

**Appendix II of RNTPC**  
**Paper No. A/YL-KTS/1009A**

**Previous s.16 Application covering the Application Site**

**Approved Applications**

| <b>Application No.</b> | <b>Use/Development</b>   | <b>Date of Consideration</b>       |
|------------------------|--|------------------------------------|
| A/YL-KTS/919           | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 1.6.2022<br>[Revoked on 1.12.2023] |

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 1185 S.E RP in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are in **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are in **Appendix IV**.

**3. Environment**

Comments of Director of Environmental Protection:

- no objection to the application;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are in **Appendix IV**.

**4. Agricultural Development and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective;
- the Site is zoned "Agriculture" and is generally occupied by some structures. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries,



etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;

- there is a licensed boarding premises at the mentioned address of the Site under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I). The expiry date of the license is 15.1.2025; and
- advisory comments are in **Appendix IV**.

## 5. **Drainage**

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

- no objection in-principle to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable; and
- should the application be approved, conditions should be stipulated requiring the applicant to maintain the existing drainage facilities under application No. A/YL-KTS/919 and to submit updated records of existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## 6. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are in **Appendix IV**.

## 7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of miscellaneous landscape character comprising of vacant lands, farmlands, village houses, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- according to the site photos, the Site is partly hard paved with some temporary structures and partly covered by lawn. No existing tree is observed within the Site. Significant adverse landscape impact arising from the applied use is not anticipated.

## 8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):

- no objection to the application;
- it is noted that nine structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise, they are unauthorised building works under the Building Ordinance. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- advisory comments are in **Appendix IV**.

## 9. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comments from locals upon close of consultation.

## 10. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police;
- Railway Development Office, Highways Department;
- Director of Food and Environmental Hygiene;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - it is noticed that resting room was proposed. According to the established practice, application for STW of structure for domestic/residential uses on private agricultural land will not be entertained. Hence, even if Town Planning Board approves the subject application, his office will not consider approving/regularizing any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of any access between the Site and Kam Shui South Road;
  - to should ensure a run-in/out at Kam Shui South Road is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
  - all animal activities will be kept within the indoor animal facility installed with soundproofing materials and provided with mechanical ventilation and air-

conditioning system, as proposed by the applicant, at all times during the planning approval period;

- no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used; and no quarantine station or quarantine lairage for animals will be provided at the Site, as proposed by the applicant, at all times during the planning approval period;
  - the proposed structures for animal boarding should be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;
  - to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
  - to use dog masks for dogs allowed for outdoor activities to minimise the potential nuisance on surrounding sensitive uses;
  - to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
  - to meet the statutory requirements under relevant pollution control ordinances, in particular the Water Pollution Control Ordinance;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- there is a watercourse located to the north of the Site. Moreover, a mitigation woodland along Kam Shui South Road (next to the Site) is currently managed by Agriculture, Fisheries and Conservation Department. The proposed use should avoid encroaching the mitigation woodland during construction and operation, or otherwise, compensation for the loss of the mitigation woodland would be required;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development;

- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access should be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan; and
  - government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (j) to note the comments of the Director of Food and Environmental Hygiene that:
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
  - if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/at their expenses;
- (k) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise, they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building

works in accordance with BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-08-12 星期一 04:17:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTS/1009 DD 106 DD 106 Kam Tin

A/YL-KTS/1009

Lot 1185 S.G RP in D.D. 106, near Seasons Palace, Kam Tin

Site area : About 1,513sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 3 Vehicle Parking / **5 Years and / Filling of Land 1,000+sq.m**

Dear TPB Members,

So again conditions were not fulfilled. But applicant is back with the usual promises knowing well that it can buy another three years leeway. Why FIVE years approval for an operation with a history of failure to comply with conditions? THIS IS HONG KONG, RULE OF LAW, BLAH, BLAH, BLAH.

At this point members have a clear duty to question if this establishment has applied for the relevant ABE licences from AG and Fish.

There is no indication that a licensed operation exists at this location.

Members do your duty, a number of court rulings have mandated THAT YOU MUST MAKE INDEPENDENT ENQUIRIES INTO MATTERS.

Application should be rejected.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 22 March 2022 3:30 AM HKT  
**Subject:** A/YL-KTS/919 DD 106 DD 106 Kam Tin

A/YL-KTS/919

Lot 1185 S.G RP in D.D. 106, near Seasons Palace, Kam Tin

Site area : About 1,547.5sq.m

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Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 3 Vehicle Parking / **5 Years and / Filling of Land 1,000+sq.m**

Dear TPB Members,

Application 916 appears to have lapsed.

Previous objections reinforced as the large amount of land to be filled indicates that this is nothing more than a 'Destroy to Build' application with the intention to get initial approval and fill in the land and then renege on the ABE conditions later.

Members should reject this application.

Mary Mulvihill

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**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Wednesday, 9 February 2022 1:24 AM CST

**Subject:** A/YL-KTS/916 DD 106 DD 106 Kam Tin

A/YL-KTS/916

Lot 1185 S.G RP in D.D. 106, near Seasons Palace, Kam Tin

Site area : About 337.5sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / **5 Years and / Filling of Land**

Dear TPB Members,

Recently there are many reports in the media re the appalling conditions at these establishments and the role they play in the smuggling in and out of the territory of unregistered animals.

But practically every application is approved without any background check or indication as to the true intention of the operation. No history of land use provided.

This application provides zero information with regard to drainage, hygiene or other significant issues in a time of health crisis.

Mary Mulvihill



2024年 7月 1 日

Appendix I of RNTPC  
Paper No. A/YL-KTS/1009A

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

16 JUL 2024

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401642 8/7 by hand

|                                 |                         |               |
|---------------------------------|-------------------------|---------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/16-KTS/1009 |
|                                 | Date Received<br>收到日期   | 16 JUL 2024   |

- 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)

Foresight Development Limited

### 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)

PlanPlus Consultancy Limited

### 3. Application Site 申請地點

|   |   |
|---|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址／地點／丈量約份及地段號碼（如適用） | Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及／或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 1,513 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 288.92 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積（倘有）   | ..... sq.m 平方米 <input type="checkbox"/> About 約   |

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>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<br>涉及的土地用途地帶                           | "Agriculture"   |
| (f) Current use(s)<br>現時用途   | Animal Boarding Establishment<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

| No. of 'Current Land Owner(s)'<br>「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<br>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)<br>取得同意的日期 (日/月/年) |
|---|--|--|
|   |  |  |
|   |  |  |
|   |  |  |

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

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

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
17/06/2024 (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/06/2024 (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

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<br>涉及的總樓面面積  | sq.m 平方米   |                                    |                      |
| (b) Proposed use(s)/development<br>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)<br>(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<br>涉及層數   |  | Number of units involved<br>涉及單位數目 |                      |
| (d) Proposed floor area<br>擬議樓面面積  | Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約   |                                    |                      |
|  | Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約  |                                    |                      |
|  | Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約   |                                    |                      |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>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<br>涉及工程   | <input type="checkbox"/> Diversion of stream 河道改道                                      |                       |                                  |
|  | <input type="checkbox"/> Filling of pond 填塘  |                       |                                  |
|  | Area of filling 填塘面積 .....   | sq.m 平方米              | <input type="checkbox"/> About 約 |
|  | Depth of filling 填塘深度 .....  | m 米                   | <input type="checkbox"/> About 約 |
|  | <input checked="" type="checkbox"/> Filling of land 填土                                 |                       |                                  |
|  | Area of filling 填土面積 .....   | 1,001 sq.m 平方米        | <input type="checkbox"/> About 約 |
|  | Depth of filling 填土厚度 .....  | Not more than 0.2 m 米 | <input type="checkbox"/> About 約 |
|  | <input type="checkbox"/> Excavation of land 挖土   |                       |                                  |
|  | Area of excavation 挖土面積 .....  | sq.m 平方米              | <input type="checkbox"/> About 約 |
|  | Depth of excavation 挖土深度 .....   | m 米                   | <input type="checkbox"/> About 約 |
| (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)<br>(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<br>有意進行的用途/發展   | Temporary Animal Boarding Establishment for a Period of 5 Years<br>and Filling of Land |                       |                                  |

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

|  |   |                           |   |
|--|---|---------------------------|---|
| (a) Nature and scale<br>性質及規模  | <input type="checkbox"/> Public utility installation 公用事業設施裝置   |                           |   |
|  | <input type="checkbox"/> 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<br>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 |                           |   |
|  | Name/type of installation<br>裝置名稱/種類  | Number of provision<br>數量 | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(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 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

Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land

(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           | 288.92 ..... sq.m 平方米   | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | .....   | <input type="checkbox"/> About 約            |
| Proposed site coverage 擬議上蓋面積                     | ..... %   | <input type="checkbox"/> About 約            |
| Proposed no. of blocks 擬議座數                       | 9 .....   |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 1 ..... storeys 層   |   |
|   | <input type="checkbox"/> include 包括 ..... storeys of basements 層地庫  |   |
|   | <input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫 |   |
| Proposed building height of each block 每座建築物的擬議高度 | ..... mPD 米(主水平基準上)   | <input type="checkbox"/> About 約            |
|   | Maximum 5.5 ..... m 米   | <input type="checkbox"/> About 約            |

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☒ office 辦公室 ..... 130 ..... sq. m 平方米 ☒ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

Container 57.6 sq. m; Resting Room 32 sq. m;  
 Indoors Animal Accommodation 65 sq. m;  
 Portable Toilet 4.32 sq. m  
 .....

☐ 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]<br>[座數] | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[擬議用途]   |
|------------------------|--------------------|-------------------------------|
| B1 – B9<br>.....       | 1<br>.....         | Refer to Layout Plan<br>..... |
| .....                  | .....              | .....                         |
| .....                  | .....              | .....                         |
| .....                  | .....              | .....                         |
| .....                  | .....              | .....                         |

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

Vehicle Parking Spaces

Open Area as the Activity Area for Animals

.....  
 .....  
 .....  
 .....



**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 2024

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

|   |                          |   |
|---|--------------------------|---|
| <p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>                 | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Kam Shui South Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>  |
| <p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>              | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>3</u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> |
| <p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>                            |

**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。

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

**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 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

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

KENNITH CHAN

MANAGING DIRECTOR

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他 .....

on behalf of

代表

PlanPlus Consultancy Limited

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

Date 日期

08/07/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，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.<br>申請編號                                | (For Official Use Only) (請勿填寫此欄)  |  |  |
| Location/address<br>位置/地址                              | Lot 1185 S.E RP in D.D. 106, Kam Tin South, New Territories                         |  |  |
| Site area<br>地盤面積                                      | 1,513   | sq. m 平方米  | <input checked="" type="checkbox"/> About 約                                    |
|  | (includes Government land of 包括政府土地   | sq. m 平方米  | <input type="checkbox"/> About 約)  |
| Plan<br>圖則   | Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15                          |  |  |
| Zoning<br>地帶   | "Agriculture"   |  |  |
| Applied use/<br>development<br>申請用途/發展                 | Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land |  |  |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及/或地積比率 |   | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用   | 288.92 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                               | Domestic<br>住用  |  |  |
|  | Non-domestic<br>非住用   | 9  |  |
|  | Composite<br>綜合用途   |  |  |

|  |                     |     |   |
|--|---------------------|-----|---|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用      |     | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |     | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |     | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)            |
|  | Non-domestic<br>非住用 | 5.5 | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)  |
|  |                     |     | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     | 1   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途   |     | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |     | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |     | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)            |
| (iv) Site coverage<br>上蓋面積                       |                     |     | % <input type="checkbox"/> About 約  |
| (v) No. of units<br>單位數目                         |                     |     |   |
| (vi) Open space<br>休憩用地                          | Private 私人          |     | sq.m 平方米 <input type="checkbox"/> Not less than 不少於   |
|  | Public 公眾           |     | sq.m 平方米 <input type="checkbox"/> Not less than 不少於   |



|  |  |   |
|--|--|---|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  | 3 |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | 3 |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |   |

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

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

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 Application for  
Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Filling of Land  
at Lot 1185 S.E RP in D.D. 106,  
Kam Tin South, Yuen Long, New Territories**

**Planning Statement**

Prepared by : PlanPlus Consultancy Limited

**July 2024**

Reference : PPC-PLG-10156

Report : Version 1.0

## EXECUTIVE SUMMARY

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

This Planning Statement is submitted, on behalf of Foresight Development Limited (**"the Applicant"**), to the Town Planning Board (**"the Board"**) in support of a Section 16 planning application for Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land (**"the Proposed Development"**) at Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long (**"the Application Site"**).

The Application Site falls within "Agriculture" (**"AGR"**) Zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**"the OZP"**). According to the Notes of the OZP, 'Animal Boarding Establishment' is a Column 2 Use which requires planning permission from the Board. Filling of land to effect a change of use also requires planning permission from the Board. Therefore, a s.16 planning application is submitted.

The Application Site has an area of 1,513m<sup>2</sup>. The Proposed Development is mainly for temporary animal boarding and has a total floor area of 288.92m<sup>2</sup> and a maximum building height of 5.5m. The area for filling of land is 1,001m<sup>2</sup>.

The Proposed Development is fully supported by the planning justifications below:

- Not in conflict with the long-term planning intention of "AGR" zone;
- Filling of land is not excessive and can be justified;
- Minor changes in development parameters compared to the previously approved application;
- Similar approved applications for animal boarding establishment within the same "AGR" zone;
- Compatible with the surrounding land use and environment; and
- No adverse impacts on operational and technical aspects.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表宙遠發展有限公司(下稱「申請人」)，根據《城市規劃條例》第16條，就新界元朗錦田南丈量約份第106約地段第1185號E分段餘段的用地，向城市規劃委員會(下稱「城規會」)申請作擬議臨時動物寄養所(為期五年)及進行填土工程(下稱「擬議發展」)。

申請地盤位於《錦田南分區計劃大綱核准圖編號S/YL-KTS/15》(下稱「核准圖」)上劃作「農業」地帶的範圍內。根據核准圖的《註釋》，「動物寄養所」屬「第二欄」用途，須向城規會申請規劃許可，而填土工程亦須向城規會取得許可。申請人遂向城規會遞交是次規劃申請。

申請地盤的面積為1,513平方米。擬議發展主要作臨時動物寄養之用，總樓面面積為288.92平方米，建築物高度不多於5.5米。填土的範圍為1,001平方米。

擬議發展具備充分的理據，包括以下規劃考量因素：

- 不違背核准圖上「農業」地帶的長期規劃意向；
- 填土的範圍不過量且合理；
- 與過往獲批申請相比，是次規劃申請的發展參數改動屬輕微；
- 在同一「農業」地帶內有類似的發展獲批給規劃許可；
- 與周邊土地用途及環境相協調；及
- 營運和技術層面上不會帶來不良影響。

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

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## **1. INTRODUCTION**

### **1.1 The Application**

- 1.1.1 We are commissioned by Foresight Development Limited (**"the Applicant"**), to prepare and submit on their behalf this planning application to seek permission from the Town Planning Board (**"the Board"**) for Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land (**"the Proposed Development"**) at Lot 1185 S.E RP in D.D.106, Kam Tin South, Yuen Long (**"the Application Site"**) under Section 16 of the Town Planning Ordinance (**"TPO"**).
- 1.1.2 The Application Site falls entirely within an area zoned "Agriculture" (**"AGR"**) on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**"the OZP"**). As stipulated in the Schedule of Uses of "AGR" zone of the subject OZP, 'Animal Boarding Establishment' is a Column 2 Use which may be permitted on application to the Board. Filling of land to effect a change of use also requires permission from the Board. The subject application is therefore submitted for the Board's consideration.
- 1.1.3 The Application Site is the subject of a previously approved application (**"the Previous Application"**) for the same use. Upon approval of the Previous Application on 1.6.2022, the approval conditions in relation to the submission and implementation of drainage proposal and the submission of fire service installations (**"FSI"**) proposal have been subsequently complied with (**Annexes 1 to 3**). Nevertheless, the Previous Application was revoked on 4.12.2023 due to non-compliance with approval conditions in relation to traffic run-in/out proposal and the implementation of FSI proposal. Details of the Previous Application are set out in **Section 3.2** below.
- 1.1.4 When compared with the Previous Application, the Gross Floor Area (**"GFA"**) of the current application has been slightly reduced to meet operational needs, while other major development parameters remain unchanged. To support the current application, the applicant also submitted an updated drainage proposal, FSI proposal and traffic run-in/out proposal, so as to demonstrate fully that the Proposed Development would not induce adverse impacts (**Annexes 4 to 6**).

