

This document is received on 2026-08-18
The Town Planning Board will formally acknowledge
the date of 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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-KTN/1279
	Date Received 收到日期	2026-08-18

- 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)

Law Tung Lam 羅通林

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)

Tang Lok San 鄧樂桑

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 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1022號餘段(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,076.3 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 180 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)	NA 不適用 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	動物寄養所 Animal Boarding Establishment (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
08/07/2026-22/07/2026 (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 11/07/2026 (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	654.7 sq.m 平方米	☒ About 約
	Depth of filling 填土厚度	0.2 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	擬議臨時動物寄養所連附屬設施及相關填土工程(為期5年) Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years		

(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>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

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

擬議臨時動物寄養所連附屬設施及相關填土工程(為期5年)
Proposed Temporary Animal Boarding Establishment with Ancillary
Facilities and Associated Filling of Land For a Period of 5 Years

(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 180 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.17 ☒ About 約
- Proposed site coverage 擬議上蓋面積 16.7 % ☒ About 約
- Proposed no. of blocks 擬議座數 5 ☒ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 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 mPD 米(主水平基準上) ☐ About 約
- Not Exceeding 4.5 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 36 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: About 36 m²
 Ancillary Storage: about 36 m².
 Canopy: about 108 m²

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

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

Dog Function Area, Car parking, Maneuvering Space, Grassland

.....

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)

October 2027

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 ☒ 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)) Kong Tai Road, turn to local track. 江大路，轉往郊區小徑。 ☐ 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 ☐
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 ☒ (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 1 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) No 否 ☐
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 ☒ (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 1 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) No 否 ☐

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	☐ Please provide details 請提供詳情			
					
					
					
					
	No 否	☒			
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	☐ (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			
	No 否	☐			
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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐ Yes 會 ☐	No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒ No 不會 ☒		
	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) NA 不適用				

10. Justifications 理由

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

Please refer to the Justification Document.

11. Declaration 聲明

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

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

Signature
簽署



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

.....
鄧樂棠

.....
NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

23/07/2026

..... (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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1022號餘段(部分)		
Site area 地盤面積	1,076.3	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	NA 不適用	sq. m 平方米 ☐ About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	農業 Agriculture		
Applied use/ development 申請用途/發展	擬議臨時動物寄養所連附屬設施及相關填土工程(為期5年) Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years		
(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	☐ About 約 ☐ Not more than NA 不適用 不多於	☐ About 約 ☐ Not more than NA 不適用 不多於
	Non-domestic 非住用	180 ☒ About 約 ☐ Not more than 不多於	0.17 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	5	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	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	4.5	m 米 ☒ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1	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	NA 不適用	m 米 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	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	16.7 % ☒ About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	NA 不適用	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) _____	1 PC: 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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1 LGV: 1

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
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)	☐	☒
Location Plan, Existing Vehicular Access, Paved Area, Swept Path Analysis		
<u>Reports 報告書</u>		
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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Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories (the application site) for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’ (the development).

The Application Site is set to operate an ‘animal boarding establishment’ to serve the nearby locals. This planning application is applying a Permission for Temporary Use or Development in Rural Areas. The Application Site is partly covered by grassland and partly covered by concrete.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is a column two use within the “AGR” zone, which requires planning permission from the Board with or without conditions on application. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 5 years would better utilize agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

There were 2 planning applications with similar developments/uses that have been approved by the Board within the same Agriculture zone. Details of approved applications are shown at Table 1 below:

Table 1 – Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration</u>
1	A/YL-KTN/1147	Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years	5.9.2025
2	A/YL-KTN/998	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	5.7.2024
3	A/YL-KTN/968	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.12.2023

The application site within the same area has been approved for the same use before. Details of approved applications are shown at Table 2 below:

Table 2 – Approved Application within the same area

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration</u>
1	A/YL-KTN/968	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.12.2023

3. Development Proposal

The site occupies an area of 1,076.3 m² (about) (Appendix 2). The structure is provided at the Application Site for animal boarding establishment, ancillary site office and ancillary storage with total GFA of 180 m² (about). **Ancillary facilities (i.e. office and storage) are intended to support the daily operation of the Application Site. The operation hours of the Site are Mondays to Sundays, 9:00 a.m. to 6:00 p.m., including public holidays.** The number of staff working at the Site is 2. Dogs are the only species that will be kept on the application site, with no more than 10 dogs staying in application site. **All dogs are keeping inside the establishment during 6 p.m. to 9 a.m. The establishment will be built with sound-proof materials and 24 hours ventilation system, e.g. Air-conditioner and ventilating fan.** Details of development parameters are shown at Table 3 below:

Table 3 – Major Development Parameters

Application Site Area	1,076.3 m ² (About)
Covered Area	180 m ² (About)
Uncovered Area	896.3 m ² (About)
Plot Ratio	0.17 (About)
Site Coverage	16.7% (About)
Number of Structure	5
Total GFA	180 m ² (About)
Building Height	Not Exceeding 4.5m
No. of Storey	1

The Application Site is covered with small rocks. The current application serves to regularise the existing hard-paving of concrete, where the existing levels is +10.8 mPD, which is about 654.7 m² (Appendix 4). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Kong Tai Road. 1 parking space for private cars (PC) and 1 LGV loading/unloading space are provided at the Application Site for staff/customer parking and transportation of goods use. Advance booking is required to access the Application Site for visitors: this is intended to regulate the number of visitors and vehicles at the Application Site to avoid affecting the public and surrounding environment. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 4 below:

Table 4 – Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for Private Car (PC) - 2.5m (W) x 5m (L)	1
Loading / Unloading space for Light-goods vehicle (LGV) - 3.5m (W) x 7m (L)	1

Only Private Cars and LGV are allowed to enter/exit the Application Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit the Application Site. The trip generation and attraction rates are as shown at Table 5 below.

Table 5 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at 09:00-11:59	1	0	1	0	2
Trips at 12:00-23:59	0	1	0	1	2
Trips at 00:00-08:59	0	0	0	0	0

Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with during the planning approval period.

4. Conclusion

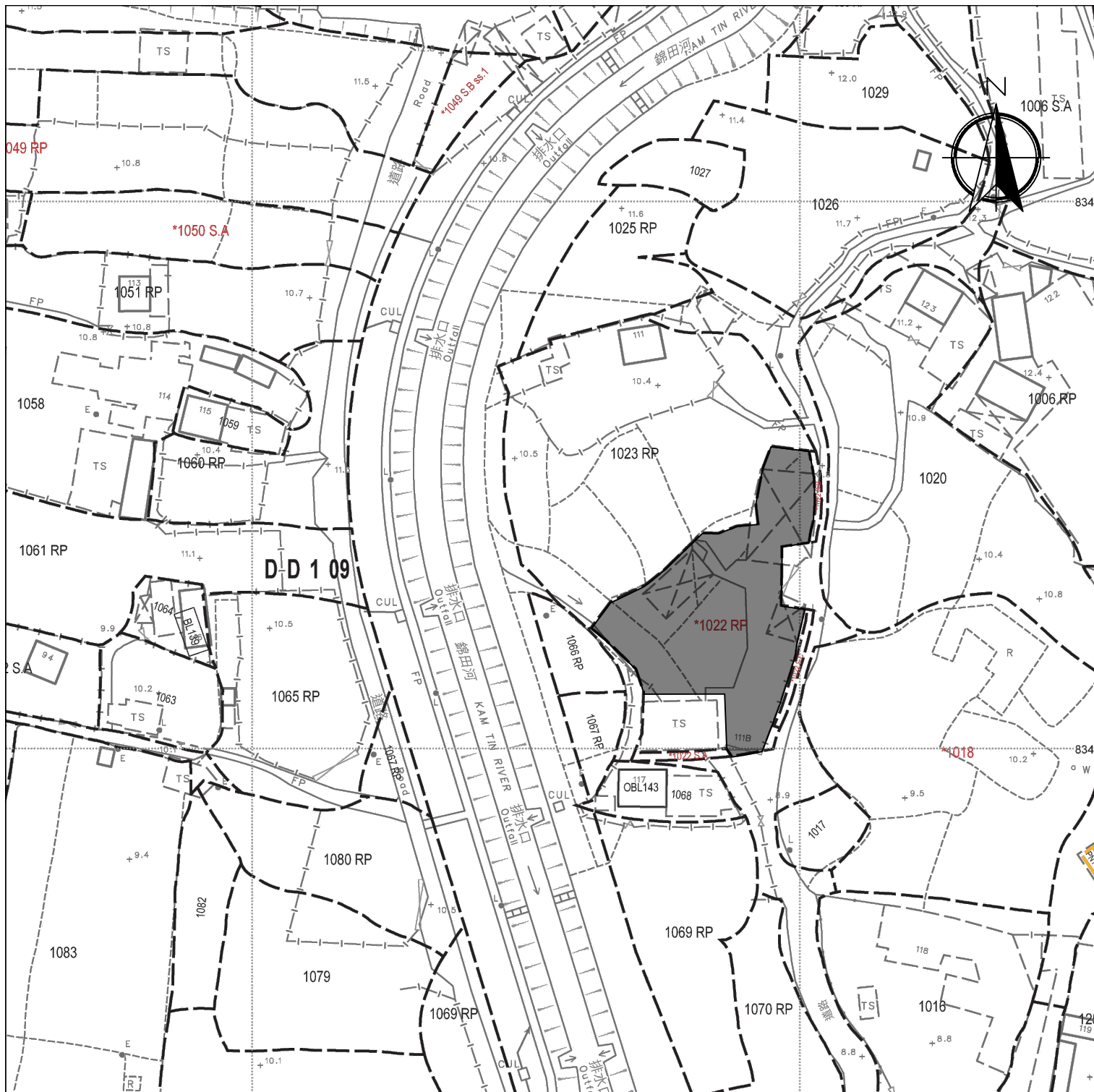
The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories

