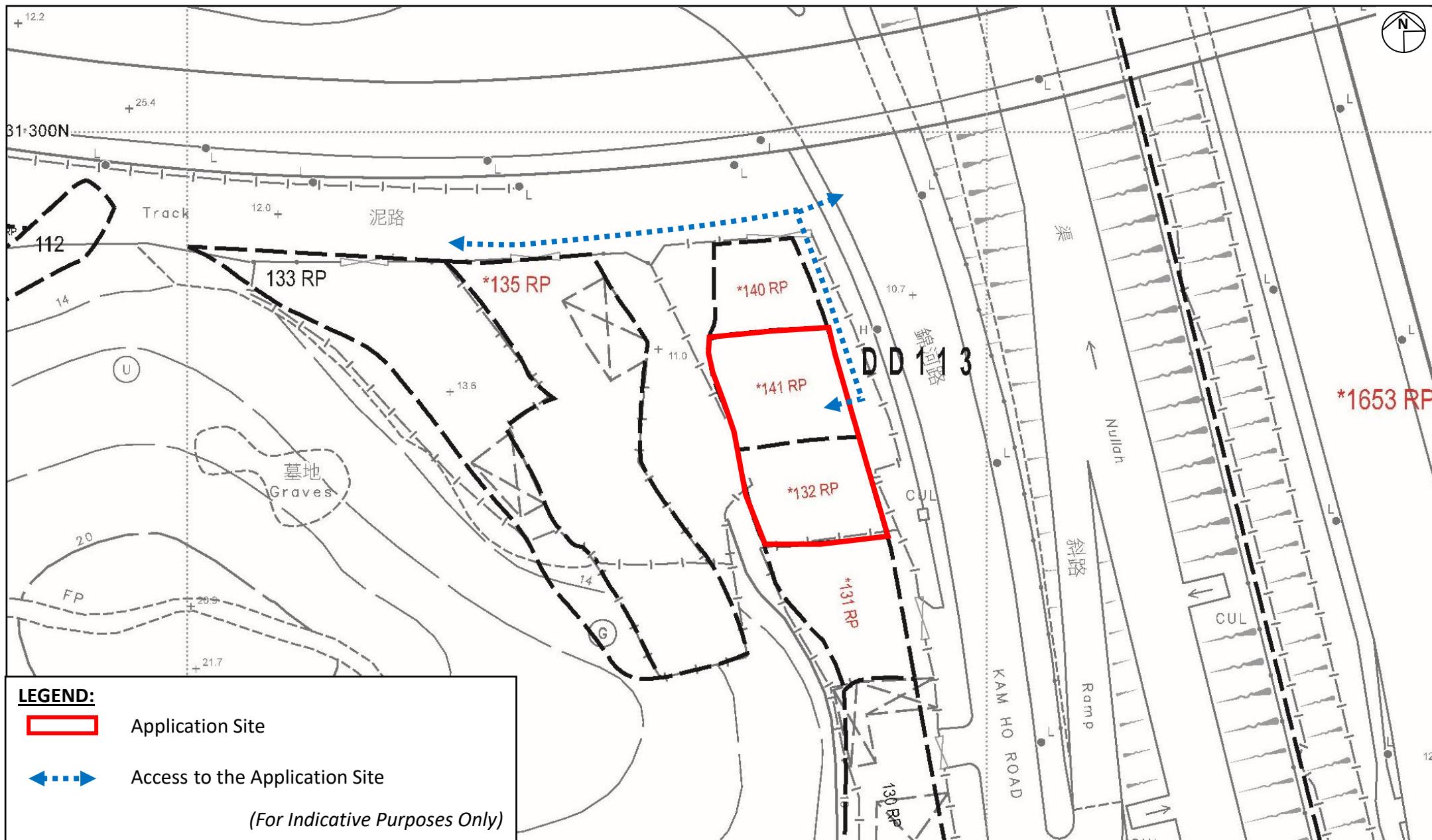
- 5.1.1 This Planning Statement is submitted to the Board in support of a planning application for the applied use at the Application Site. The Application Site has a total area of approximately 416m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 5.1.2 The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-
- (a) The applied use serves to provide an animal boarding establishment. As a Column 2 use within the “AGR” zone on the OZP, the applied use does not contravene planning intention;*
 - (b) The applied use is not incompatible with surrounding land uses mainly comprising animal boarding establishment, open storage uses, warehouse and temporary structures;*
 - (c) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “AGR” zone;*
 - (d) No significant environmental impact shall be envisaged as Applicant will comply with all environmental protection/pollution control ordinances and strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to minimise the possible adverse impacts and environmental nuisance to the nearby environment.; and*
 - (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 5 years.