### **1.2 Structure of the Planning Statement**

- 1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of members of the Board.
- 1.2.2 **Chapter 1** provides an introduction outlining the purposes of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides details of the statutory planning context, previous applications and similar applications. **Chapter 4** explains the development proposal and various technical aspects of the proposed development. Planning justifications in support of the application are provided in **Chapter 5**, and a summary of the submission is provided in **Chapter 6**.



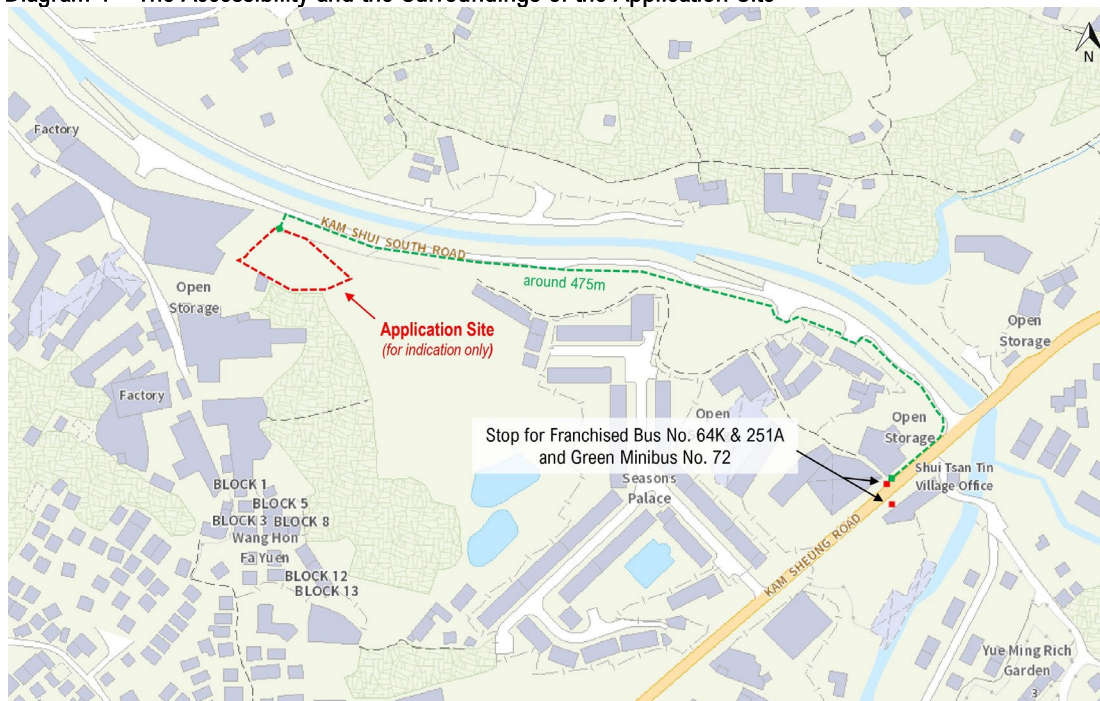
## 2. APPLICATION SITE AND SURROUNDINGS

### 2.1 Site Condition and Surroundings

2.1.1 The Application Site is in Kam Tin South, Yuen Long on Lot 1185 S.E RP in D.D. 106 (**Figure 1**). With a site area of 1,513m<sup>2</sup>, the Site is currently paved and fenced, and part of which is covered by grass. It is currently in operation for the applied use under the Previous Application. The Site can be reached from Kam Shui South Road via a local access. There are adequate public transport services connecting to the Site within walkable distances, including franchised bus and green minibus routes (**Diagram 1**).

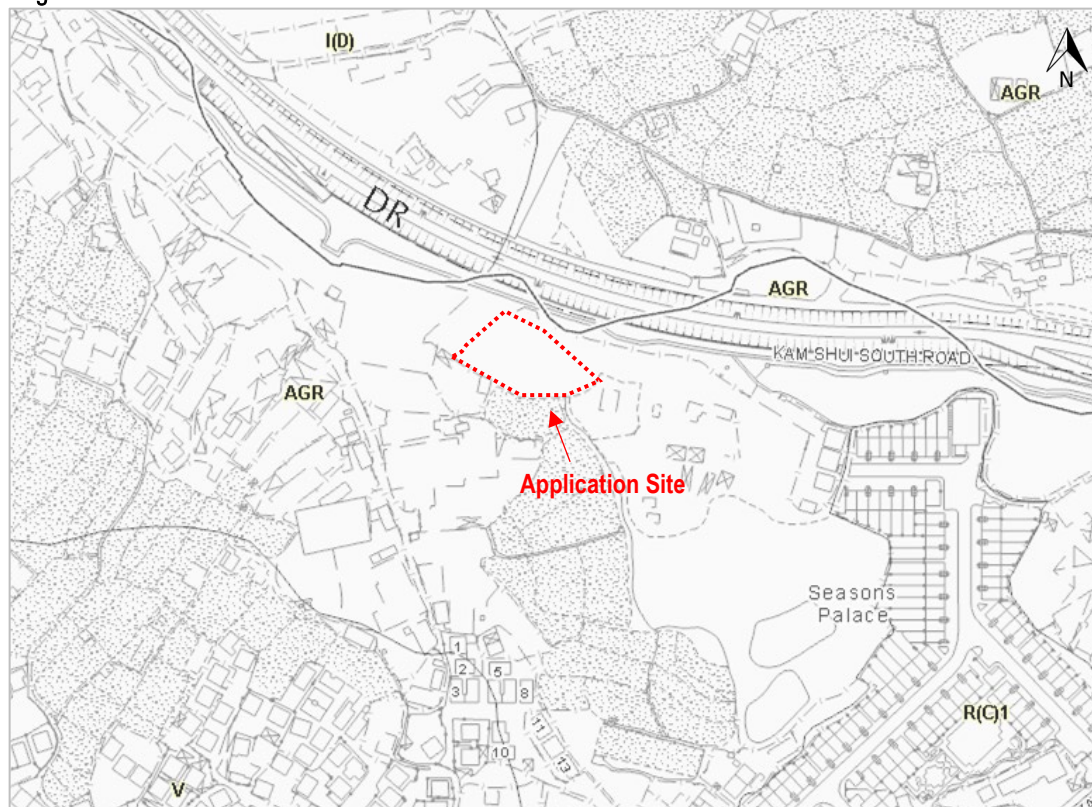
2.1.2 The surrounding areas of the Site have a predominantly rural character, with a mixture of open storage yards, residential dwellings/structures, village houses, fallow/cultivated agricultural land, plant nurseries, warehouses/godowns, workshops and vacant/unused land (**Diagram 1**).

**Diagram 1 The Accessibility and the Surroundings of the Application Site**



2.1.3 The Application Site falls entirely within an area zoned “AGR” on the OZP (**Diagram 2**). To the further southeast and southwest of the Application Site respectively are a “Residential (Group C)1” zone (i.e. Seasons Palace) and a “Village Type Development” zone on the same OZP. To the further north across Kam Shui South Road are “AGR” and “Industrial (Group D)” zones on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9.

**Diagram 2 Extract of the OZP Concerned**



### 3. PLANNING CONTEXT

#### 3.1 Statutory Planning Context

3.1.1 The Application Site falls entirely within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin South OZP No. S/YL-KTS/15, which is intended “*primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes*”, and to “*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. The Explanatory Statement of the OZP also states that “*as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities*”.

3.1.2 As stipulated in the Schedule of Uses of “AGR” zone of the OZP, ‘Animal Boarding Establishment’ is a Column 2 Use which may be permitted on application to the Board. Filling of land within ‘AGR’ zone also requires planning permission from the Board.

#### 3.2 Previous Planning Applications

3.2.1 The Application Site is the subject of a previously approved application, i.e. No. A/YL-KTS/919 (“**the Previous Application**”) for the same use. It was submitted by a different applicant and was approved by the Board with conditions on 1.6.2022. As part of the approval conditions of the Previous Application, the submission and implementation of drainage proposal, as well as the submission of FSI approval have been complied with between March 2023 to December 2023. Nevertheless, it was revoked on 4.12.2023 due to non-compliance with approval conditions in relation to submission and implementation of traffic run in/out proposal and the implementation of FSI proposal. Details of compliance with approval conditions of the Previous Application are shown in **Table 1** below:

**Table 1 Details of Compliance with Approval Conditions of the Previous Application**

| Approval Conditions of Application No. A/YL-KTS/919 |   | Date of Compliance       |
|---|---|--------------------------|
| (d)   | The submission of run-in/out proposal                     | <u>Not</u> complied with |
| (e)   | The implementation of run-in/out proposal                 | <u>Not</u> complied with |
| (f)   | The submission of drainage proposal                       | 30.3.2023                |
| (g)   | The implementation of drainage proposal                   | 17.8.2023                |
| (i)   | The submission of fire service installations proposal     | 13.12.2023               |
| (j)   | The implementation of fire service installations proposal | <u>Not</u> complied with |

### 3.3 Similar Planning Applications

3.3.1 A total of 8 similar applications for 'Animal Boarding Establishment' have been approved within the same "AGR" zone in the vicinity of the Site, as shown in **Table 2** below:

**Table 2** Approved Similar Applications within the Same "AGR" Zone

| No. | Application No. | Applied Use  | Decision by Town Planning Board   |
|-----|-----------------|--|---|
| 1   | A/YL-KTS/480    | Proposed Animal Boarding Establishment   | Approved with condition(s) on a temporary basis for a period of 3 years on 18.12.2009 |
| 2   | 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                          |
| 3   | A/YL-KTS/633    | Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years       | Approved with condition(s) on a temporary basis on 21.3.2014                          |
| 4   | A/YL-KTS/780    | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years                               | Approved with condition(s) on a temporary basis on 4.5.2018                           |
| 5   | A/YL-KTS/789    | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years                               | Approved with condition(s) on a temporary basis on 2.11.2018                          |
| 6   | 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                          |
| 7   | A/YL-KTS/877    | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years                               | Approved with condition(s) on a temporary basis on 12.3.2021                          |
| 8   | 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                         |

## 4. DEVELOPMENT PROPOSAL

### 4.1 Development Scheme

4.1.1 With reference to the Layout Plan in **Figure 2**, The Proposed Development covers a total area of 1,513m<sup>2</sup> with a total GFA of 288.92m<sup>2</sup>. A total of nine 1-storey structures with a maximum building height ("BH") of 5.5m are proposed, including an indoor animal boarding facility, two site offices, a resting room, two containers as storage spaces and three mobile toilets. Details of the development parameters are shown in **Table 3**.

4.1.2 The western portion of the Application Site, covering an area of 1,001m<sup>2</sup>, shall be filled with concrete of not more than 0.2m in depth, for site formation of the proposed structures and circulation of light goods vehicle ("LGV") (**Figure 4**), leading to an increase of site level from +13.5mPD to +13.7mPD. The filled land can stabilise the soil ground, prevent erosion from surface run-off and provide ground reinforcement to withstand heavy loads of structures and vehicles. The Site will be landscaped, apart from the run-in/out area.

4.1.3 The proposed development parameters under the current application are very much similar to that of the previously approved application. While there is a decrease in total GFA (from 387.52m<sup>2</sup> to 288.92m<sup>2</sup>) and minor adjustment of internal transport facilities provisions for meeting operational needs, other major development parameters including site area, BH, number of structures and number of storeys remain unchanged (**Table 3** refers).

**Table 3 Major Development Parameters**

| Major Development Parameters                        | Previous Application<br>(A/ YL-KTS/919)<br>(a) | Current Application<br>(b) | Difference<br>(b)-(a) |
|---|--|----------------------------|-----------------------|
| Site Area   | 1,513m <sup>2</sup>                            | 1,513m <sup>2</sup>        | No change             |
| Total GFA   | 387.52m <sup>2</sup>                           | 288.92m <sup>2</sup>       | -98.6m <sup>2</sup>   |
| BH  | Max. 5.5m                                      | Max. 5.5m                  | No change             |
| No. of Structures                                   | 9  | 9                          | No change             |
| No. of Storey(s)                                    | 1  | 1                          | No change             |
| No. of LGV Parking Spaces (6m x 3.5m)               | 1  | 3 (CP1-3 on Fig. 2)        | +2                    |
| No. of Loading/Unloading Spaces for LGV (6m x 3.5m) | 2  | -                          | -2                    |

### 4.2 Operational Arrangements

4.2.1 A maximum of 15 cats and/or dogs will be accommodated in the Proposed Development and confined by a 2m boundary fencing. The operation hours are between 9am and 7pm daily. All animal activities will be kept within the indoor animal facility installed with soundproofing materials and provided with mechanical ventilation and air-conditioning system. No announcement system, whistle blowing or any form of audio amplification system will be used; and no quarantine station or quarantine lairage for animals will be provided at the Application Site. Visitors, including walk-in visitors, will not be allowed to visit the Site. The operator is responsible for pick-up and delivery of animals to visitors directly.

### 4.3 Traffic Arrangements

- 4.3.1 The Application Site has direct access to Kam Shui South Road to the north through an ingress/egress of approximately 4.5m wide (**Figure 2**). Pedestrians and vehicles share the same access.
- 4.3.2 A total of 3 LGV parking spaces are provided and they are mainly used by company vehicles in support of the staff's commuting needs and small-scale operational needs such as transporting pet food. Adequate manoeuvring space is ensured to facilitate smooth vehicle turning (**Figure 3a to 3c**). In particular, the swept path analysis of the traffic run-in/out proposal demonstrates the feasibility of manoeuvring by a 7m LGV, such that entering the Site from Kam Shui South Road westbound is possible (**Figure A of Annex 6**).
- 4.3.3 With sufficient internal transport facilities provision, no queuing back and reversing of vehicles onto Kam Shui South Road is anticipated. Medium/heavy goods vehicles will be restricted from the Application Site. As the Application Site is already in operation for the applied use, any transfer of construction materials to the Site shall not be anticipated; hence, loading/unloading bays for vehicles are not provided.
- 4.3.4 The estimated peak hour traffic attraction and generation from the Proposed Development are minimal, as shown in **Table 4**. Thus, no adverse impact on Kam Sheung Road is anticipated.

**Table 4 Estimated Peak Hour Traffic Generation and Attraction**

| Type of Vehicles    | Peak Hour Traffic Generation Rate | Peak Hour Traffic Attraction Rate |
|---------------------|-----------------------------------|-----------------------------------|
| Light Goods Vehicle | max. 3 vehicles per hour          | max. 3 vehicles per hour          |

### 4.4 Drainage Arrangements

- 4.4.1 As detailed in the drainage proposal (**Annex 4**), stormwater running through and generated within the Application Site will be drained off through internal drainage facilities (including peripheral surface channels and catchpits) and discharged to the existing public drainage inlet structure to the north of the Application Site along Kam Shui South Road. The drainage facilities proposed are only for draining surface runoff within the Application Site.