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

LIST OF APPENDIXES

Appendix 1	-	Application Site Location
Appendix 2	-	Proposed Layout Plan
Appendix 3	-	Existing Vehicular Access
Appendix 4	-	Filling of Land of the Application Site
Appendix 5.1	-	Swept Path Analysis (Light Goods Vehicle)
Appendix 5.2	-	Swept Path Analysis (Private Car)



Legend:



Application Site 申請範圍

Appendix 1

Location: DD 109 Lot 1022 RP (Part)

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

Date: 15 June 2026

Application Location

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

SCALE

1:1000

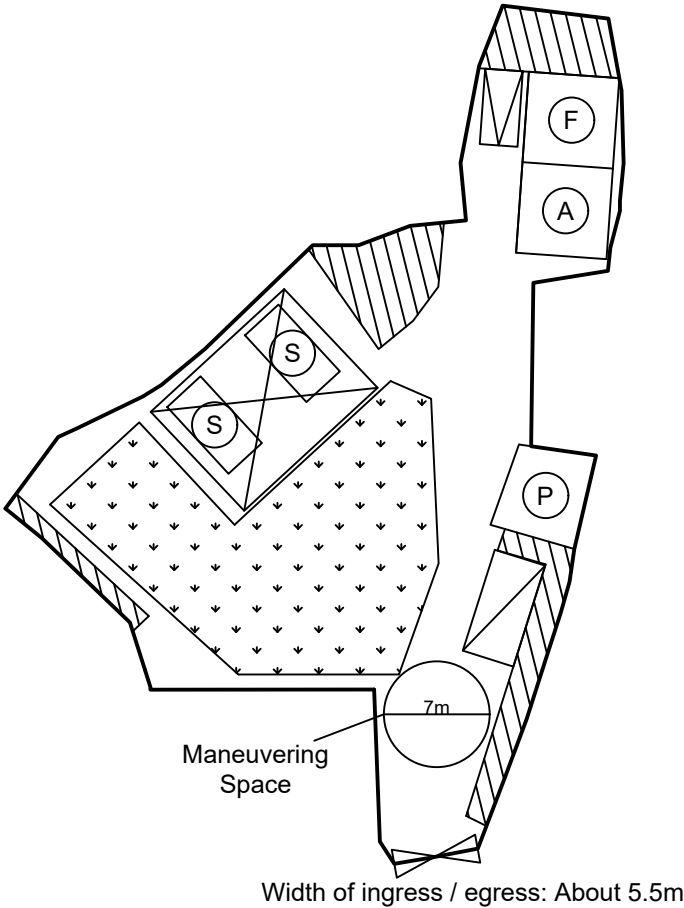
@A4

For Identification Only

Drawing No.:

1

Proposed Structures Details						
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)	Total GFA (About)
A	Animal Boarding Establishment	About 6m x 6m = 36 m ²	3.5m	1	1	36 m ²
F	Ancillary site office	About 6m x 6m = 36 m ²	3.5m	1	1	36 m ²
S	Ancillary Storage	About 3m x 6m = 18 m ²	3.5m	1	2	36 m ²
✕	Canopy (On Top of Ancillary Storage)	About 12m x 9m = 108 m ²	4.5m		1	108 m ²
	Total					About 180 m ²
	Private Car Parking Space	5m x 2.5m			1	
	LGV L/UL Space	7m x 3.5m			1	



Legend:

- ✕

Ingress/egress (Width: About 5.5m)
- ☐

Proposed Structures
- ▤

Private Car Parking Space
- ▥

LGV L/UL Space
- ▨

Grassland
- ▩

Dog Function Area
- Ⓐ

Animal Boarding Establishment
- Ⓕ

Ancillary Site Office
- Ⓟ

Fish Pond
- Ⓢ

Ancillary Storage
- ✕

Canopy

Total Area: 1,076.3 m² (About)

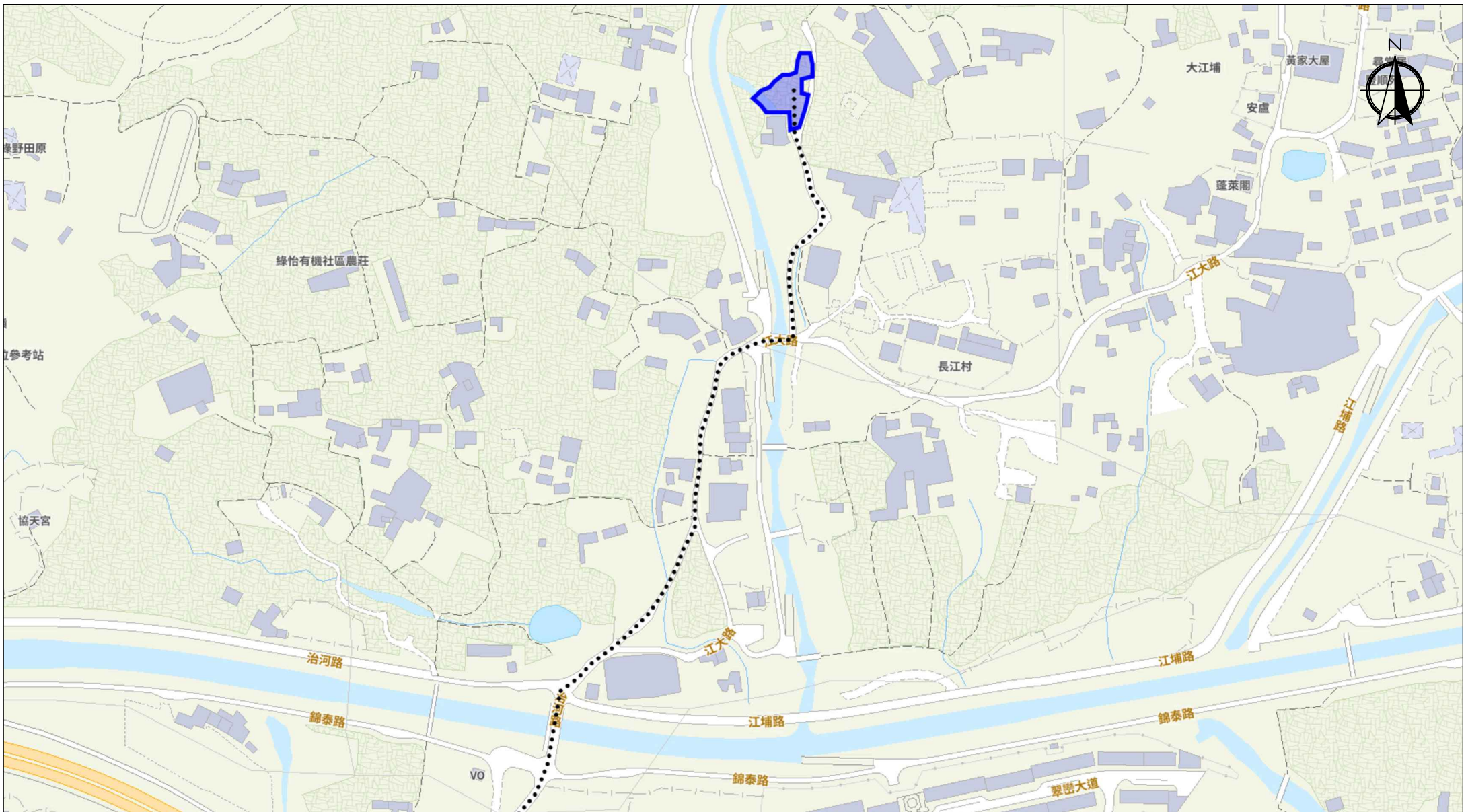
Covered Area: 180 m² (About)

Uncovered Area: 896.3 m² (About)

Non-Domestic GFA: 180 m² (About)