5 CONCLUSION

- 5.1.1 This Planning Statement is submitted to the Board in support of a planning application for the applied use at the Application Site. The Application Site has a total area of approximately 416m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 5.1.2 The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-
- (a) The applied use serves to provide an animal boarding establishment. As a Column 2 use within the “AGR” zone on the OZP, the applied use does not contravene planning intention;*
 - (b) The applied use is not incompatible with surrounding land uses mainly comprising animal boarding establishment, open storage uses, warehouse and temporary structures;*
 - (c) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “AGR” zone;*
 - (d) No significant environmental impact shall be envisaged as Applicant will comply with all environmental protection/pollution control ordinances and strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to minimise the possible adverse impacts and environmental nuisance to the nearby environment.; and*
 - (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 5 years.



Project:
Section 16 Planning Application for Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

Title:
Extract of Lot Index Plan
(No. ags_S00000157577_0001)

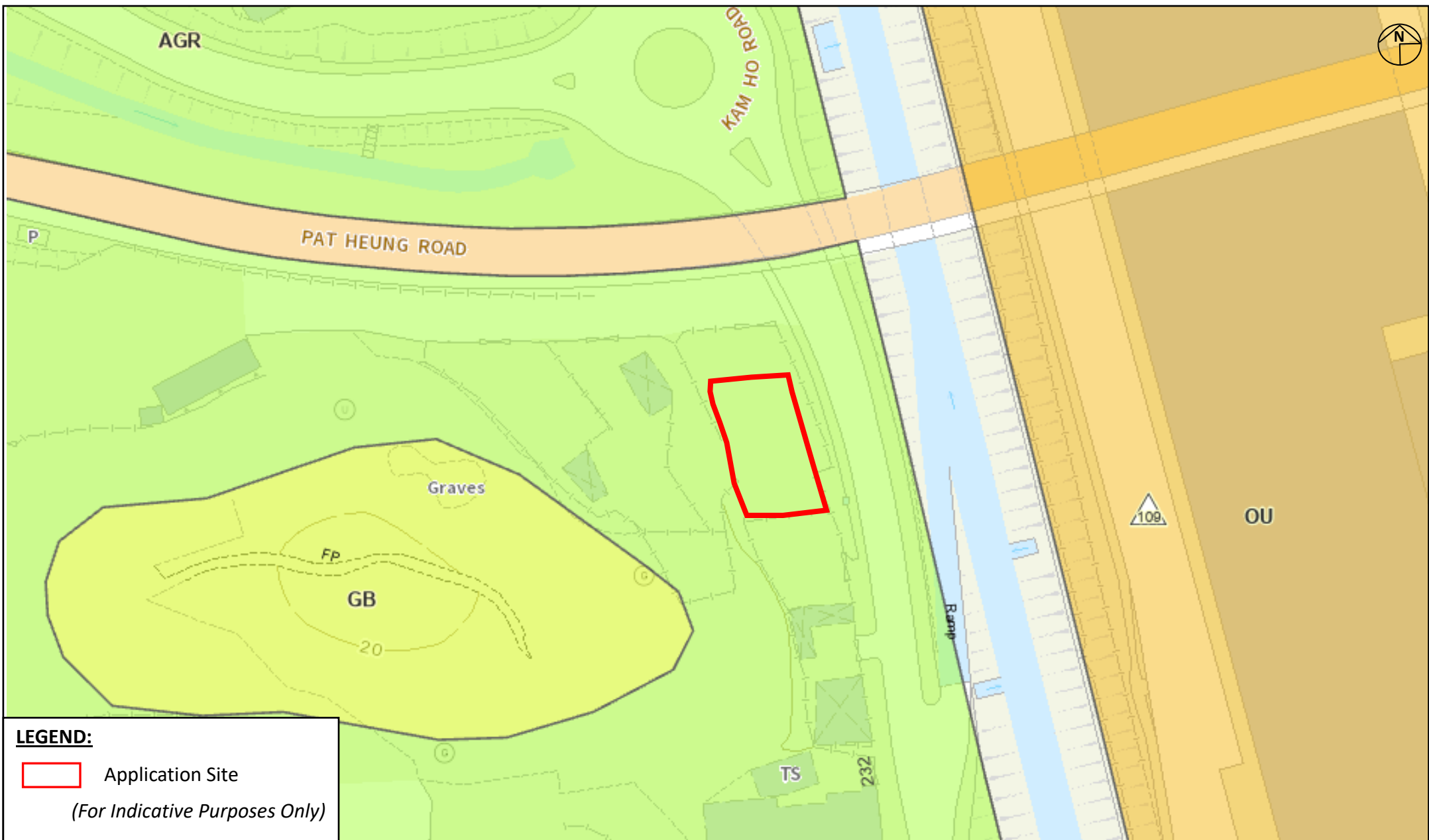
Figure:
1

Scale:
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Date:
Jun 2026

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10349/R001/F001



Project:

Section 16 Planning Application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

Title:

Extract of the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15

Figure:

2

Scale:

Not to Scale

Date:

May 2026

Ref.: ADCL/PLG-10349/R001/F002

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	416 m ² (About)
COVERED AREA	:	145 m ² (About)
UNCOVERED AREA	:	271 m ² (About)
TOTAL FLOOR AREA	:	290 m ² (About)

NO. USES

S1	Animal Boarding Establishment
S2	Animal Boarding Establishment
	Total

FLOOR AREA

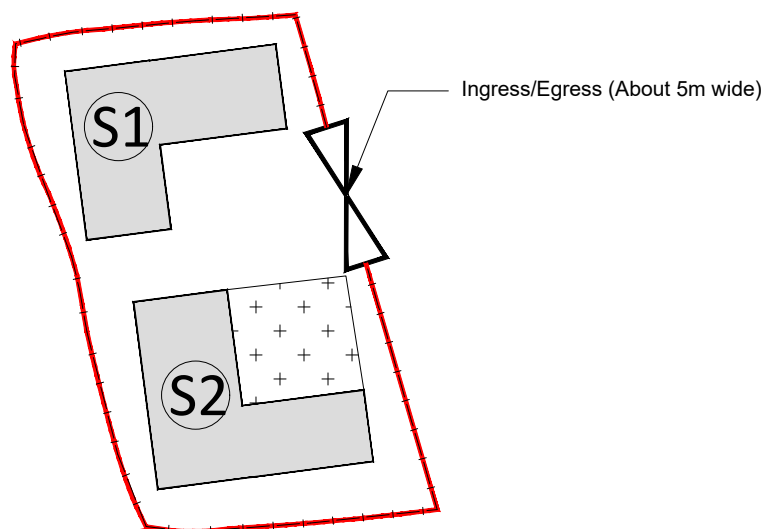
140 m ² (About)
150 m ² (About)
290 m ² (About)

BUILDING HEIGHT

7m (Not More Than) (2-Storey)
7m (Not More Than) (2-Storey)

LEGEND

	Application Site Boundary
	Boundary Fencing of Not More Than 2.5m
	Structure
	Ingress/Egress (About 5m Wide)
	Outdoor Area



Project:

Section 16 Planning Application for Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

Title:

Indicative Layout Plan

Figure:

3

Scale:

Not to Scale

Date:

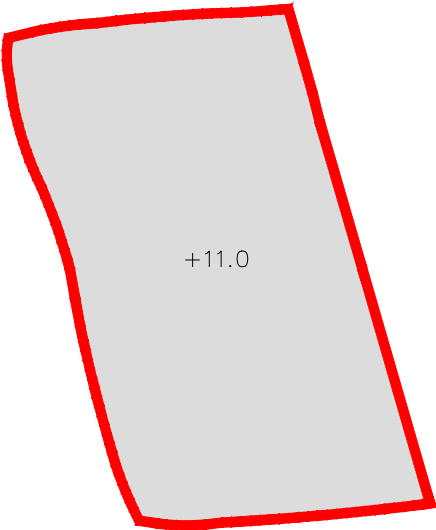
Jun 2026

Ref.: ADCL/PLG-10349/R001/F003

FILLING OF LAND

APPLICATION SITE AREA : 416 m²(About)
EXISTING PAVED AREA : 416 m²(About)
DEPTH OF LAND FILLING : Not More THan 1m
LAND FILLING MATERIAL : CONCRETE

REMARKS: THE PROPOSED FILLING OF LAND INTENDS TO ALIGN SITE LEVELS FOR ERECTION OF STRUCTURE.