### 4.5 Environmental Arrangements

- 4.5.1 The 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.
- 4.5.2 Sewage generated from toilets shall be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed.

## **5. PLANNING JUSTIFICATIONS**

### **5.1 Not in Conflict with the Long-Term Planning Intention of “AGR” Zone**

- 5.1.1 The Application Site falls within the “AGR” zone, which is intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes. ‘Animal Boarding Establishment’ is a Column 2 Use which may be permitted subject to consideration from the Board.
- 5.1.2 The Proposed Development is temporary in nature and will not jeopardise the long-term planning intention of the “AGR” zone. Long-term planning consequences for such temporary use can be considered negligible.

### **5.2 Filling of Land Is Not Excessive and Can Be Justified**

- 5.2.1 The proposed filling of land, with a depth of 0.2m, is for site formation of structures and vehicle manoeuvring purposes to stabilise soil ground and prevent erosion from surface run-off. The ground can be reinforced to withstand heavy loads of structures and vehicles. The extent of filling of land has been kept minimal to meet the basic operational needs of the proposed development.

### **5.3 Minor Changes in Development Parameters Compared to the Last Approved Planning Application**

- 5.3.1 The Application Site is subject to a previous application for the same use that had been approved by the Board. Compared with the Previous Application (No. A/YL-KTS/919) (**Table 3** in **Section 4.1** refers), even though there is a decrease in total GFA (-98.6m<sup>2</sup>) and minor adjustment of internal transport facilities provisions in the current application, other major development parameters, including site area, BH, number of structures, number of storeys, remain unchanged.

### **5.4 Similar Approved Applications for Animal Boarding Establishment within the Same “AGR” Zone**

- 5.4.1 A total of 8 similar applications for ‘Animal Boarding Establishment’ have been approved by the Board on a temporary basis within the same “AGR” zone in the vicinity of the Site (**Table 2** in **Section 3.3** refers). Approval of the current application would not set an undesirable precedent within the same “AGR” zone.

### **5.5 Compatible with the Surrounding Land Use and Environment**

- 5.5.1 The Proposed Development is compatible with the surrounding land uses and development density. The applied small-scale operation of animal boarding establishment is not in conflict with the rural uses of open storage and rural factories in the vicinity. The proposed maximum BH of 5.5m is not excessive with reference to nearby temporary structures and village houses.

### **5.6 No Adverse Impacts on Operational and Technical Aspects**

- 5.6.1 The Proposed Development shall ensure good management during operation. All cats and/or dogs will be kept in enclosed structures at all times with appropriate noise mitigation measures. Sewage generated will be properly treated. Relevant practice notes and guidelines will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.
- 5.6.2 The Proposed Development shall not pose adverse impacts on technical aspects. While the accepted submission and implementation of the drainage proposal, as well as the accepted submission of FSI proposal from the Previous Application (**Annexes 1 to 3**) have sufficiently proved its technical feasibility in

drainage and fire safety terms, the current application is further supplemented by submissions of the most updated drainage proposal, FSI proposal and traffic run-in/out proposal (**Annexes 4 to 6**), which demonstrate that adverse technical impacts shall not be anticipated with the provision of adequate mitigation measures.



## **6. CONCLUSION**

- 6.1.1 This Planning Statement is submitted to the Board in support of the Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the Proposed Development.
- 6.1.2 As detailed in the previous chapters, the Proposed Development is well-justified on the grounds that:
- It is not in conflict with the planning intention of the “AGR” zone of the OZP;
  - The proposed filling of land is not excessive and can be justified;
  - The changes in development parameters as compared to the previously approved application are minor;
  - A number of similar applications for animal boarding establishment within the same “AGR” zone have been approved;
  - It is compatible with the surrounding land uses and environment; and
  - It will not induce adverse impacts from operational and technical aspects.
- 6.1.3 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

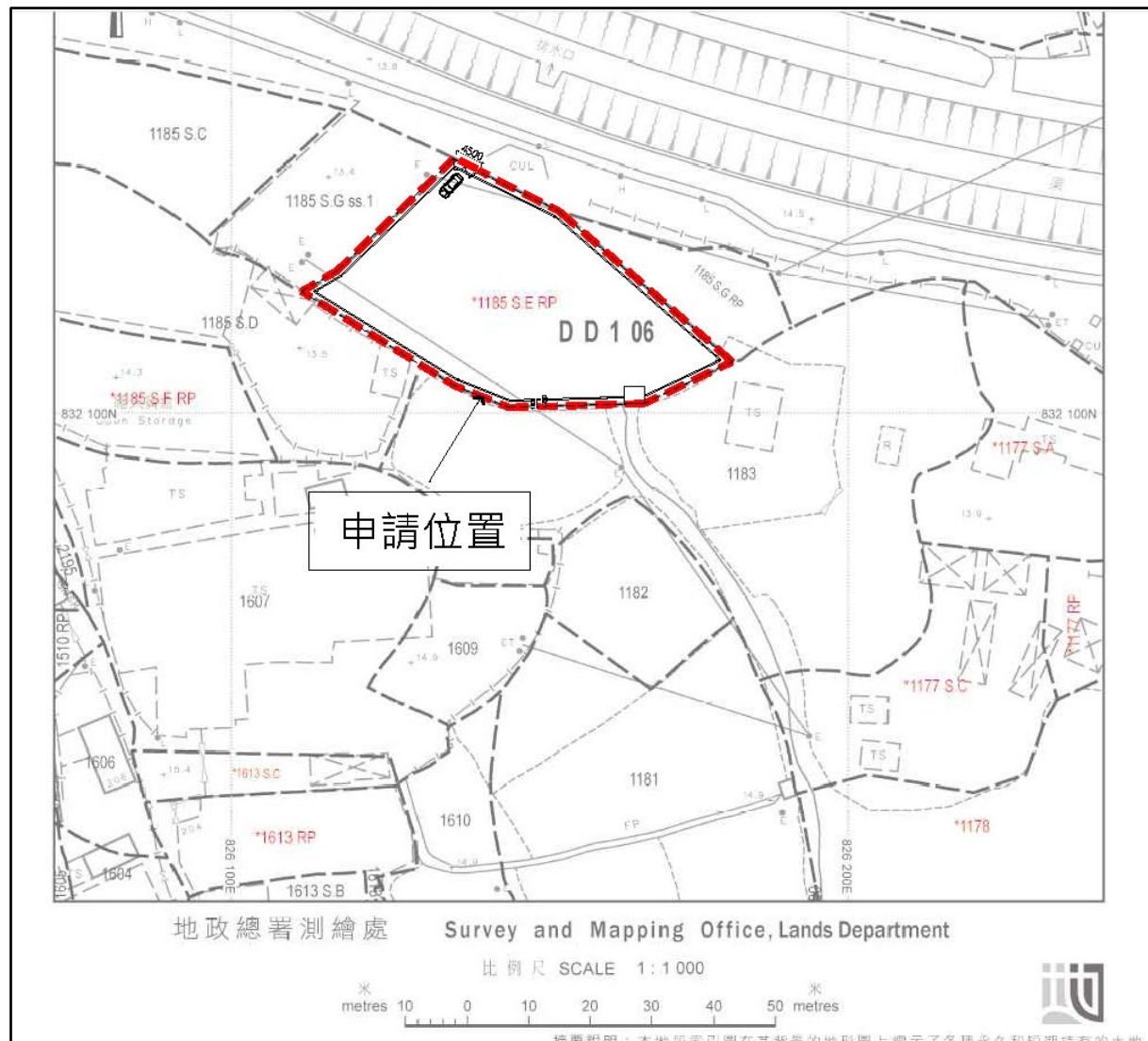
**July 2024**  
**PlanPlus Consultancy Limited**


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## Figures

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- |           |   |  |
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| Figure 1  | - | Lot Index Plan   |
| Figure 2  | - | Layout Plan  |
| Figure 3a | - | Vehicle Manoeuvring Plan   |
| Figure 3b | - | Photos Demonstrating Smooth Manoeuvring from Kam Shui South Road                           |
| Figure 3c | - | Photos Demonstrating Smooth Manoeuvring from the Application Site & Vehicle Classification |
| Figure 4  | - | Land Filling Plan  |



|  |                              |  |
|--|------------------------------|--|
|  <b>PLANPLUS</b> 思顧<br>CONSULTANCY 務問 | <b>Title:</b> Lot Index Plan | <b>Project:</b><br>Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in Lot 1185 S.E RP in D.D. 106, Kam Tin, Yuen Long |
| <b>Figure:</b><br>1  | <b>Scale:</b><br>N/A         | <b>Project No.:</b> PPCL-PLG-10156   |

**Date:**  
July 2024

# 開發參數

申請場地面積：1513m<sup>2</sup>

覆蓋面積：288.92m<sup>2</sup>

沒覆蓋面積：1224.08m<sup>2</sup>

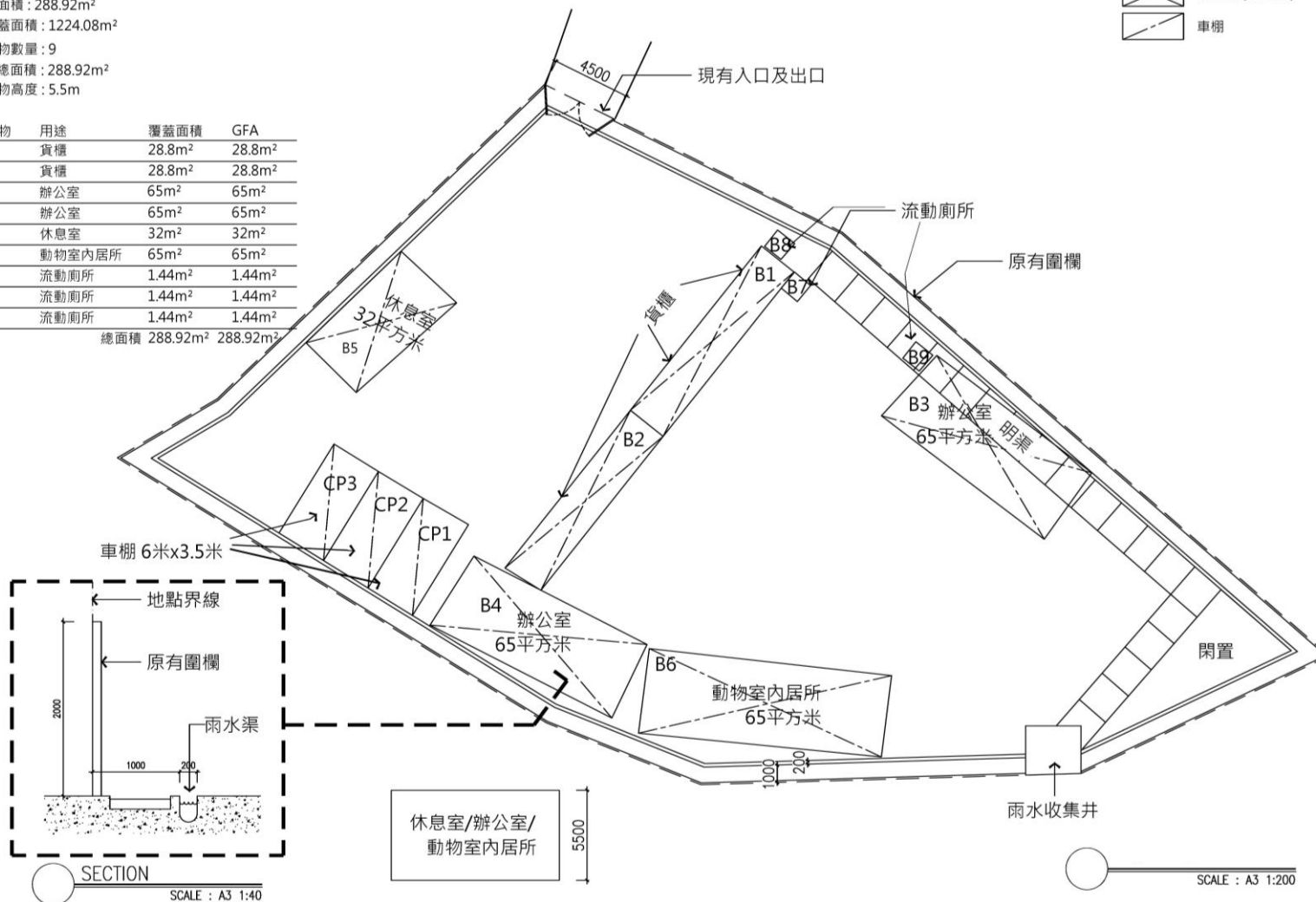
建築物數量：9

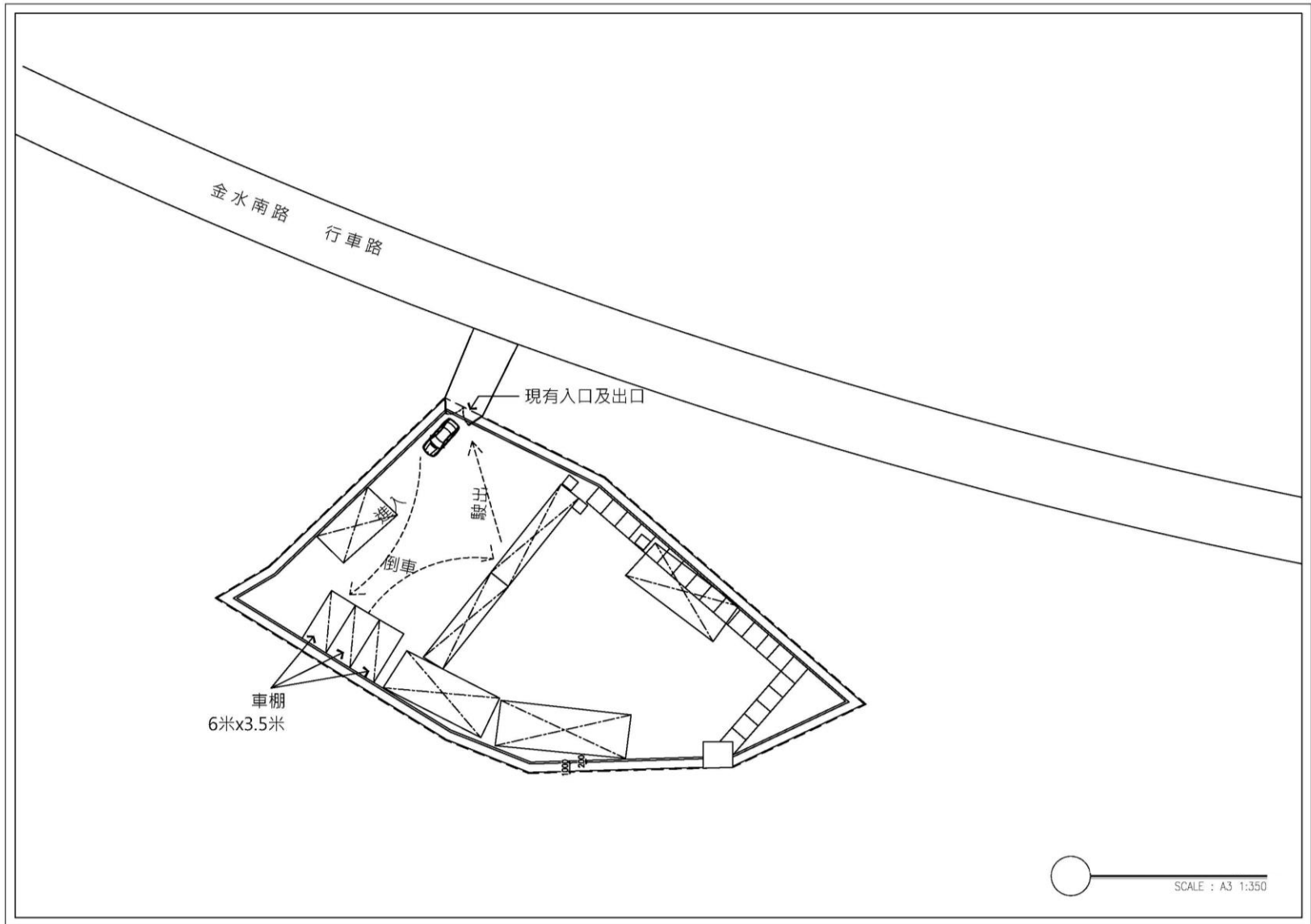
GFA總面積：288.92m<sup>2</sup>

建築物高度：5.5m

| 建築物 | 用途     | 覆蓋面積               | GFA                |
|-----|--------|--------------------|--------------------|
| B1  | 貨櫃     | 28.8m <sup>2</sup> | 28.8m <sup>2</sup> |
| B2  | 貨櫃     | 28.8m <sup>2</sup> | 28.8m <sup>2</sup> |
| B3  | 辦公室    | 65m <sup>2</sup>   | 65m <sup>2</sup>   |
| B4  | 辦公室    | 65m <sup>2</sup>   | 65m <sup>2</sup>   |
| B5  | 休息室    | 32m <sup>2</sup>   | 32m <sup>2</sup>   |
| B6  | 動物室內居所 | 65m <sup>2</sup>   | 65m <sup>2</sup>   |
| B7  | 流動廁所   | 1.44m <sup>2</sup> | 1.44m <sup>2</sup> |
| B8  | 流動廁所   | 1.44m <sup>2</sup> | 1.44m <sup>2</sup> |
| B9  | 流動廁所   | 1.44m <sup>2</sup> | 1.44m <sup>2</sup> |