Nos. of Proposed Structures: 5

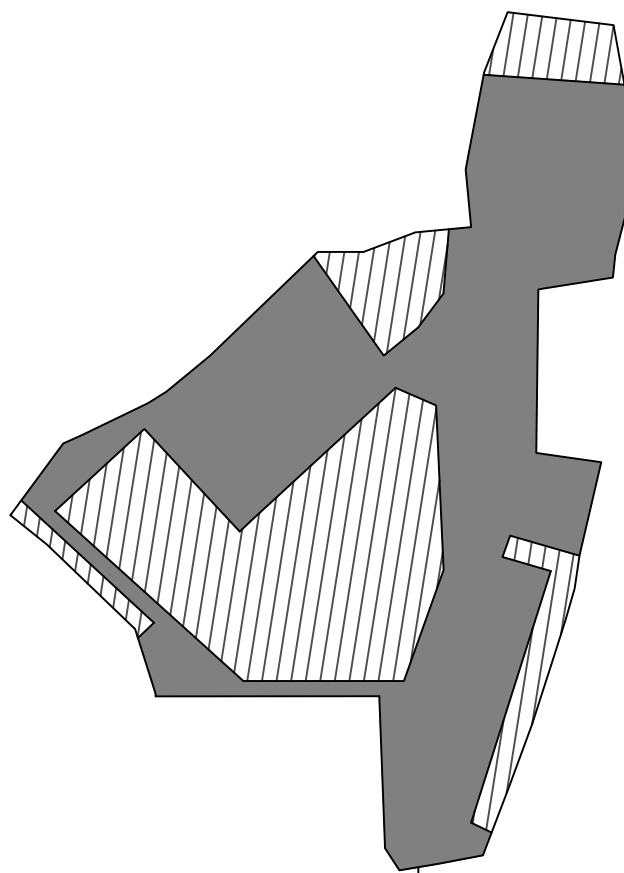
Appendix 2 Location: DD 109 Lot 1022 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 11 August 2026	Proposed Layout Plan Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	SCALE 1:500 @A4	
		For Identification Only	Drawing No.:
			2



Scale: Undefined @A4

Captured from map.gov.hk on 18th October 2023

Appendix 3 Existing Vehicular Access	Location: D.D. 109 Lot 1022 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	Width of Kong Tai Road: 3.5m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 3 For Identification Only Date: 15/06/2026
--	--	---	---	---



Existing Site Level: +10.6 mPD (About)

Proposed Site Level: +10.8 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.2 m (About)

Paved Ratio

Non-Paved Area: 421.6 m² (About 61.7%)

Paved Area: 654.7 m² (About 38.3%)

* All filling of land has been completed according Planning Application No.: A/YL-KTN/968, no further land filling on site.

Legend:

 Non-Paved Area 不平整範圍

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1022 RP (Part)

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

Date: 15 June 2026

Paved Area

平整位置圖

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

SCALE

1:500

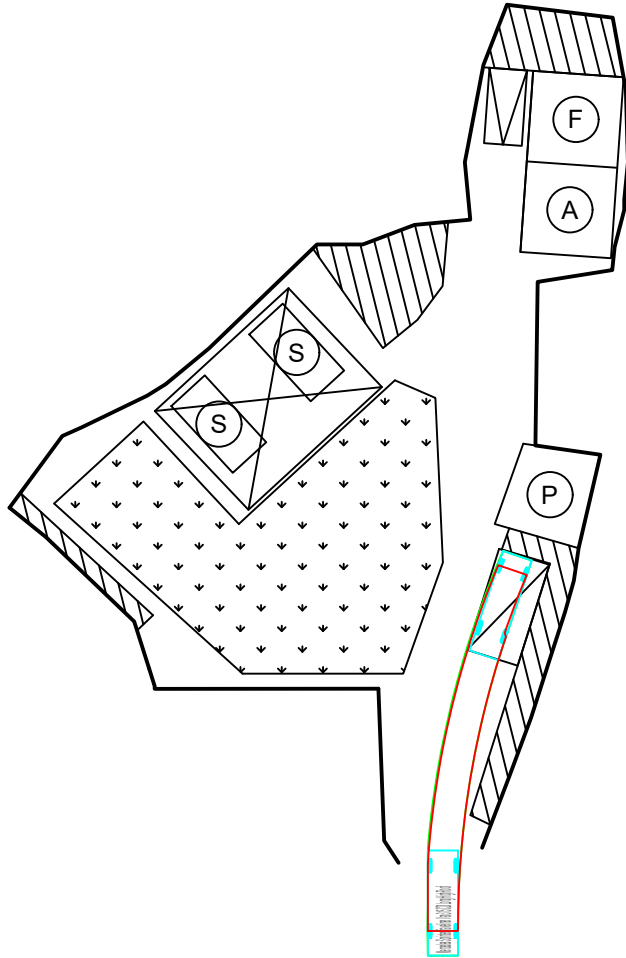
@A4

For Identification Only

Drawing No.:

4-01

Vehicle In

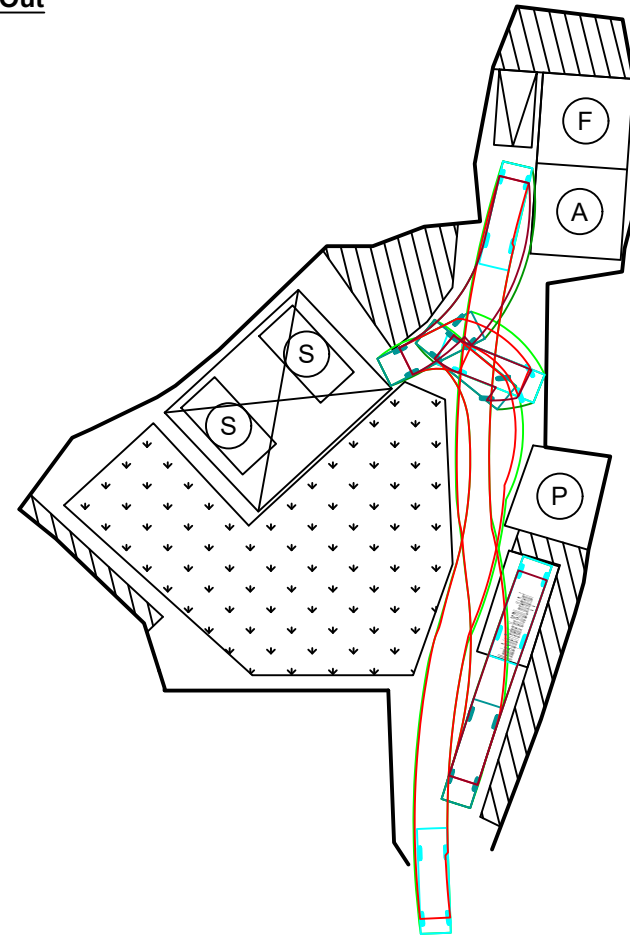


Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 2 m (W) x 7 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

Vehicle Out



Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 2 m (W) x 7 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

Scale: 1:500 @A4

Appendix 5.1

Swept Path Analysis (Light Goods Vehicle)

Location: D.D. 109 Lot 1022 RP (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

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

Legend:

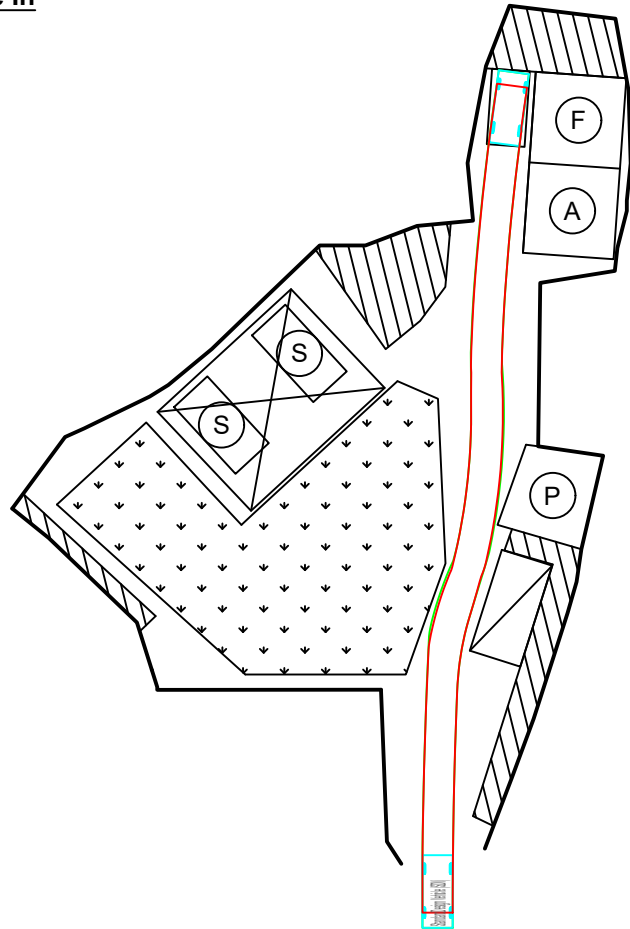
□ LGV L/UL Space

Drawing No.:
5.1

For Identification Only

Date: 15/07/2026

Vehicle In

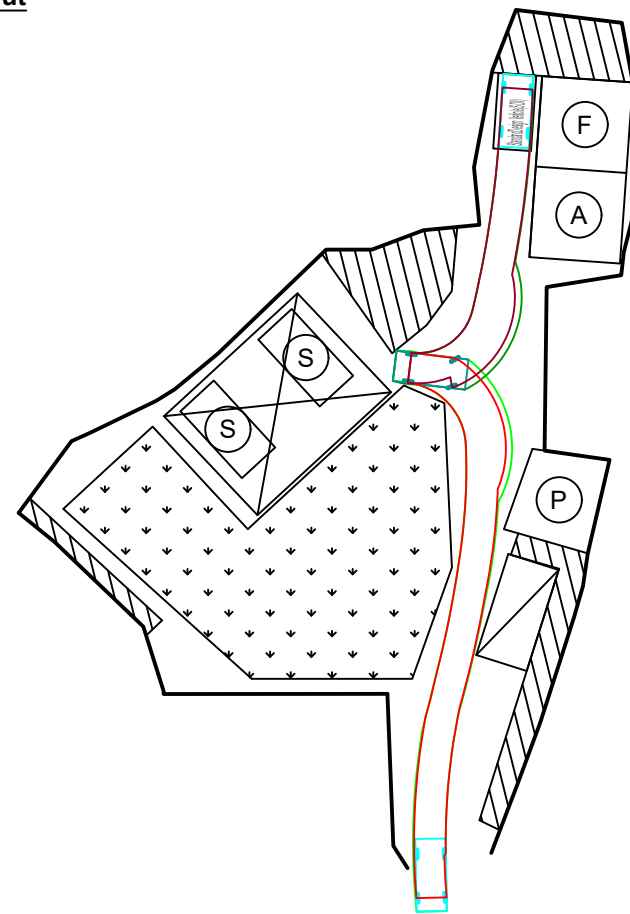


Swept Path Analysis

Type of Vehicle : Private Car
Dimension of Vehicle : 2 m (W) x 4.8 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

Vehicle Out



Swept Path Analysis

Type of Vehicle : Private Car
Dimension of Vehicle : 2 m (W) x 4.8 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

Scale: 1:500 @A4

Appendix 5.2

Swept Path Analysis (Private Car)

Location: D.D. 109 Lot 1022 RP (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

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

Legend:

PC Parking Space

Drawing No.:
5.2

For Identification Only

Date: 15/07/2026

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

(A) Specific Comments

Drawings (No.: D01, D03 and D04): The applicant should clarify discrepancy of site formation levels shown on the submitted drawings and review cover levels of the proposed drainage facilities. Also, the applicant should update cross sections to reflect existing and the proposed ground profile of application site and its adjacent areas. Proper surface channels should be provided at the lower platform and wall toe to collect the overland flow to/ from adjacent areas.

D01, D03 and D04 are revised accordingly.

(B) General Comments

All general comments are note.

The proposed use should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.

Where walls or hoarding are erected along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.

The existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.

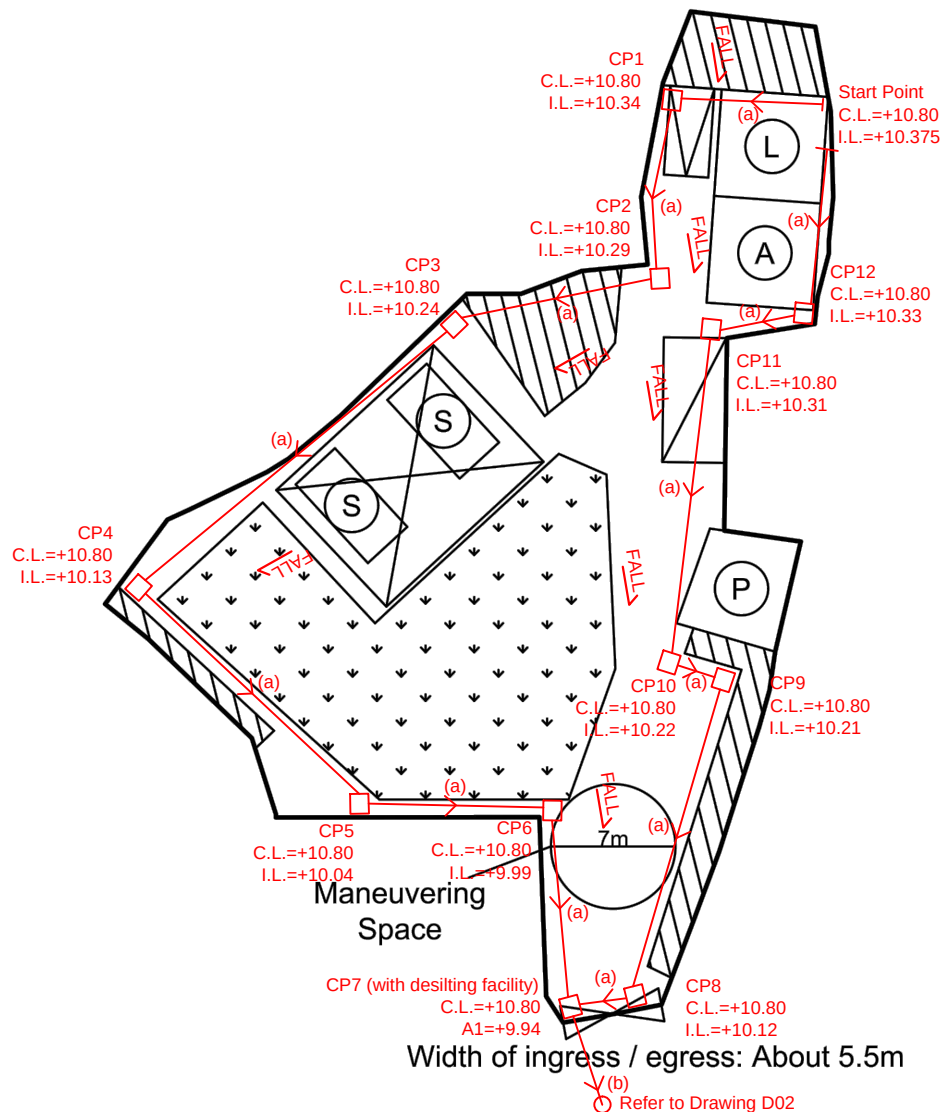
The applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.

The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.

Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.

Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.



Note:

1. Catchpits (CP7) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. No solid wall to be erected..

4. Minor filling works to be carried out to leveling the site. Existing Formation Level is from +10.40mPD to +10.62mPD. Proposed Formation Level is from +10.55mPD to +10.80mPD.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:200) with Cast Iron Cover
- (b) Proposed 375mm dia. concrete pipe (1:100)
- △ FALL Fall Direction

恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

Project:
Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long

(Application No.:A/YL-KTN/968)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

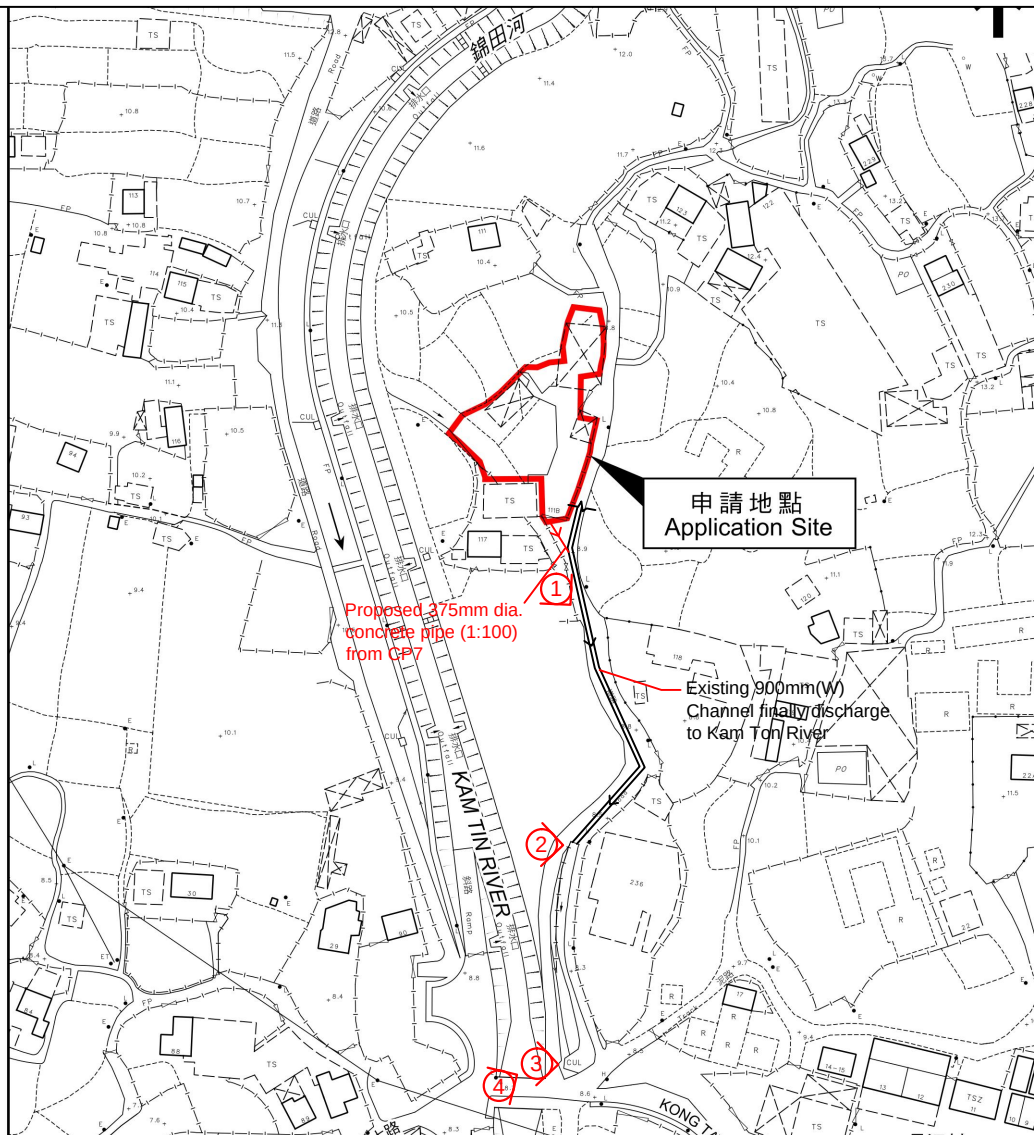
Date:

12-6-2026

Check by:

DM

Scale:

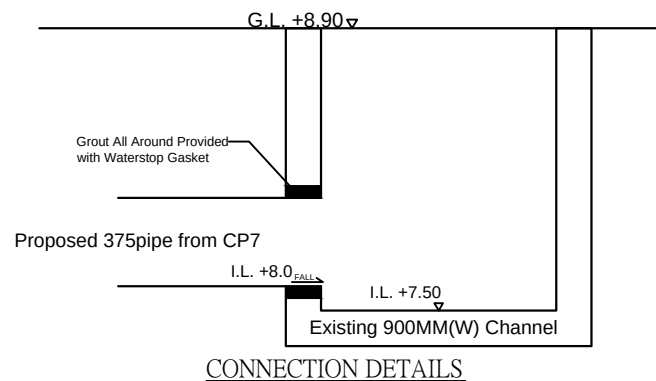


Note:

1. Catchpits (CP7) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. No solid wall to be erected..
4. Minor filling works to be carried out to leveling the site. Existing Formation Level is from +10.40mPD to +10.62mPD. Proposed Formation Level is from +10.55mPD to +10.80mPD.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:200) with Cast Iron Cover
- (b) Proposed 375mm dia. concrete pipe (1:100)
- Existing 900mm(W) Channel
- FALL Fall Direction
- ① Photo Viewport



恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

Project:

Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long

(Application No.:A/YL-KTN/968)

Title:

Drainage Proposal - LAYOUT

D02

Drawn by:

DM

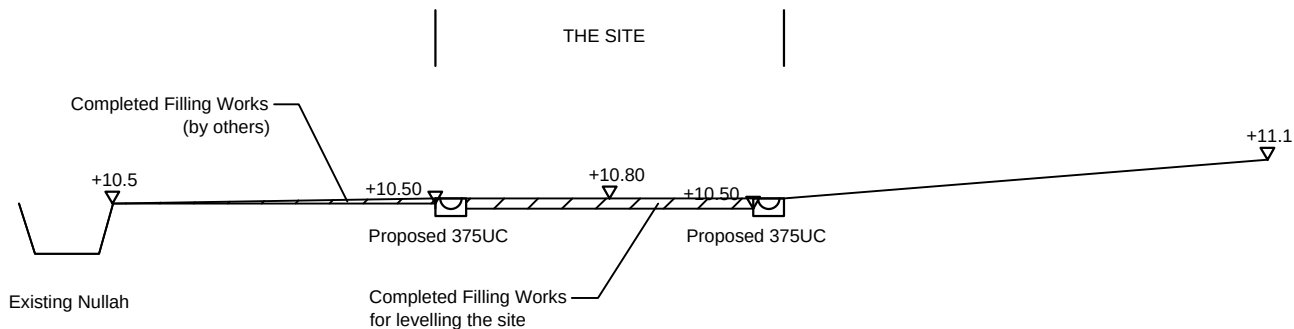
Date:

12-6-2026

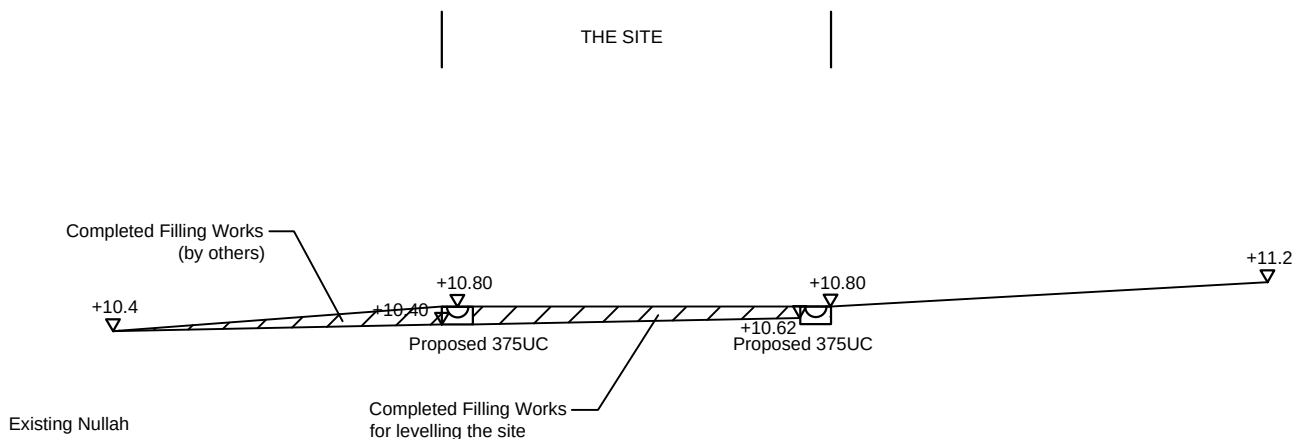
Check by:

DM

Scale:



SECTION A-A



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen
Long

(Application No.:A/YL-KTN/968)

Title:

Drainage Proposal
SECTIONS

D04

Drawn by:

DM

Date:

12-6-2026

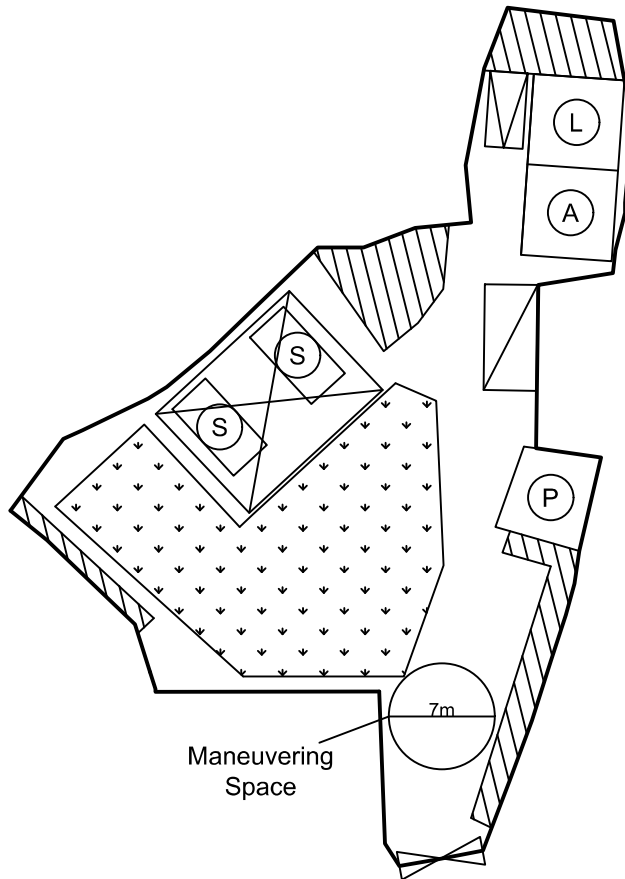
Check by:

DM

Scale:

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey
A	Animal Boarding Establishment	About 6m x 6m = 36 m ²	3.5m	1
L	Ancillary Staff Lounge	About 6m x 6m = 36 m ²	3.5m	1
S	Ancillary Storage	About 3m x 6m x 2 = 36m ²	3.5m	1
✕	Canopy (On Top of Ancillary Storage)	About 12m x 9m = 108 m ²	4.5m	
	Total	About 180 m ²		
	Private Car Parking Space	5m x 2.5m	Unit(s): 1	
	LGV L/UL Space	7m x 3.5m	Unit(s): 1	



Width of ingress / egress: About 5.5m

Legend:

- | | |
|--------------------------------------|---------------------------------|
| ✕ Ingress/egress (Width: About 5.5m) | Ⓐ Animal Boarding Establishment |
| ☐ Proposed Structures | Ⓘ Ancillary Staff Lounge |
| ▢ Private Car Parking Space | Ⓟ Fish Pond |
| ▢ LGV L/UL Space | Ⓢ Ancillary Storage |
| ▨ Tree Protection Zone | ☐ Canopy |
| ▤ Dog Function Area | |

Total Area: 1,076.3 m² (About)
Covered Area: 180 m² (About)
Uncovered Area: 896.3 m² (About)
Non-Domestic GFA: 180 m² (About)
Nos. of Proposed Structures: 3

Appendix 2

Location: DD 109 Lot 1022 RP (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 11 December 2023

Proposed Layout Plan

擬議平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

1:500

@A4

For Identification Only

Drawing No.:

2-01

PHOTO 1



PHOTO 2



Photo 3



Photo 4



Outside Catchment Area 1, Area = 1155 m² (C= 0.95)
 THE SITE, Area = 1076.3 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, Catchment Area 1 + The Site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1155+1076.3 \quad \text{m}^2 \\ &= 2231.3 \\ &= 0.0022313 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*89/1^{0.2}*2231.3^{0.1} \\ &= 7.159 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111*505.5/(7.159+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 244.2 \quad \text{mm/hr} \end{aligned}$$

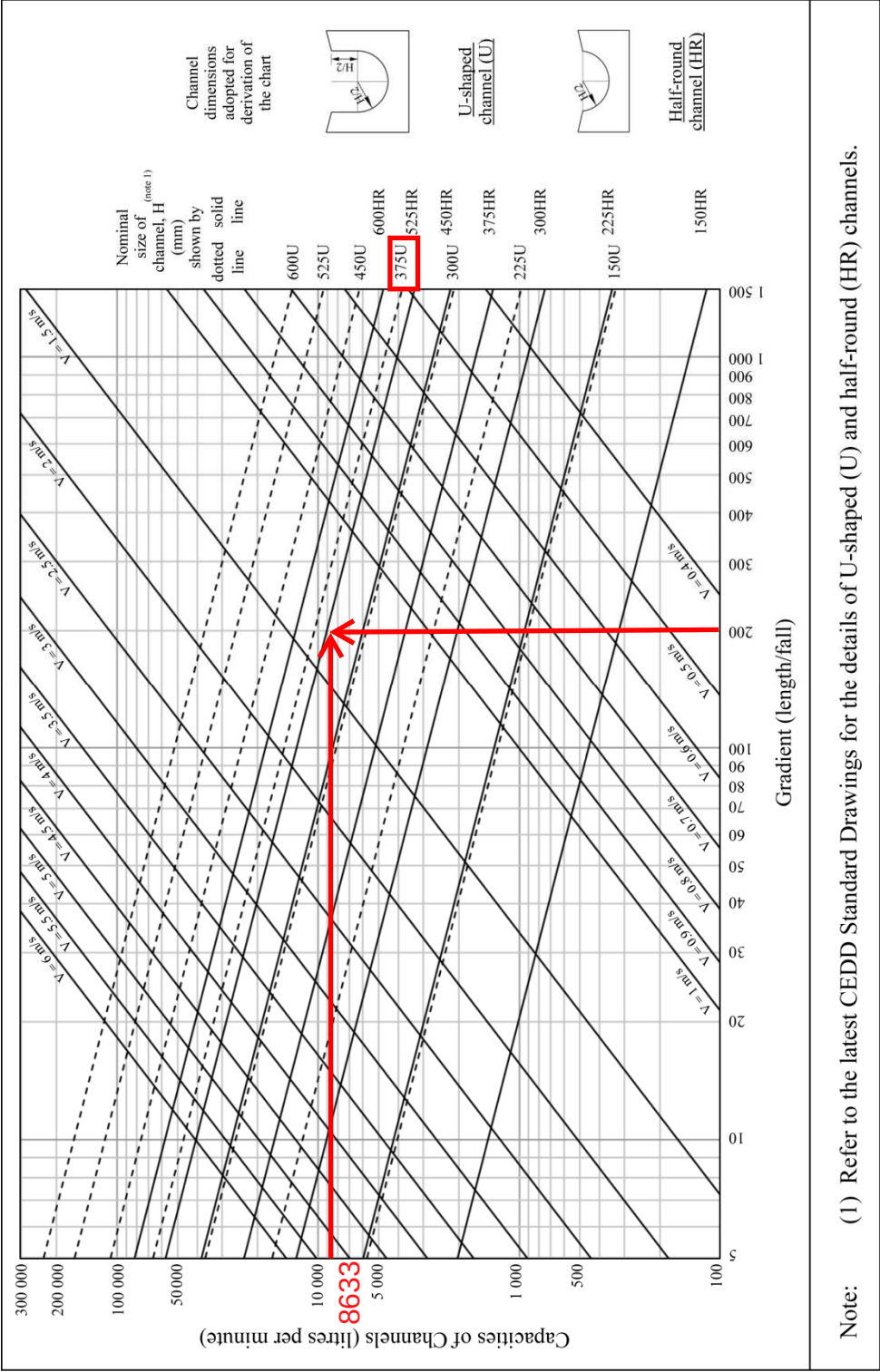
$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*244.2*2231.3/1000000 \\ &= 0.1439 \quad \text{m}^3/\text{sec} \\ &= \underline{\underline{8633}} \quad \text{lit/min} \end{aligned}$$

Provide 375UC (1:200) is OK

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

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
--------------	-------------	------------------	--------------

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



Check 375mm dia. Pipes by Colebrook-White Equation

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

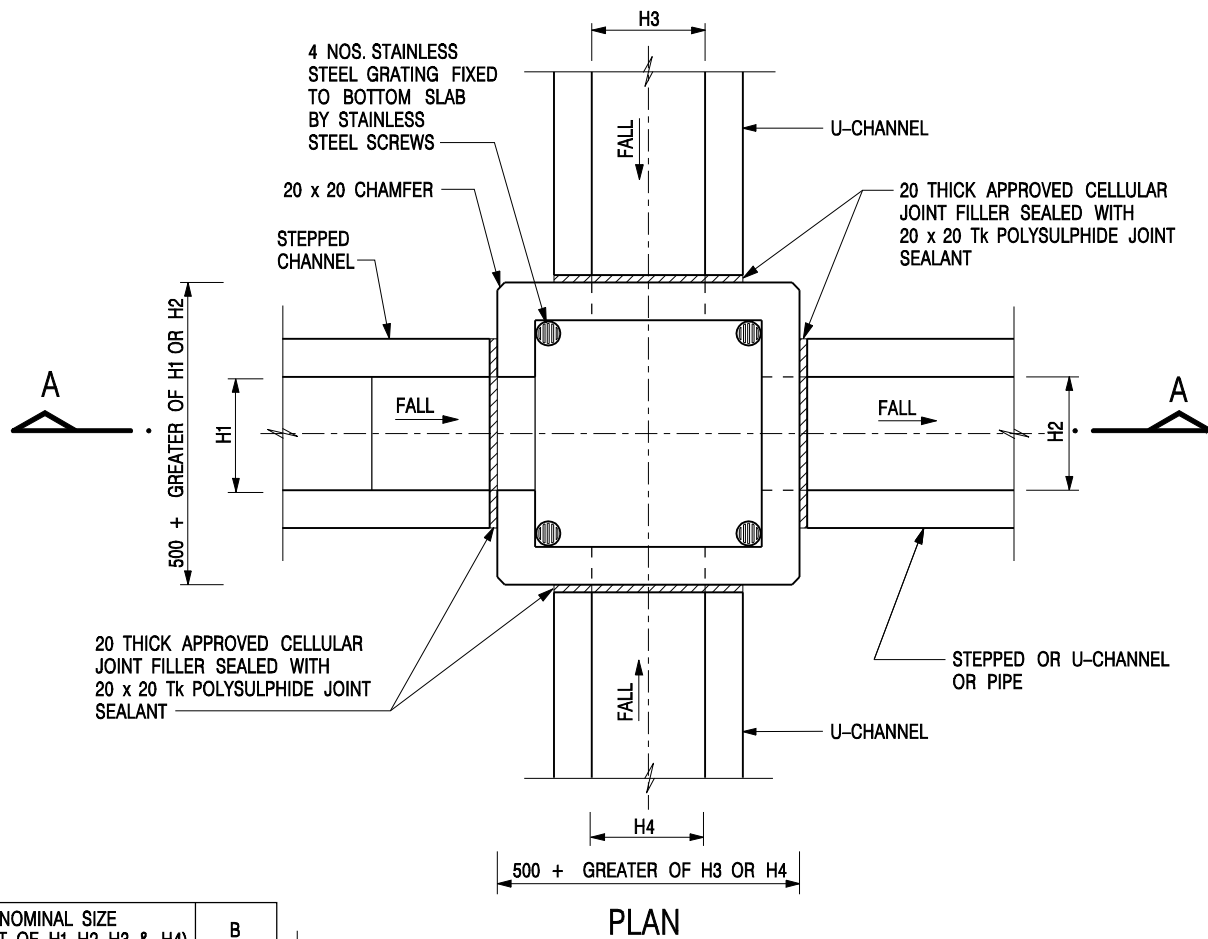
where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.01		hydraulic gradient