LEGEND

-  Application Site Boundary
-  Filling of Land
- +11.0 Proposed Level (About)

Project: Section 16 Planning Application for Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long	Title: Land Filling Plan <i>Ref.: ADCL/PLG-10349/R001/F004</i>	Figure: 4 Scale: Not to Scale Date: Jun 2026	
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Date : 25th June, 2026
Our Ref. : ADCL/PLG-10349/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

We refer to our submission and would like to submit clarifications to facilitate considerations by relevant departments and the Town Planning Board.

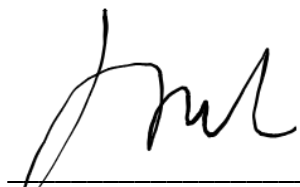
Regarding the background and operational intention, the Applicant is a dedicated animal lover with a strong commitment to animal welfare and care. Utilizing the currently vacant site, the Applicant intends to establish and personally operate a small-scale animal boarding establishment tailored specifically for dogs.

The proposed establishment will feature an outdoor area as dog playground of approximately 40m² (**Figure 3** refers). The establishment will be staffed by one personnel during the daytime and one personnel overnight. The Applicant commits that the current application strictly excludes any operation as an animal quarantine centre or an animal pound.

Concerning the site conditions and engineering works, the application site is currently paved, with existing ground levels ranging from +10.0 mPD to +11.0 mPD. The proposed minor land filling is intended solely to align and level the site ground to facilitate the safe and proper erection of the structures. Furthermore, the Applicant undertakes that upon the expiry or lapse of the planning permission, the application site will be reinstated and filled materials will be removed.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.

Address 地址 :

[REDACTED]
[REDACTED]
[REDACTED]

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	416 m ² (About)
COVERED AREA	:	145 m ² (About)
UNCOVERED AREA	:	271 m ² (About)
TOTAL FLOOR AREA	:	290 m ² (About)

NO. USES

S1	Animal Boarding Establishment
S2	Animal Boarding Establishment
	Total

FLOOR AREA

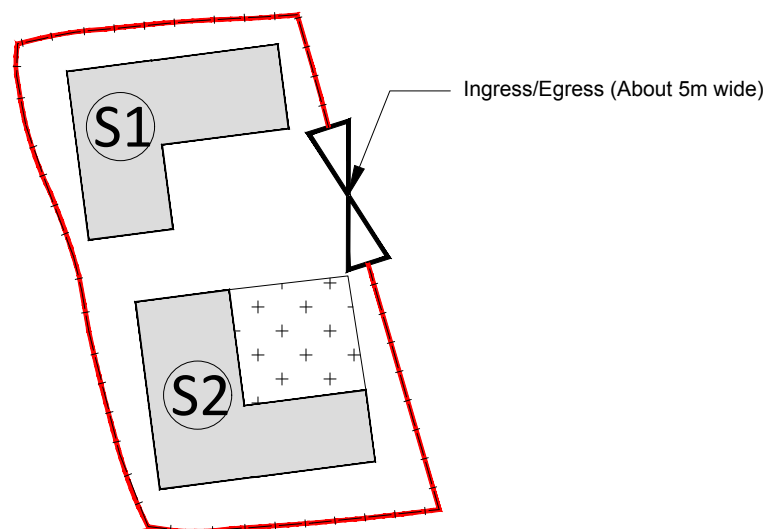
140 m ² (About)
150 m ² (About)
290 m ² (About)

BUILDING HEIGHT

7m (Not More Than) (2-Storey)
7m (Not More Than) (2-Storey)

LEGEND

	Application Site Boundary
	Boundary Fencing of Not More Than 2.5m
	Structure
	Ingress/Egress (About 5m Wide)
	Outdoor Area (About 40m ²)



Project:

Section 16 Planning Application for Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

Title:

Indicative Layout Plan

Figure:

3

Scale:

Not to Scale

Date:

Jun 2026

Ref.: ADCL/PLG-10349/R001/F003