總面積 288.92m<sup>2</sup> 288.92m<sup>2</sup>







**LGV ENTERING THE SITE FROM KAM SHUI SOUTH ROAD EASTBOUND**



**LGV ENTERING THE SITE FROM KAM SHUI SOUTH ROAD WESTBOUND**

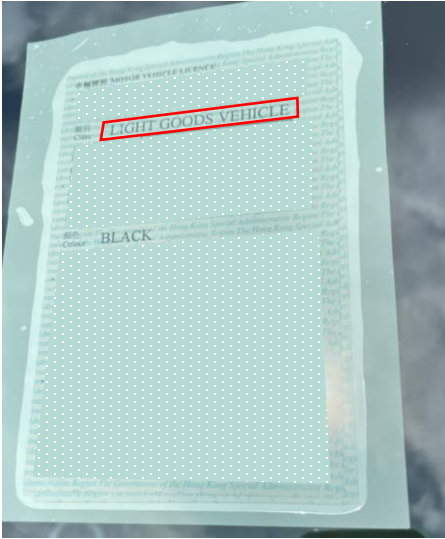





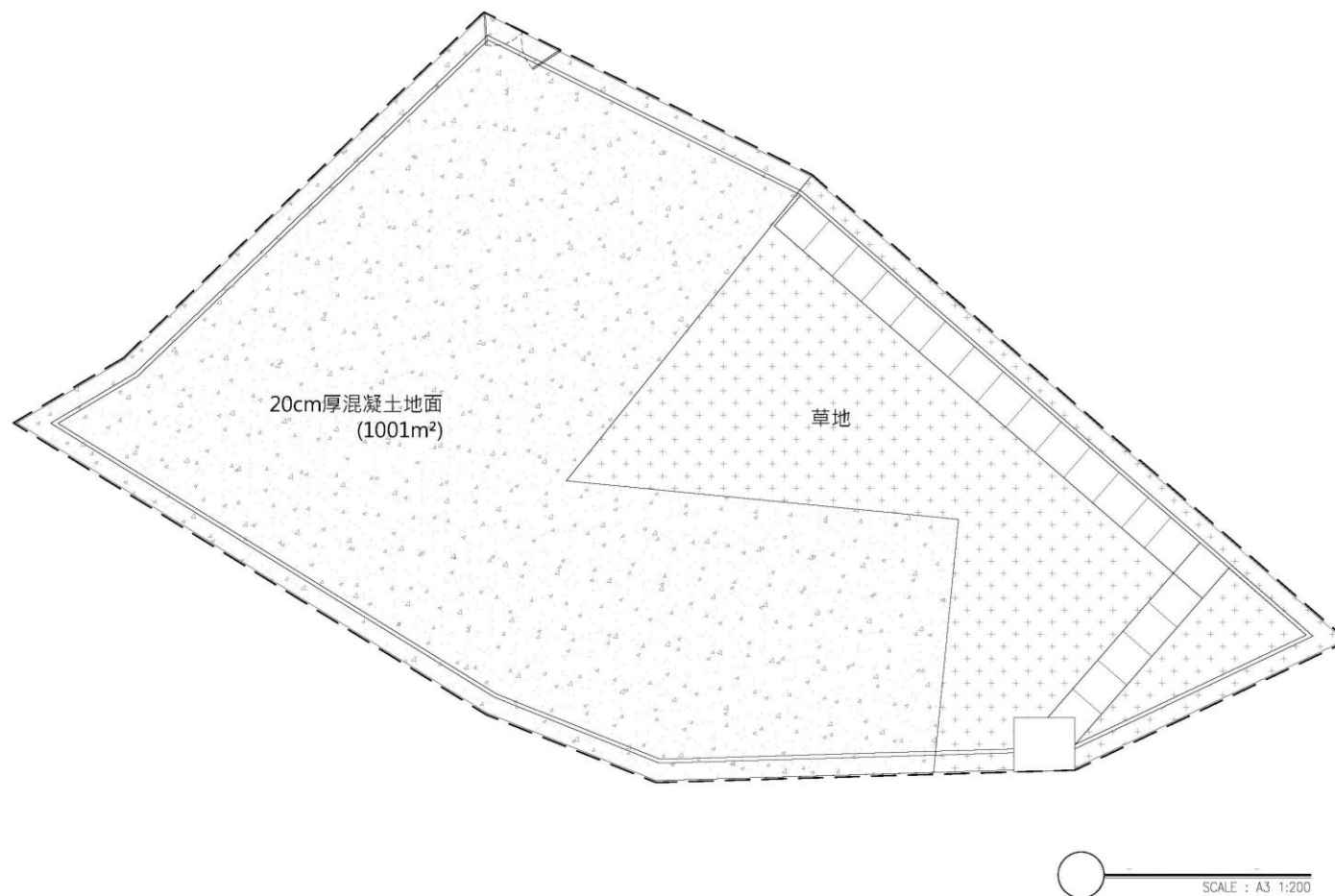
TOWARDS KAM SHUI SOUTH ROAD



VEHICLE CLASSIFICATION



|   |                      |                           |   |   |
|---|----------------------|---------------------------|---|---|
|  |                      |                           | <b>Title:</b><br><br>Photos Demonstrating Smooth<br>Manoeuvring from<br>the Application Site &<br><u>Vehicle Classification</u> | <b>Project:</b><br><br>Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and<br>Filling of Land in Lot 1185 S.E RP in D.D. 106, Kam Tin, Yuen Long |
| <b>Figure:</b><br>3c  | <b>Scale:</b><br>N/A | <b>Date:</b><br>July 2024 |   |   |
|   |                      |                           | <b>Project No.:</b><br><br>PPCL-PLG-10156   |   |





## **Annex 1**

---

Accepted submission of drainage proposal of the Previous Application

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PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Kennith CHAN)

30 March 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (f)**  
**– The Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in “Agriculture” (“AGR”) Zone, Lot 1185 S.E RP in D.D. 106 and  
Adjoining Government Land, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTS/919)**

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

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

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

Yours faithfully,

(Anthony LUK)

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

C.C.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal

CTP/TPB

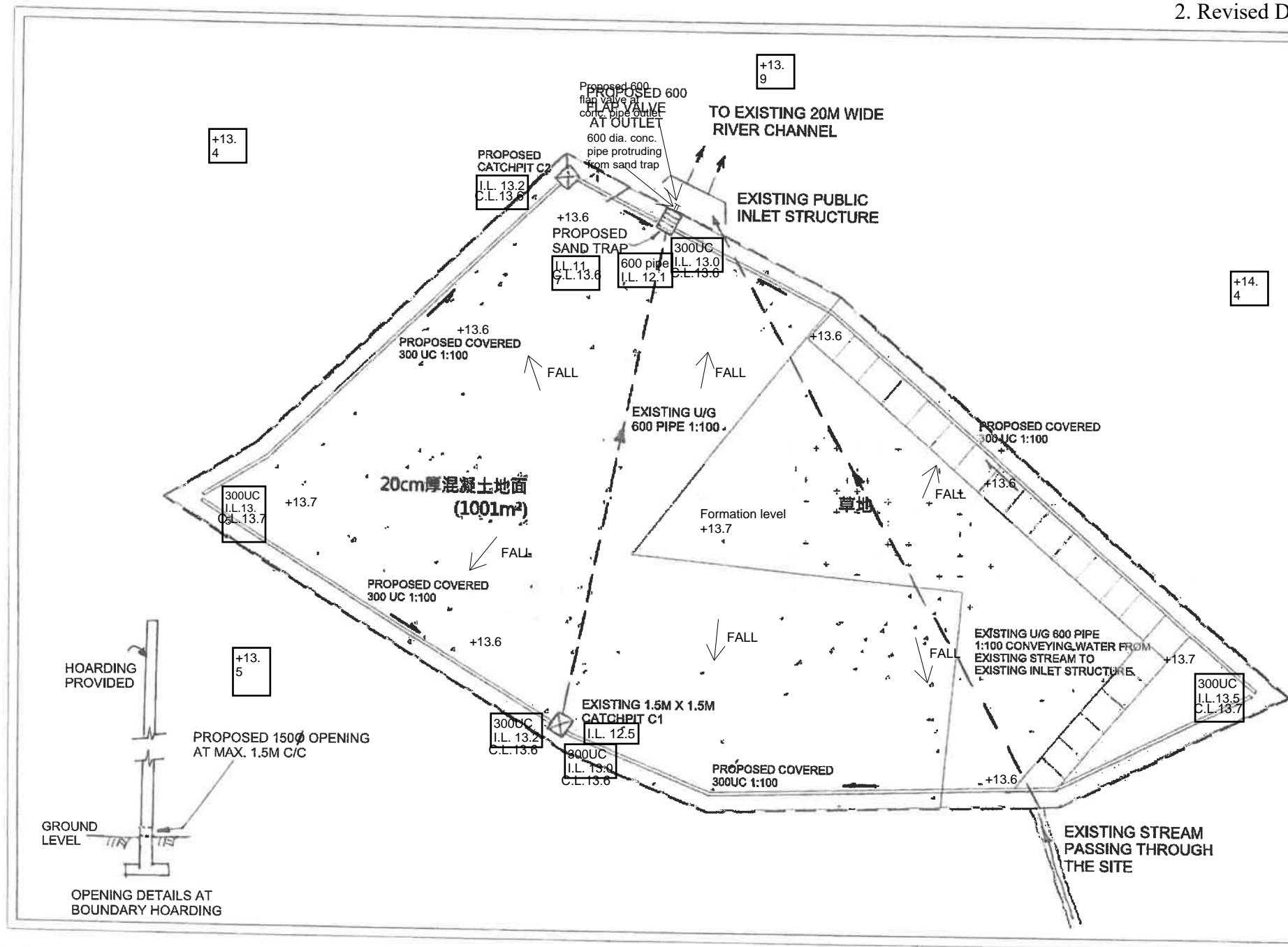
AL/CP/pn

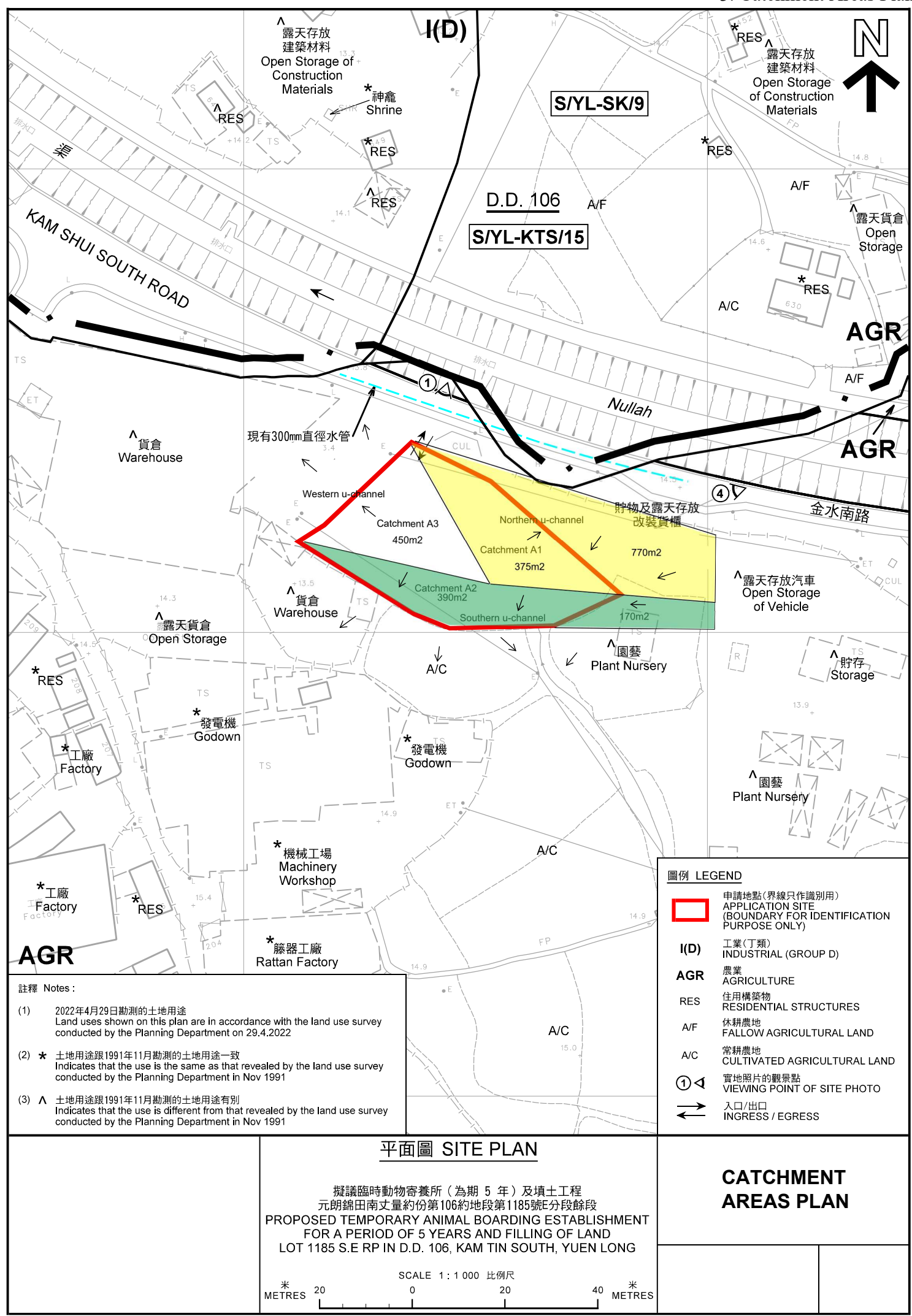
### **Appendix**

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

- a. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- b. The applicant is required to 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.
- c. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- d. The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- e. The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.