(Table 14, from DSD SDM 2018, concrete pipe)

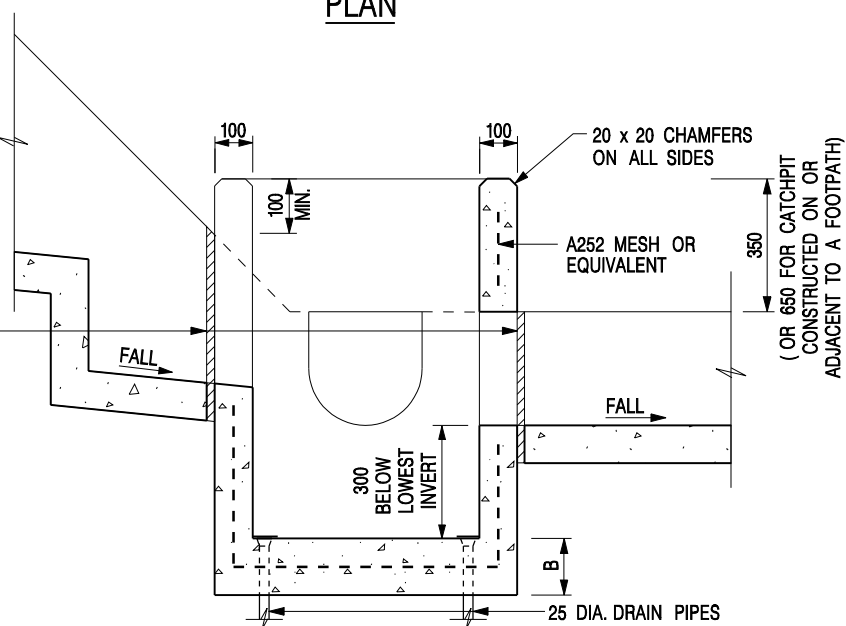
Therefore, design V of pipe capacity = 2.0971 m/s

Q= 0.8VA (0.8 factor for sedimentation)
 = 0.185 m³/s
 = 11117.747 lit/min
 > 8633 lit/min Ok



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

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



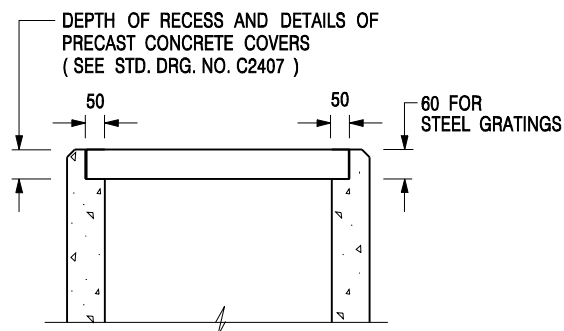
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

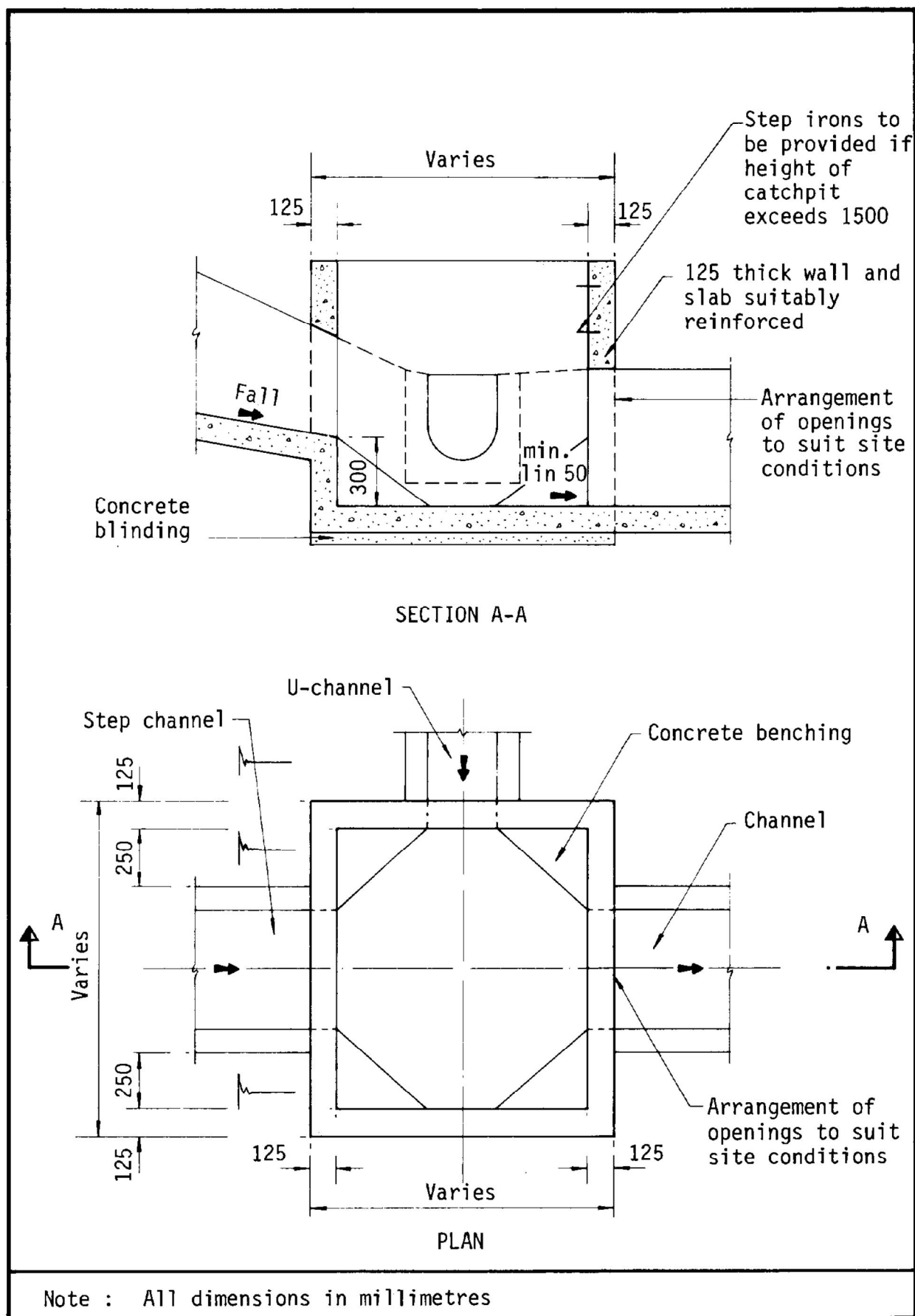
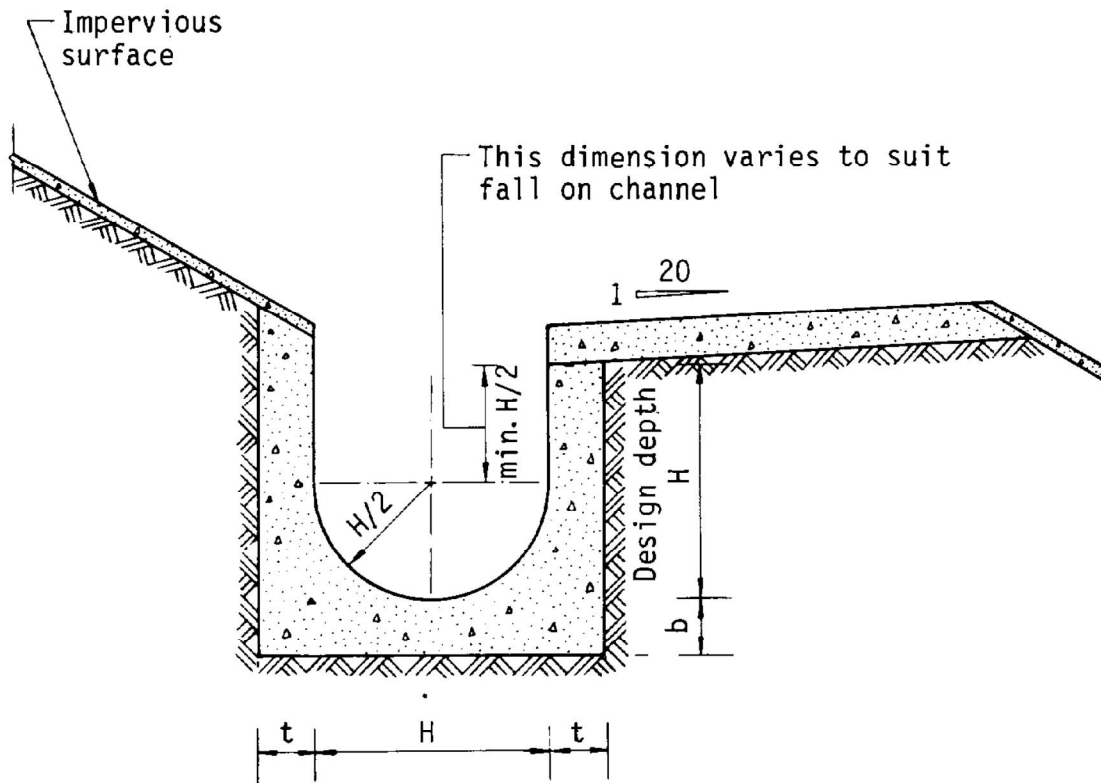