| <b>Further Comments from DSD</b>  | <b>Response</b>  |
|---|--|
| 1. The cover levels of the proposed catchpits/sand traps should be shown on the drainage plan.  | Noted. The cover levels of the proposed catchpits/sand traps are shown on the revised drainage plan.   |
| 2. Referring to the cross sections provided, the ground to the east and south of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchments should be considered in the calculations. | Noted. The revised calculation has taken the adjacent grounds to the east and south of the application site into account. As shown in the enclosed design calculation, the usages of the northern, southern and western u-channels are 75%, 36.7% and 30% respectively. The usage of the outlet 600mm dia. pipe is only 21.1%. The proposed drainage arrangement has sufficient capacity to cater for the flows. |
| 3. The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.  | Some proposed site levels and flow directions are added on the revised drainage plan. In addition, it is proposed to construct a short section (about 0.5m) of 600mm diameter concrete pipe protruding from the proposed sand trap for the installation of the proposed flap valve.  |





## Drainage Design Calculation

### Catchments

The proposed site was generally flat with site area of about 1513m<sup>2</sup>  
With reference to the Catchment Plan attached:

Considering the catchment areas for the northern u-channel conveying runoff of the sand trap,  
Catchment area from northern and eastern adjacent areas = 770 m<sup>2</sup>  
Catchment area within northern part of the site A1 = 375 m<sup>2</sup>  
Total catchment for the northern u-channel collecting runoff to sand trap = 770 + 375 = **1145 m<sup>2</sup>**

Considering the catchment areas for the southern u-channel conveying runoff to catchpit C1,  
Catchment area from eastern adjacent area = 170m<sup>2</sup>  
Catchment area within southern part of the site A2 = 390m<sup>2</sup>  
Total catchment for the southern u-channels collecting runoff to catchpit C1 = 170 + 390 = **560 m<sup>2</sup>**

Considering the catchment area for the western u-channel conveying runoff to catchpit C2,  
Catchment area within western part of the site A3 = 450m<sup>2</sup>  
Catchment for the western u-channel collecting runoff to catchpit C2 = **450 m<sup>2</sup>**

### Flows on u-channels:

Runoff coefficient  $k = 1.0$   
Rainstorm return period = 1 in 50 year  
Assume time of concentration = 3 minute,

Max. flow on northern u-channel,  $Q = kAi/3600 = 1 \times 1145 \times 295 / 3600 = 93.8 \text{ l/s} = 5,630 \text{ l/min.}$   
Max. flow on southern u-channel,  $Q = kAi/3600 = 1 \times 560 \times 295 / 3600 = 45.9 \text{ l/s} = 2,753 \text{ l/min.}$   
Max. flow on western u-channel,  $Q = kAi/3600 = 1 \times 450 \times 295 / 3600 = 36.9 \text{ l/s} = 2,213 \text{ l/min.}$

### **Checking of Capacity of Proposed 300mm UC:-**

For 300 UC of gradient of 1 : 100,

From Figure 8.7,

$Q = 7,500 \text{ l/min.} > 5,630 \text{ l/min.}$  O.K.  
Flow velocity =  $1.75 \text{ m/s} > 1.3 \text{ m/s}$  O.K.

Usage of northern u-channel =  $5630/7500 \times 100\% = 75\%$   
Usage of southern u-channel =  $2,753/7500 \times 100\% = 36.7\%$   
Usage of western u-channel =  $2,213/7500 \times 100\% = 30\%$

### **Checking of Capacity of Proposed 600Φ Underground Pipe:-**

Quantity of flow to catchpit C1 =  $5,630 \text{ l/min.} + 2,753 \text{ l/min.} = 8,383 \text{ l/min.}$   
Gradient of pipe =  $1/100 = 0.01$

Roughness factor,  $n = 0.012$   
Area of 600mm pipe =  $3.14 \times 0.30 \times 0.30 = 0.283 \text{ m}^2$   
Wetted perimeter =  $3.14 \times 0.6 = 1.885 \text{ m}$

$$R = A/P = 0.283 / 1.885 = 0.15 \text{ m}$$

$$\begin{aligned} Q &= (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times (3.14 \times 0.3 \times 0.3) \times (0.15)^{0.67} \times (0.01)^{0.5} \\ &= 0.66 \text{ m}^3/\text{s} \\ &= 661 \text{ l/s} = 39,639 \text{ l/min} \gg 8,383 \text{ l/min} \quad \text{O.K} \end{aligned}$$

$$\text{Usage of the 600}\varnothing \text{ pipe} = 8383 / 39639 \times 100\% = \mathbf{21.1\%} .$$



## **Annex 2**

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Accepted implementation of drainage proposal of the Previous Application

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/919  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Natalie WONG)

17 August 2023

Dear Sir/Madam,

### **Submission for Compliance with Approval Condition (g) - The Implementation of the Drainage Proposal**

#### **Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTS/919)**

I refer to your submission dated 20.7.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

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

Yours faithfully,

  
(Anthony LUK)

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

C.C.  
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

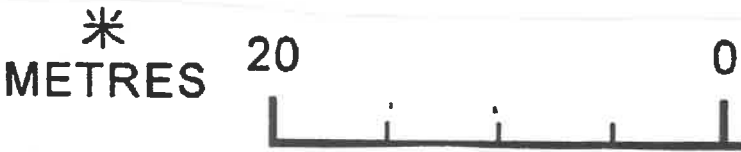
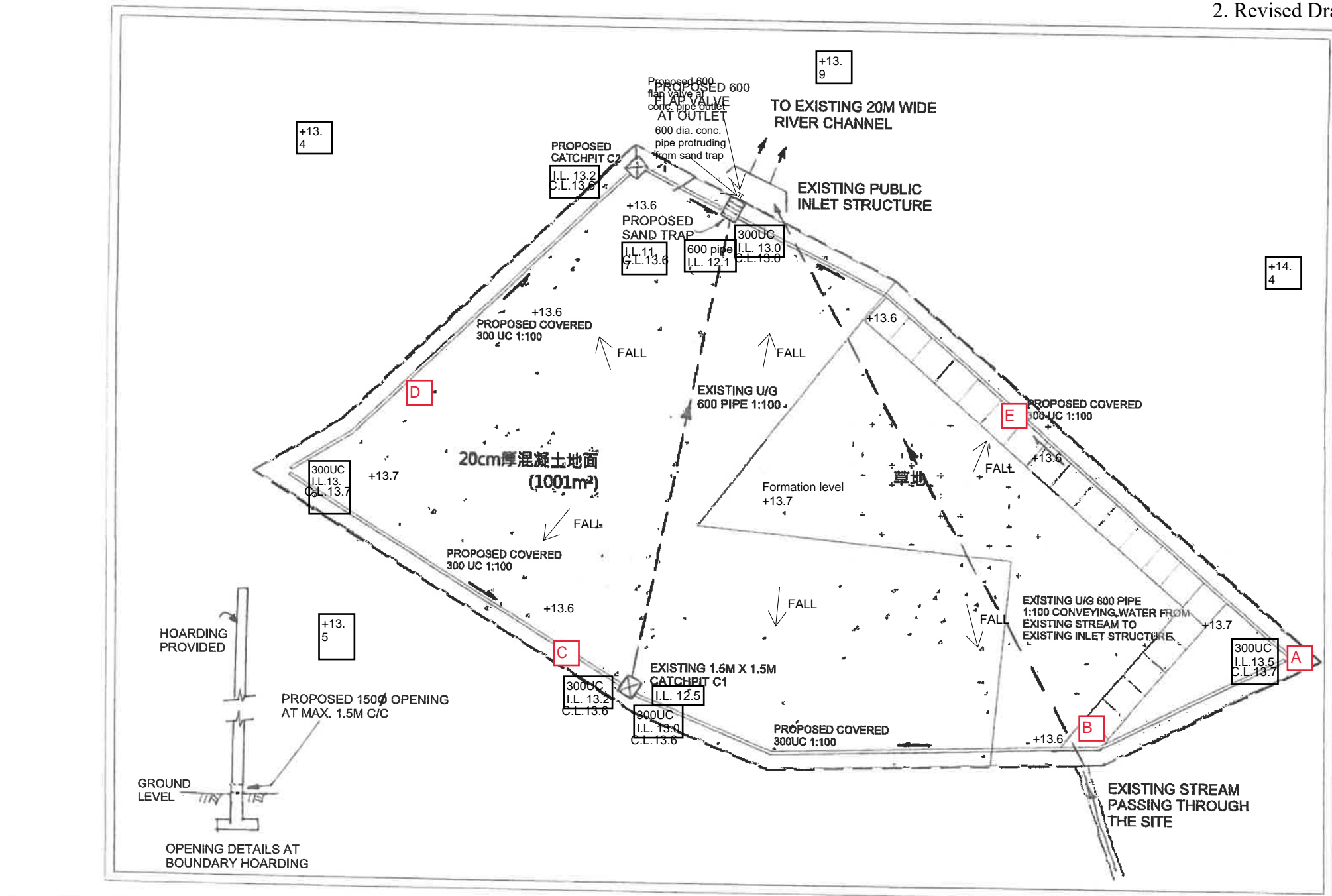
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### **Appendix**

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

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



|                                       |                           |
|---------------------------------------|---------------------------|
| 參考編號<br>REFERENCE No.<br>A/YL-KTS/919 | PROPOSED<br>DRAINAGE PLAN |
|---------------------------------------|---------------------------|





A



B



C



D



E

### **Annex 3**

---

Accepted submission of fire service installations proposal of the Previous Application



## 規 劃 署

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



## Planning Department

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

來函檔號      Your Reference :  
本署檔號      Our Reference : TPB/A/YL-KTS/919  
電話號碼      Tel. No. :            3168 4072  
傳真機號碼      Fax No. :            3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Natalie WONG)

13 December 2023

Dear Sir/Madam,

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

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and  
Adjoining Government Land, Kam Tin South, Yuen Long  
(Application No. A/YL-KTS/919)**

I refer to your submission for compliance dated 6.11.2023 with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Wing-hei CHEUNG (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

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

C.C.  
D of FS

(Attn.: Mr. Wing-hei CHEUNG)

Internal  
CTP/TPB

AL/CP/ym

**Appendix**

*Comments of the Director of Fire Services:*

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



Date : 6 November 2023  
Our Ref. : PPCL/PLG/10094/L005

Fanling, Sheung Shui and Yuen Long East District Planning Office  
Planning Department,  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan,  
New Territories

**Attention: Mr. PANG Yiu Fai, Christopher (TP/YLE 5)**

**By Email**

Dear Sir/Madam,

**Planning Application No. A/YL-KTS/919**

**Approved Section 16 Application for Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long**

---

**Submission for Compliance of Approval Condition (i)**

We refer to the captioned Section 16 Planning Application which was approved by the Town Planning Board (“**the Board**”) on 1.6.2022. According to the comments received from the Fire Services Department (“**FSD**”) on 19.5.2023 regarding the submission of a Fire Service Installations (“**FSI**”) Proposal in relation to approval condition (i), the installation of automatic sprinkler system shall be provided for structure exceeding 230m<sup>2</sup> in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020 (attached in **Annex 1**).

The Applicant subsequently submitted two revised FSI Proposals on 25.5.2023 and 6.7.2023 respectively in compliance with FSD’s comments and the approval condition (i) was considered complied with on 21.7.2023. The correspondence letters dated 6.9.2023 and 21.7.2023 are attached in **Annex 2** for your reference.

In view of the cost effectiveness to implement the approved FSI with automatic sprinkler system for a temporary development, the Applicant would like to propose to reduce the gross floor area (“**GFA**”) of structure B6 from 250m<sup>2</sup> to 200m<sup>2</sup> in order to exempt from the requirement of automatic sprinkler installations. The total GFA of the proposed development will be correspondingly reduced from 387.52m<sup>2</sup> to 337.52m<sup>2</sup>. Other development parameters would remain unchanged. Under the Town Planning Board Guideline No. 36B, a reduction in GFA is considered a Class A amendment which does not require further application to the Board.

We hereby submit an updated layout plan (**Annex 3**) and a revised FSI Proposal (**Annex 4**) for the consideration of the Fire Services Department in relation to approval condition (i) of the captioned application.

Should you have any queries, please do not hesitate to contact our Ms. Natalie Wong at 2329 8092.

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



---

Kennith Chan  
Managing Director

*Encl.    Annex 1 – Comments from FSD dated 19.5.2023*  
*Annex 2 – Correspondence letters dated 6.9.2023 and 21.7.2023*  
*Annex 3 – Updated Layout Plan*  
*Annex 4 – Updated FSI Proposal*

## 規 劃 署

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



## Planning Department

**Annex 1**

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

來函檔號 Your Reference : PLG-10094

本署檔號 Our Reference : TPB/A/YL-KTS/919

電話號碼 Tel. No. : 3168 4038

傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Kenneth CHAN)

19 May 2023

Dear Sir/Madam,

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

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and  
Adjoining Government Land, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTS/919)**

I refer to your submission received on 5.5.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

( Christopher PANG )  
for District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB

CP/pn

**Appendix****Comments of the Director of Fire Services:**

Please find the following comments on the submitted FSIs proposal:

- (i) The provision of automatic sprinkler system, modified hose reel system and fire alarm system shall be specified in the FS Notes;
- (ii) Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020;
- (iii) Fire alarm system shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021;
- (iv) The standards and specification of emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021"; and
- (v) The numbering of structures as mentioned in FS Notes items 3.3 and 3.4 shall tally with the information on plan.

## 規劃署

粉嶺、上水及元朗東規劃處  
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中染大廈 22 樓 2202 室



## Planning Department

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

## Annex 2

來函檔號 Your Reference :

本署檔號 Our Reference : TPB/A/YL-KTS/919

電話號碼 Tel. No. : 3168 4038

傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2329 8422)

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Natalie WONG)

9 June 2023

Dear Sir/Madam,

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

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and  
Adjoining Government Land, Kam Tin, Yuen Long**  
(Application No. A/YL-KTS/919)

I refer to your submission received on 25.5.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

( Christopher PANG )  
for District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department



C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB

CP/pn

AppendixComments of the Director of Fire Services:

Please find the following comments on the submitted FSIs proposal:

- (i) Structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. In this regard, sprinkler system, modified hose reel system and fire alarm system shall be provided to Structures B4 and B5;
- (ii) "fixed fire pumps" as mentioned in FS Notes item 2.5 shall be revised as "sprinkler pumps";
- (iii) "cubic meters" as mentioned in FS Notes item 6.4 shall be revised as "square meters"; and
- (iv) Regarding FS Notes item 3.3, please clarify if fire detection system will be provided to all structures except Structure B6.

## 規 劃 署

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## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
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電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Natalie WONG)

21 July 2023

Dear Sir/Madam,

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

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and  
Adjoining Government Land, Kam Tin, Yuen Long  
(Application No. A/YL-KTS/919)**

I refer to your submission received on 6.7.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

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



C.C.  
D of FS

(Attn.: Mr. WONG Ho-yin)

Internal  
CTP/TPB

AL/CP/pn

### **Appendix**

#### *Comments of the Director of Fire Services:*

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

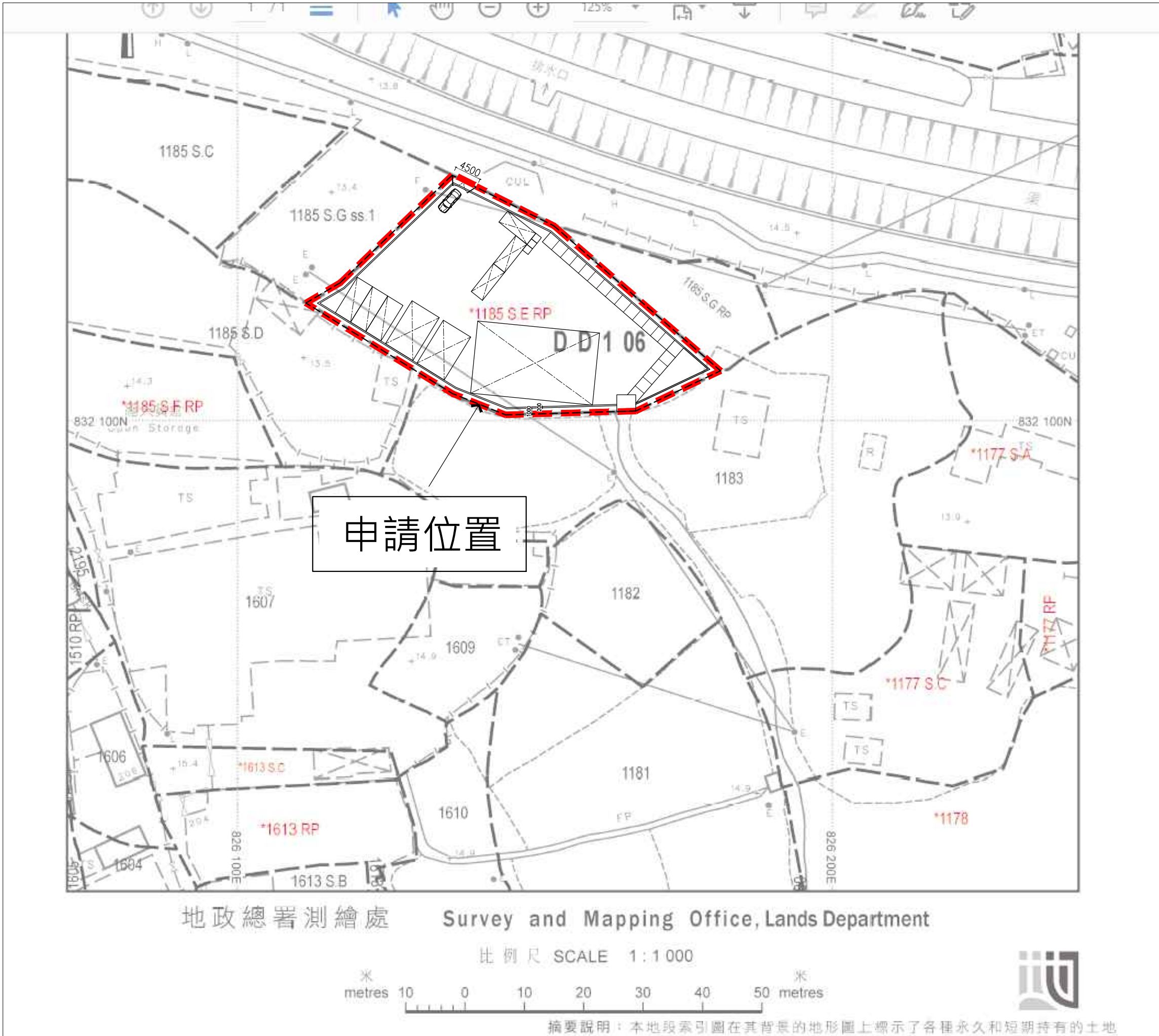


Fig. 1  
Lot Index Plan

開發參數  
申請場地面積：1513m²  
覆蓋面積：337.52m²  
沒覆蓋面積：1175.48m²  
建築物數量：9  
GFA總面積：337.52m² 建  
築物高度：5.5m

| 建築物 | 用途     | 覆蓋面積     | GFA      |
|-----|--------|----------|----------|
| B1  | 貨櫃     | 14.4m²   | 14.4m²   |
| B2  | 貨櫃     | 14.4m²   | 14.4m²   |
| B3  | 貨櫃     | 14.4m²   | 14.4m²   |
| B4  | 辦公室    | 45m²     | 45m²     |
| B5  | 休息室    | 45m²     | 45m²     |
| B6  | 動物室內居所 | 200m²    | 200m²    |
| B7  | 流動廁所   | 1.44m²   | 1.44m²   |
| B8  | 流動廁所   | 1.44m²   | 1.44m²   |
| B9  | 流動廁所   | 1.44m²   | 1.44m²   |
| 總面積 |        | 337.52m² | 337.52m² |

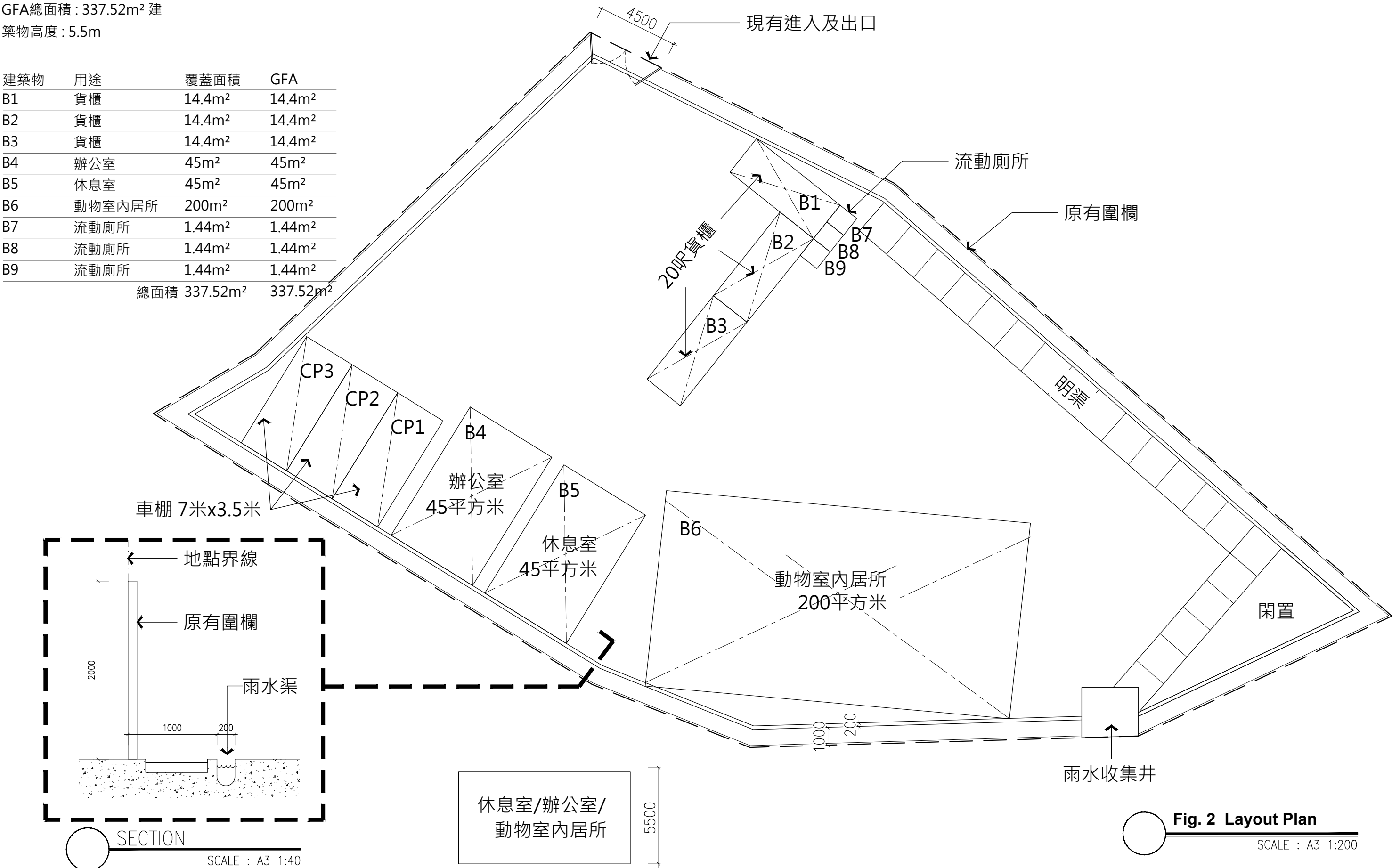


Fig. 2 Layout Plan  
SCALE : A3 1:200



FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE B4, B5 & B6 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. FIRE DETECTION AND ALARM SYSTEM

- 2.1 FIRE DETECTION AND ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021.
- 2.2 ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.
- 2.3 FIRE DETECTION SYSTEM IS TO PROVIDED TO PROTECT THE AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM. HEAT DETECTOR WILL BE PROVIDED FOR ALL STRUCTURES EXCEPT STRUCTURES B4, B5 & B6.
- 2.4 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.

3. EMERGENCY LIGHTING

- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.

4. EXIT SIGN

- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 5.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 5.2 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1-B9 NOT EXCEEDING 7000 CUBIC METERS.
- 5.4 NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1-B9 NOT EXCEEDING 2000 SQUARE METERS.
- 5.5 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

LEGEND (FOR LAYOUT PLAN)

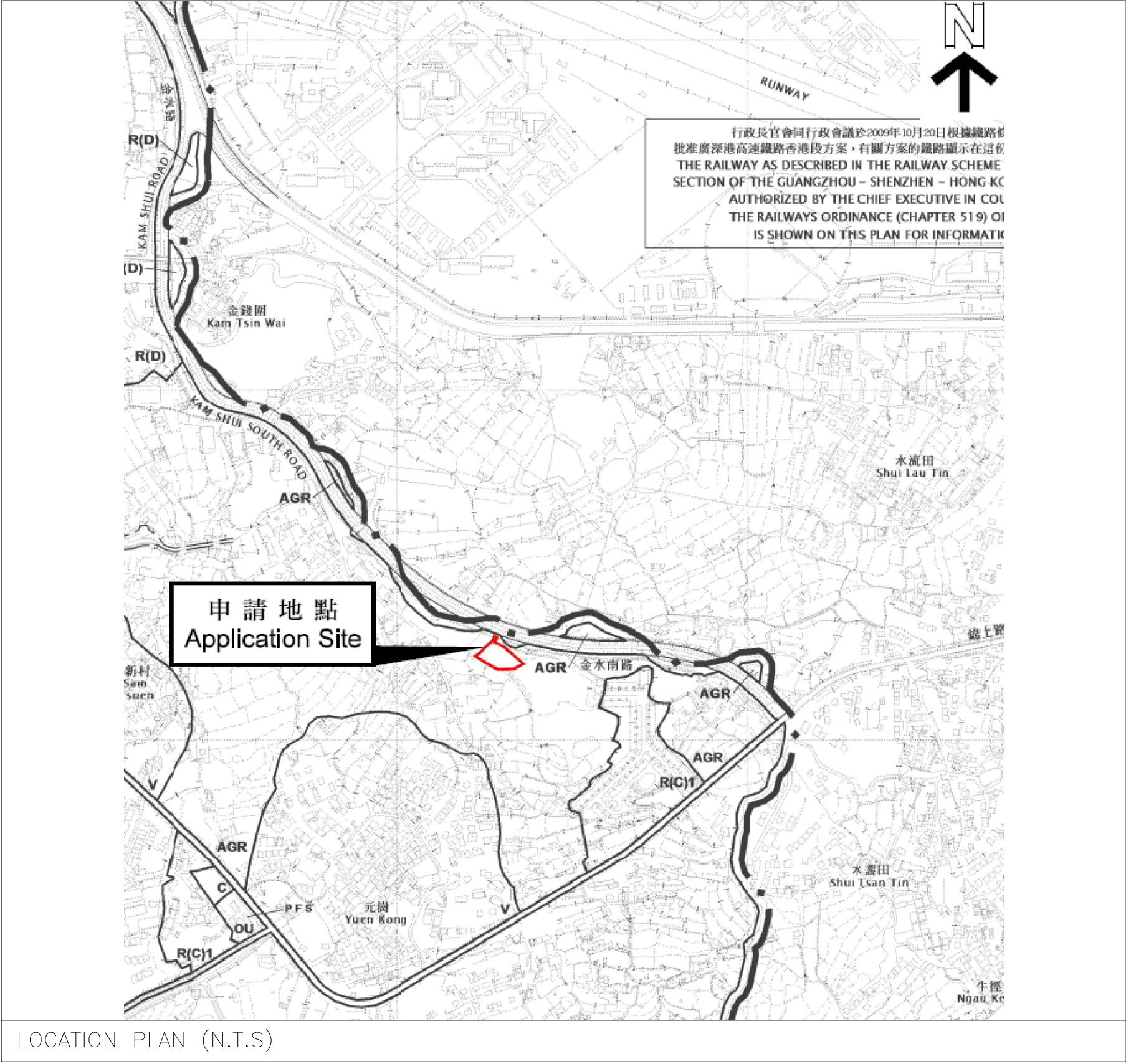
|  |   |
|--|---|
|  | HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT                                       |
|  | 150mm FIRE ALARM BELL   |
|  | BREAK GLASS UNIT  |
|  | SPRINKLER HEAD  |
|  | FLOW SWITCH   |
|  | MONITORED GATE VALVE  |
|  | SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE |
|  | GATE VALVE  |
|  | NON RETURN VALVE  |
|  | VORTEX INHIBITOR  |
|  | BALL FLOAT VALVE  |
|  | PRESSURE SWITCH   |
|  | SPRINKLER / HOSE REEL PIPE  |
|  | SPRINKLER CONTROL VALVE SET   |
|  | CHECK METER POSITION  |
|  | SPRINKLER / F.S. INLET  |
|  | 5Kg CO2 TYPE FIRE EXTINGUISHER  |
|  | 4Kg DRY POWDER TYPE FIRE EXTINGUISHER   |
|  | PUMP  |
|  | 150mm WATER ALARM GONG  |
|  | ADDRESSABLE TYPE FIRE ALARM PANEL   |
|  | PUMP CONTROL PANEL  |
|  | EMERGENCY LIGHT   |
|  | EXIT SIGN   |


ABBREVIATION

|                 |                            |
|-----------------|----------------------------|
| SPR.            | SPRINKLER                  |
| H.R.            | HOSE REEL                  |
| F.E.            | FIRE EXTINGUISHER          |
| CO <sub>2</sub> | CARBON DIOXIDE             |
| L.P.C.          | LOSS PREVENTION COUNCIL    |
| F.S.I.          | FIRE SERVICES INSTALLATION |
| H/L             | HIGH LEVEL                 |
| M/L             | MID LEVEL                  |
| L/L             | LOW LEVEL                  |
| F/A             | FROM ABOVE                 |
| F/B             | FROM BELOW                 |
| T/A             | TO ABOVE                   |
| T/B             | TO BELOW                   |
| U/G             | UNDERGROUND                |
| F.S.            | FIRE SERVICES              |