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2026年08月19日星期三 16:12
收件者: tpbpd/PLAND
副本: Ivan Sze Yuet FUNG/PLAND
主旨: A/YL-KTN/1279 Further information
附件: AYL-KTN 1279 20260819.pdf

類別: Internet Email

To whom may concern,

Please see the attachment for the updated Fire Installation Service Plan and Further Information on TPB. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1279 的查詢

收悉 貴委員會對 A/YL-KTN/1279 申請的疑問，現書面回覆。

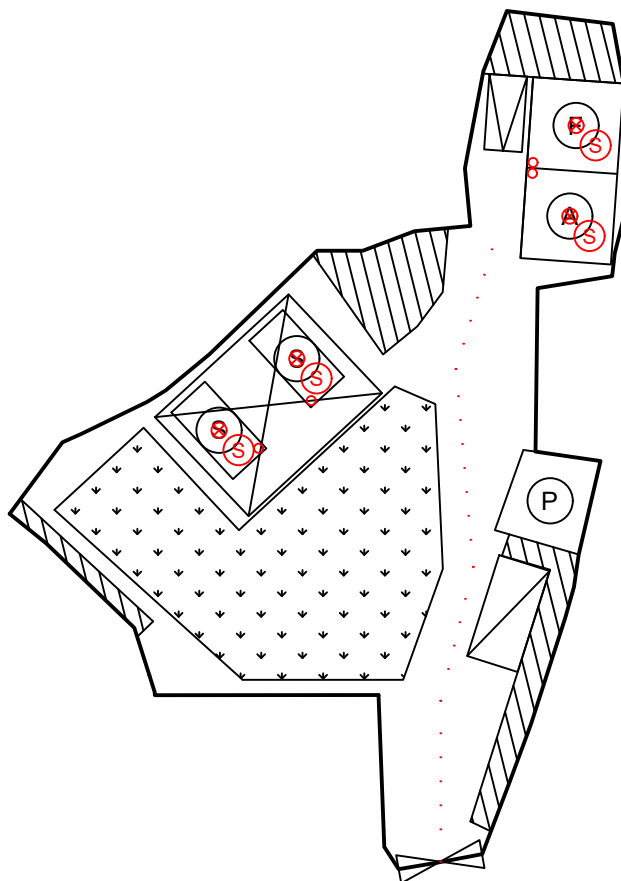
申請人計畫當規劃申請獲批後向有關署方申請動物寄養所牌照。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed Structures Details



	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)	Total GFA (About)
A	Animal Boarding Establishment	About 6m x 6m = 36 m ²	3.5m	1	1	36 m ²
F	Ancillary site office	About 6m x 6m = 36 m ²	3.5m	1	1	36 m ²
S	Ancillary Storage	About 3m x 6m = 18 m ²	3.5m	1	2	36 m ²
X	Canopy (On Top of Ancillary Storage)	About 12m x 9m = 108 m ²	4.5m		1	108 m ²
	Total					About 180 m ²
	Private Car Parking Space	5m x 2.5m			1	
	LGV L/UL Space	7m x 3.5m			1	



1. All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
2. For Emergency Vehicular Access, Please see Appendix 7.1
3. All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.
4. The Standalone Fire Detector Shall Be Provided In Accordance With The Stand-alone Fire Detector General Guidelines On Purchase, Installation And Maintenance [SEP 2021].
5. Where Two or More Stand-alone Fire Detectors Are Installed in an Enclosed Structure, All Stand-alone Detectors Shall Be Interconnected (Either Wired or Wirelessly) Such that When One of the Stand-alone Fire Detector is Triggered, All Connected Stand-alone Fire Detectors Shall Sound an Alarm Simultaneously.

Legend:

- | | | |
|--|---------------------------------|------------------------|
| ○ 3 kg Portable Dry Powder Type Fire Extinguisher (4 in Total) | ⓐ Animal Boarding Establishment | Ⓟ Fish Pond (No Cover) |
| ⊗ Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (4 in Total) | ⓕ Ancillary Site Office | ▨ Grassland |
| ⋯ Emergency Vehicular Access | Ⓢ Ancillary Storage | ⦿ Dog Function Area |
| ⊞ Private Car Parking Space | | |
| ⊞ LGV L/UL Space | | |

Appendix 7

Location: DD 109 Lot 1022 RP (Part)

App. No.: A/YL-KTN/1279

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

Date: 19 August 2026

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

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

SCALE

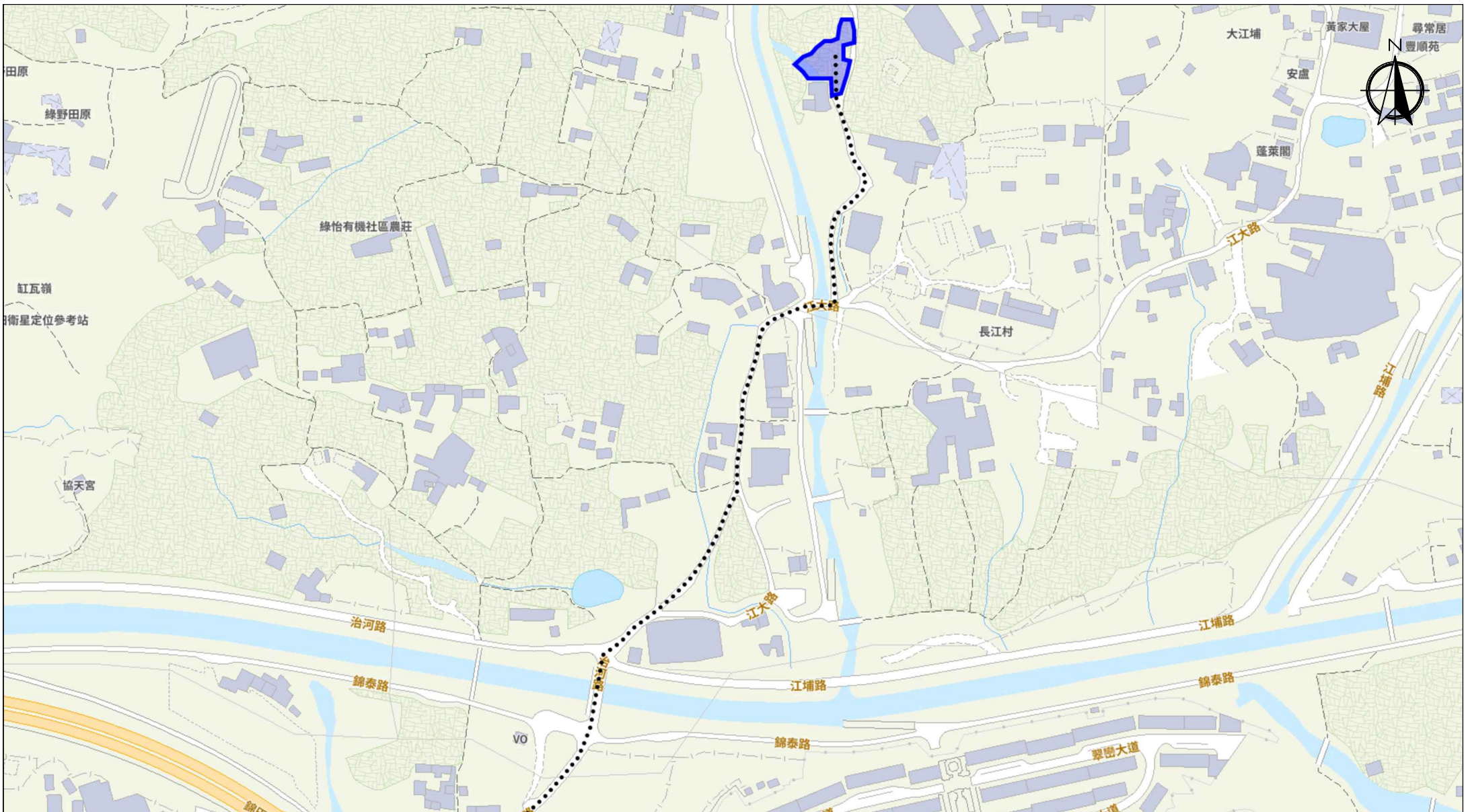
1:500

@A4

For Identification Only

Drawing No.:

7



Scale: Undefined @A4

Captured from map.gov.hk on 18th October 2023

Appendix 7.1 Emergency Vehicular Access	Location: D.D. 109 Lot 1022 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities with a Period of 5 Years and Filling of Land	Width of Chi Ho Road: 6m (About) Width of Kong Tai Road: 3.5m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 7.1 For Identification Only Date: 19/08/2026
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