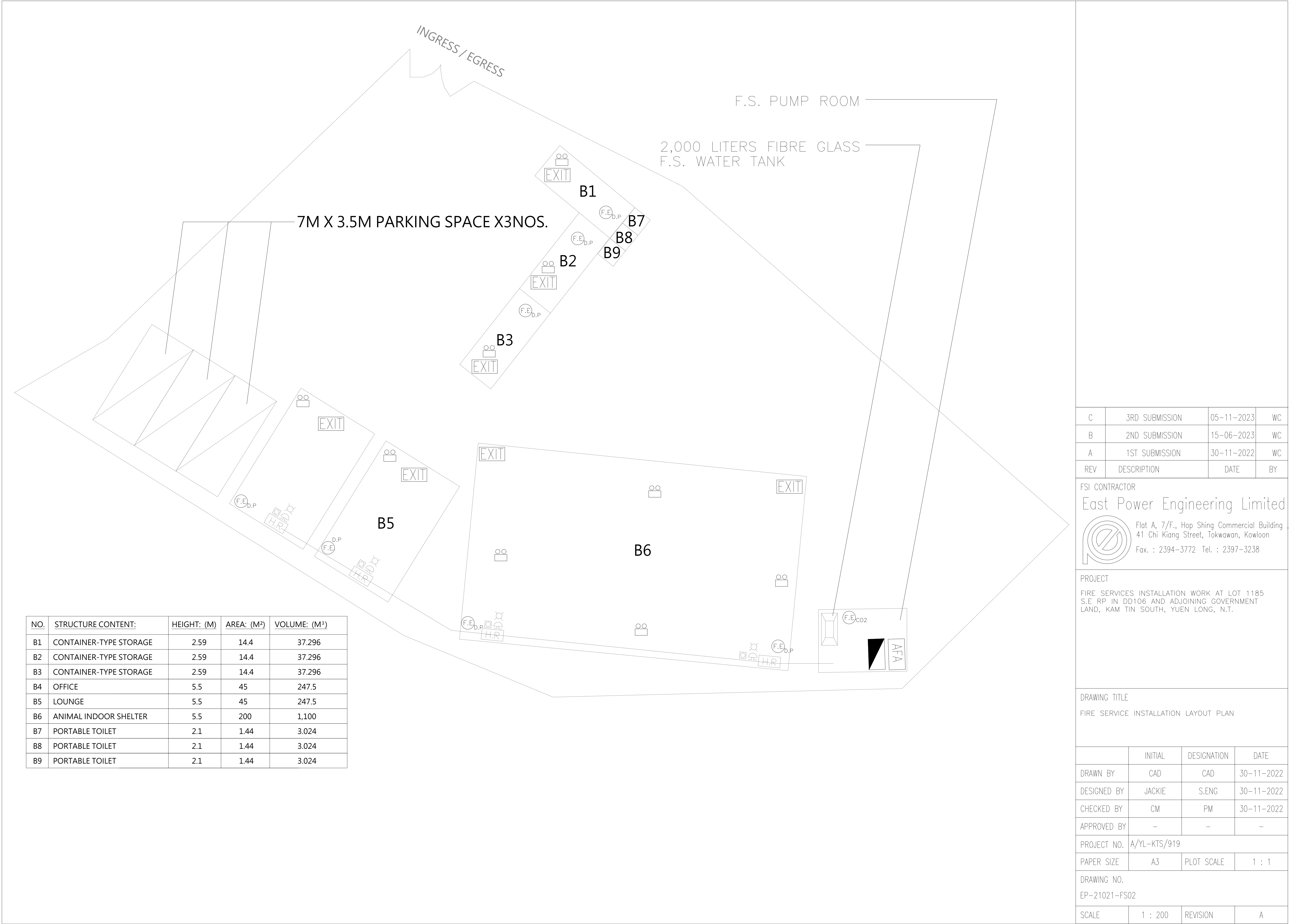
DRAWING LIST:

| DRAWING NO. | REVISION | DRAWING TITLE   |
|-------------|----------|---|
| FS-01       | A        | F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST |
| FS-02       | A        | FIRE SERVICES INSTALLATION LAYOUT PLAN                      |



|  |                |             |            |
|--|----------------|-------------|------------|
|  |                |             |            |
|  |                |             |            |
| C  | 3RD SUBMISSION | 05-11-2023  | WC         |
| B  | 2ND SUBMISSION | 15-06-2023  | WC         |
| A  | 1ST SUBMISSION | 30-11-2022  | WC         |
| REV  | DESCRIPTION    | DATE        | BY         |
| FSI CONTRACTOR   |                |             |            |
| East Power Engineering Limited   |                |             |            |
|  Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tseukwan, Kowloon. Fax. : 2394-3772 Tel. : 2397-3238 |                |             |            |
| PROJECT  |                |             |            |
| FIRE SERVICES INSTALLATION WORK AT LOT 1185 S.E. RP IN DD106 AND ADJOINING GOVERNMENT LAND, KAM TIN SOUTH, YUEN LONG, N.T.   |                |             |            |
| DRAWING TITLE  |                |             |            |
| F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST  |                |             |            |
|  | INITIAL        | DESIGNATION | DATE       |
| DRAWN BY   | CAD            | CAD         | 30-11-2022 |
| DESIGN BY  | WINKLE         | S.ENG       | 30-11-2022 |
| CHECK BY   | CM             | PM          | 30-11-2022 |
| APPROVED BY  | -              | -           | -          |
| PROJECT NO.  | A/YL-KTS/919   |             |            |
| PAPER SIZE   | A1             | PLOT SCALE  | 1 : 1      |
| DRAWING NO.  |                |             |            |
| EP-21021-FS01  |                |             |            |
| SCALE  | N. T. S.       | REVISION    | A          |





## **Annex 4**

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### Stormwater Drainage Proposal Report

**Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Filling of Land  
Lots 1185 S.E RP in D.D. 106,  
Kam Tin, Yuen Long, New Territories**

**Stormwater Drainage Proposal Report**

**May 2024**



**LI KOK KEUNG**  
MEng MICE MiStructE  
MHKIE CEng RPE



## **Contents**

- 1. Introduction**
- 2. The Existing Site**
- 3. Existing Drainage Facilities**
- 4. Proposed Drainage Facilities**
- 5. Conclusion**

**Appendix A – Accepted Submission and Implementation of Drainage Proposal of the Previous Application**

**Appendix B – Proposed Site Location and Layout Plans with Site Photos**

**Appendix C – Site Layout Plan**

**Appendix D – Drainage Plan Showing Existing Drainage Arrangements**

**Appendix E - Proposed Drainage Layout Plan**

**Appendix F – Drainage Design Calculation with Catchment Areas and Cross Sections of the Site and its Adjacent Grounds.**

**Appendix G – Site Photos**

## 1. Introduction

The owner of the captioned lots submitted a town planning application to the Town Planning Board (TPB) seeking planning permission for using the application site for temporary animal boarding establishment for a period of 5 years. The Application Site is the subject of a previous approved application (“the Previous Application”), No. A/YL-KTS/919, for the same use and was approved by the Board on 1.6.2022. The approval conditions of the Previous Application in relation to drainage proposal and implementation were complied with on 30.3.2023 and 17.8.2023 respectively. Nevertheless, the Previous Application was revoked on 4.12.2023 due to non-compliance with some other approval conditions. The Approval letters for the drainage submission and drainage implementation are enclosed in **Appendix A** for reference.

In support of the current application, the drainage proposals which had already been approved and implemented during previous application will be presented again in this drainage report.

## 2. The Existing Site

The proposed site is generally flat with site area of about 1,513m<sup>2</sup>. The Site is currently fenced and paved, and part of which is covered by grass. It is currently in operation for the applied use under the Previous Application. The Site is accessible via a local track branching off from Kam Shui South Road. The location plan, site plan and site photos submitted by the Applicant are shown in Plans A-1 to A-4 enclosed in **Appendix B**.

The proposed site layout plan is enclosed in **Appendix C**. According to the applicant, the proposed development involves the erection of nine single-storey structures (maximum 5.5m high) with a total floor area of 288.92m<sup>2</sup> for an indoor animal boarding facility, two site offices, a resting room, two containers as storage spaces and three mobile toilets. Three light goods vehicle parking spaces are proposed within the Site. No major site formation works were performed except minor filling of land and concrete paving construction with a total depth not exceeding 200mm for vehicle manoeuvring purposes and to stabilize the soil ground preventing erosion from surface run-off. The surroundings of the Site are predominantly open storage yards, residential dwellings/structures and fallow/cultivated agricultural land.

## 3. Existing Drainage Facilities

### 3.1 Existing Public Drainage Facilities

Drainage records for the captioned site and its surrounding areas were retrieved from the Geoinfo Map, a copy of which is enclosed in **Appendix D** of the report. The drainage records showed the existing government drainages adjacent to Kam Shui South Road in area adjacent to the Application Site. As shown in the drainage record, there is a 20m wide drainage channel (SCP1007041) (**Photo No. 1**) running alongside Kam Shui South Road in a East to West direction. This drainage channel collects and convey rainwater from Kam Shui South Road and its adjacent areas to Deep Bay. There is a drainage inlet structure (**Photo No. 2**) located outside the northern boundary of the application site. This drainage inlet structure collects runoff from the application site and discharges water to the 20m wide drainage channel through two existing underground pipes (**Photo No. 2**). Apart from collecting runoff from the application site, the drainage inlet structure also receives stormwater from two 900mm covered U channels, namely SUP1028536 and SUP1028524 (**Photo Nos. 2 and 3**) conveying stormwater from the eastern and western adjacent areas respectively of the application site. An existing stream is found running in a south to north direction, entering and passing through the site, discharging stormwater from its upstream areas to the said drainage outlet structure through an existing 600mm underground drainage pipe (**Photo Nos. 3 and 4**).

Owing to the presence of the big drainage channel and abundant drainage channels and underground pipes in the vicinity of the site, there are no past floodings recorded in the site and its adjacent areas.,

### 3.2 Existing Drainage Arrangement within Application Site Area

Site inspection revealed that the existing stream course flowing towards the site as indicated in **Appendix D** is conveyed by an existing 600mm diameter underground pipe discharging water to the existing public drainage inlet structure (**Photo Nos. 4 and 5**). An existing catchpit of size 1.5m x 1.5m (**Site Photo No. 6**) was found conveying and discharging stormwater from the application site to the existing drainage inlet structure through another 600mm diameter underground pipe (**Photo Nos. 3 and 7**).

## **4. Proposed Drainage Facilities**

The application site is located only about 15m south of the 20m wide drainage channel. Rainwaters falling onto the application site and its adjacent lots presently are all discharging into the existing drainage inlet structure without records of flooding. It is proposed to keep the drainage path unchanged.

A system of peripheral surface channels and catchpits as shown in the proposed drainage plan in **Appendix E** is proposed to collect rainwater from within the site and discharge the flow into the existing drainage inlet structure. The inlet structure will then convey the flow to the 20m wide drainage channel through the existing twin underground pipes. The proposed peripheral surface channels are 300mm in size discharging water to the existing 1.5m x 1.5m catchpit C1 and proposed 800mm x 800mm catchpits C2 to be constructed within the site. A sand trap is proposed near the entrance/exit of the site as shown in the revised drainage plan. All runoff collected from within the site will be conveyed to this sand trap before discharging to the inlet structure of the public drain.

In consideration that the existing channel is a major drainage channel, a 600Ø flap valve at the connection to prevent back flows when water levels in the channel are high is provided. A short section (about 0.5m) of 600mm diameter concrete pipe protruding from the proposed sand trap is constructed for the installation of the flap valve.

The design calculation for the proposed drainage system within the application stie is enclosed in **Appendix F**. Catchment areas and Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas are also enclosed in **Appendix F**. In order not to affect the passage of surface runoff into the application site from the adjacent areas, the boundary walls have been provided with openings of with minimum 150Ø openings at 1.5m c/c as indicated in the drainage plan.

## **5. Conclusions**

The proposed site is small and is located close to an existing 20m wide drainage channel running alongside the Kam Shui South Road. Storm water from within the application site and its adjacent areas will flow to an existing drainage inlet structure located outside the northern boundary of the site. The inlet structure collects and directs all the flows to the existing 20m wide drainage channel through two underground pipes.

It is proposed to construct a system of peripheral surface channels and catchpits in the application site to collect the rainwater from within the site to catchpits, C1 , C2 and a sand trap with 600Ø flap valve, and then discharge the water to the existing public drainage inlet structure. Boundary

walls or hoardings, if any, will be provided with openings of minimum 150mm x 150mm at 2m c/c to avoid obstruction to existing overland flows. The owner of the site will keep monitoring the conditions of the drainage establishment within and outside the site and maintain the said system at the owner's cost.

## **APPENDIX A**

**Accepted Submission and Implementation  
of Drainage Proposal  
of the Previous Application**

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference : PLG-10094  
本署檔號 Our Reference : TPB/A/YL-KTS/919  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Kenneth CHAN)

30 March 2023

Dear Sir/Madam,

### **Submission for Compliance with Approval Condition (f) – The Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in “Agriculture” (“AGR”) Zone, Lot 1185 S.E RP in D.D. 106 and  
Adjoining Government Land, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTS/919)**

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

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

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

Yours faithfully,

( Anthony LUK )

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

C.C.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal

CTP/TPB

AL/CP/pn

### **Appendix**

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

- a. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- b. The applicant is required to 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.
- c. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- d. The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- e. The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.



## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/919  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

PlanPlus Consultancy Ltd.  
Room 1025, 10/F, Phase 1, Metro Centre  
32 Lam Hing Street  
Kowloon Bay, Kowloon  
(Attn: Natalie WONG)

17 August 2023

Dear Sir/Madam,

### **Submission for Compliance with Approval Condition (g) - The Implementation of the Drainage Proposal**

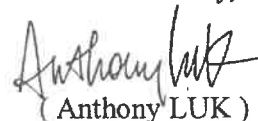
**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in "Agriculture" Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining  
Government Land, Kam Tin, Yuen Long  
(Application No. A/YL-KTS/919)**

I refer to your submission dated 20.7.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

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

Yours faithfully,

  
(Anthony LUK)

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

C.C.  
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB

AL/CP/PN

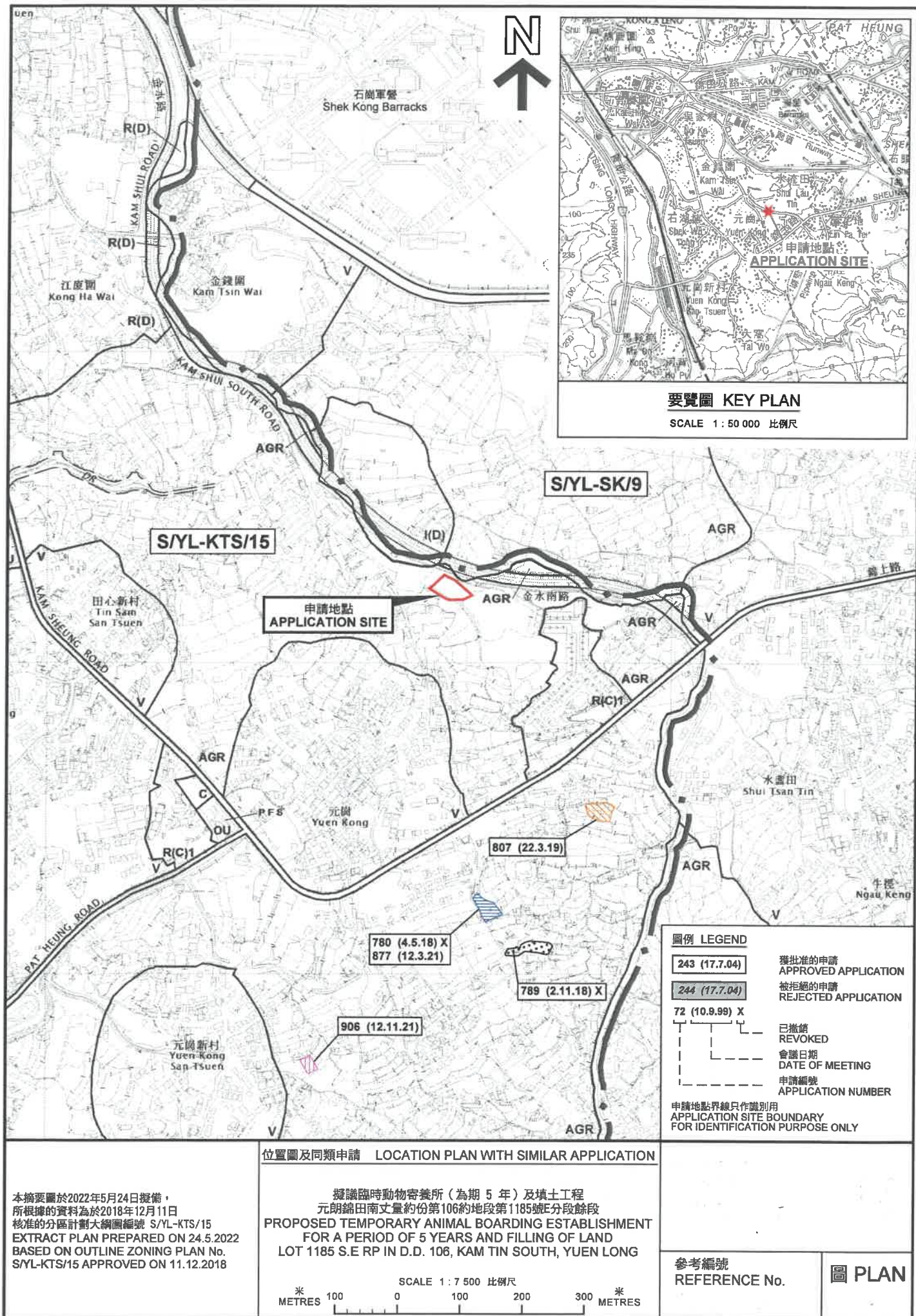
### **Appendix**

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

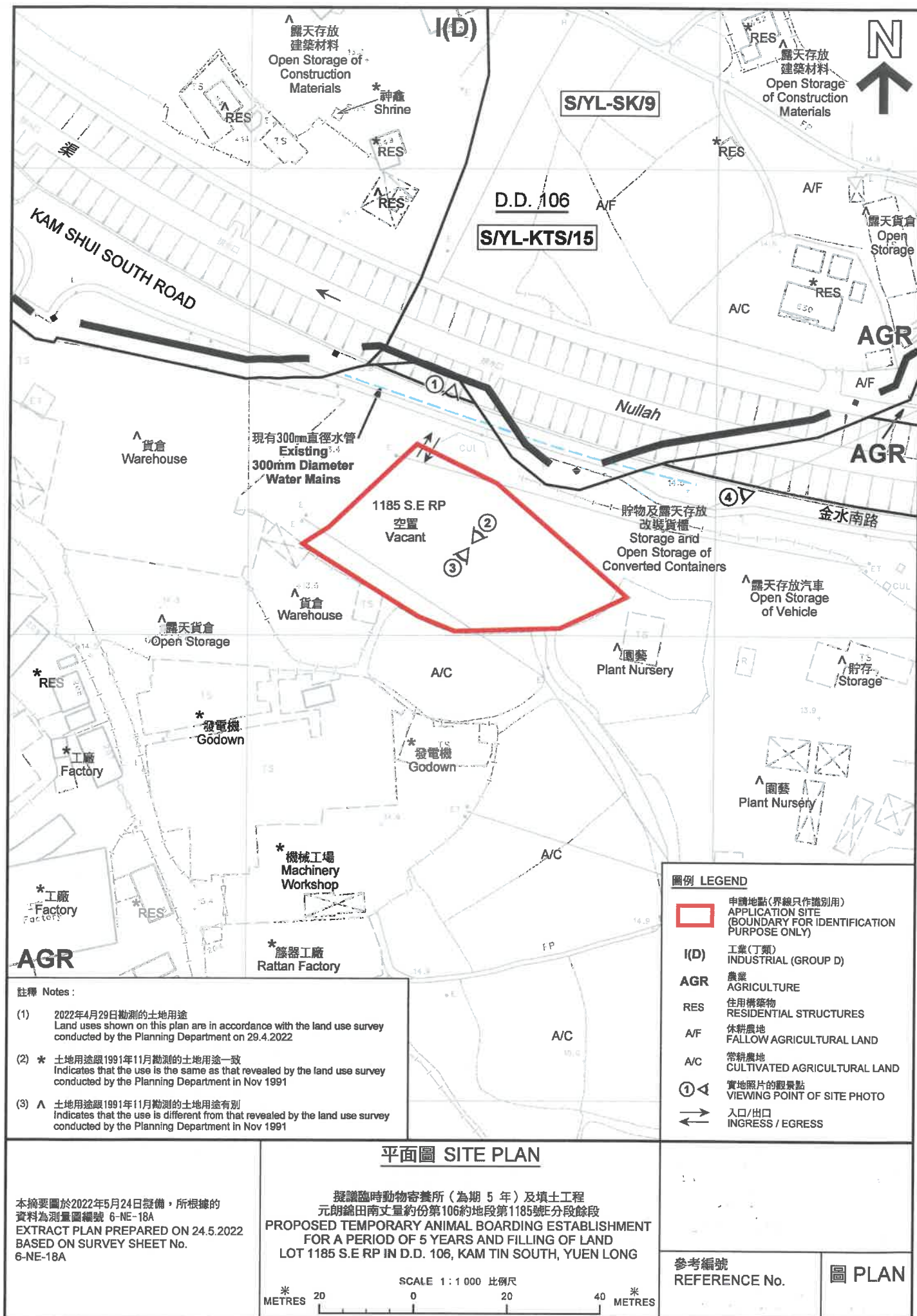
The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify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

## **APPENDIX B**

### **Proposed Site Location Plans and Site Photos**









本摘要圖於2022年5月24日擬備，所根據的資料為地政總署於2021年7月23日拍得的航攝照片編號 E140068C  
EXTRACT PLAN PREPARED ON 24.5.2022  
BASED ON AERIAL PHOTO No.  
E140068C TAKEN ON 23.7.2021  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

擬議臨時動物寄養所(為期 5 年)及填土工程  
元朗錦田南丈量約份第106約地段第1185號E分段餘段  
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT  
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND  
LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG

參考編號  
REFERENCE No.

圖 PLAN





申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2022年5月24日發備，所根據的資料為攝於2022年4月29日的實地照片  
PLAN PREPARED ON 24.5.2022  
BASED ON SITE PHOTOS  
TAKEN ON 29.4.2022

擬議臨時動物寄養所（為期 5 年）及填土工程  
元朗錦田南丈量約份第106約地段第1185號E分段餘段  
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT  
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND  
LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG

參考編號  
REFERENCE No.



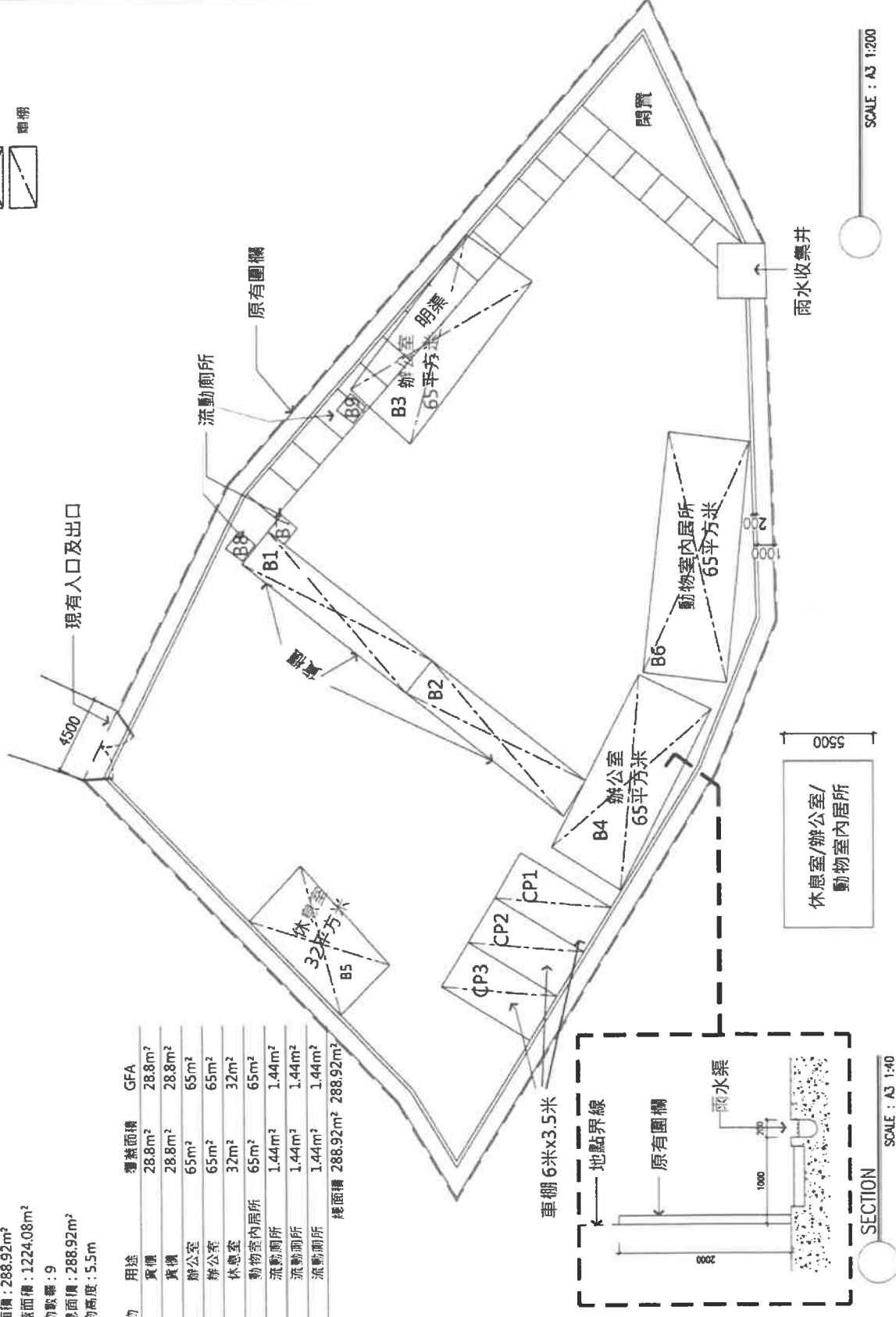
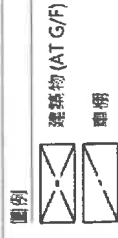
## **APPENDIX C**

### **Site Layout Plan**

開發參數

申請場地面積：1513m<sup>2</sup>  
 覆蓋面積：288.92m<sup>2</sup>  
 沒覆蓋面積：1224.08m<sup>2</sup>  
 建築物數目：9  
 GFA總面積：288.92m<sup>2</sup>  
 建築物高度：5.5m

| 建築物 | 用途     | 樓面面積                 | GFA                  |
|-----|--------|----------------------|----------------------|
| B1  | 貨櫃     | 28.8m <sup>2</sup>   | 28.8m <sup>2</sup>   |
| B2  | 貨櫃     | 28.8m <sup>2</sup>   | 28.8m <sup>2</sup>   |
| B3  | 辦公室    | 65m <sup>2</sup>     | 65m <sup>2</sup>     |
| B4  | 辦公室    | 65m <sup>2</sup>     | 65m <sup>2</sup>     |
| B5  | 休息室    | 32m <sup>2</sup>     | 32m <sup>2</sup>     |
| B6  | 動物室內居所 | 65m <sup>2</sup>     | 65m <sup>2</sup>     |
| B7  | 流動廁所   | 1.44m <sup>2</sup>   | 1.44m <sup>2</sup>   |
| B8  | 流動廁所   | 1.44m <sup>2</sup>   | 1.44m <sup>2</sup>   |
| B9  | 流動廁所   | 1.44m <sup>2</sup>   | 1.44m <sup>2</sup>   |
| 總面積 |        | 288.92m <sup>2</sup> | 288.92m <sup>2</sup> |

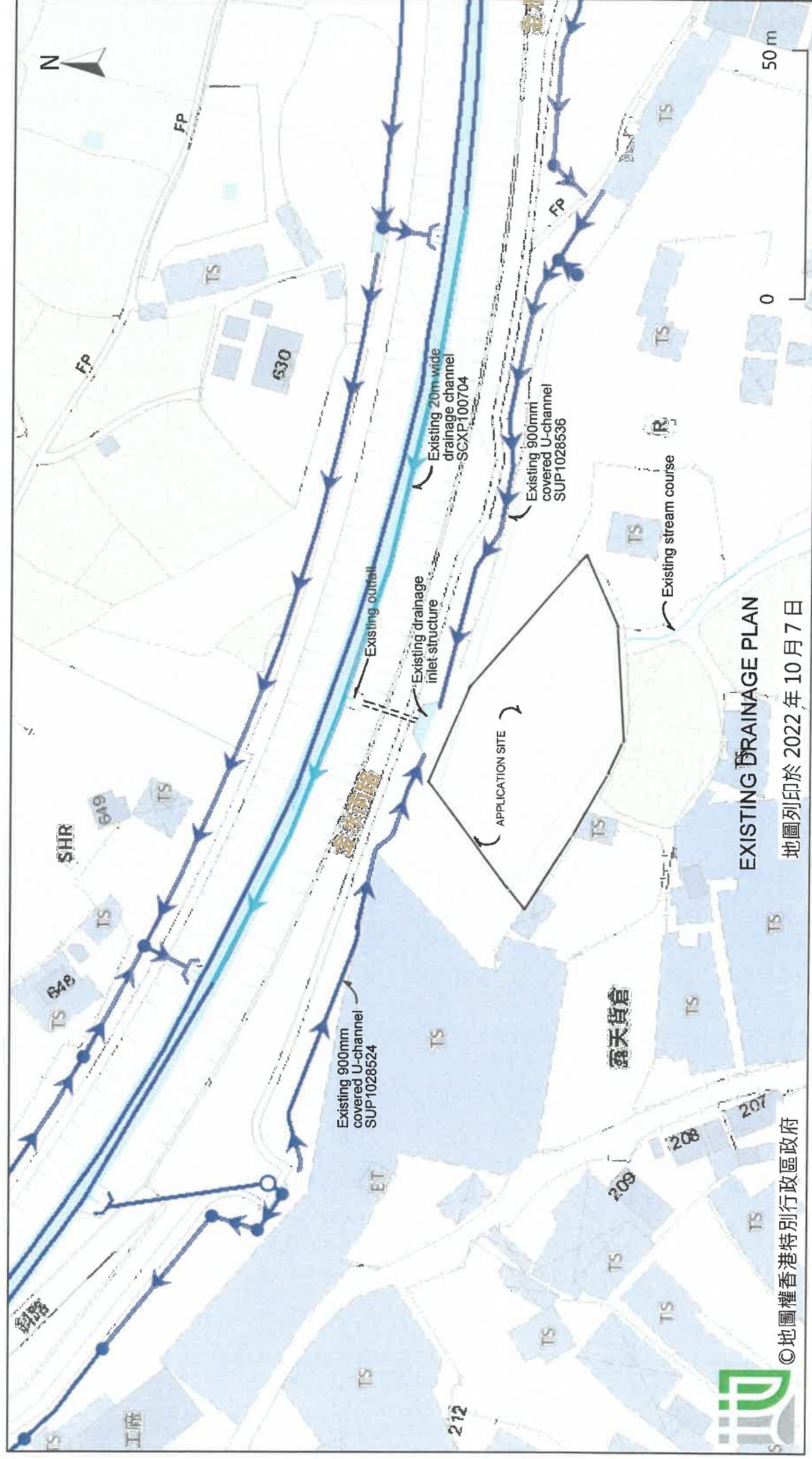


## **APPENDIX D**

### **Drainage Plan Showing Existing Drainage Arrangements**



前往地圖: <https://www.map.gov.hk/gm/geo:22.4286,114.0780?z=1128>



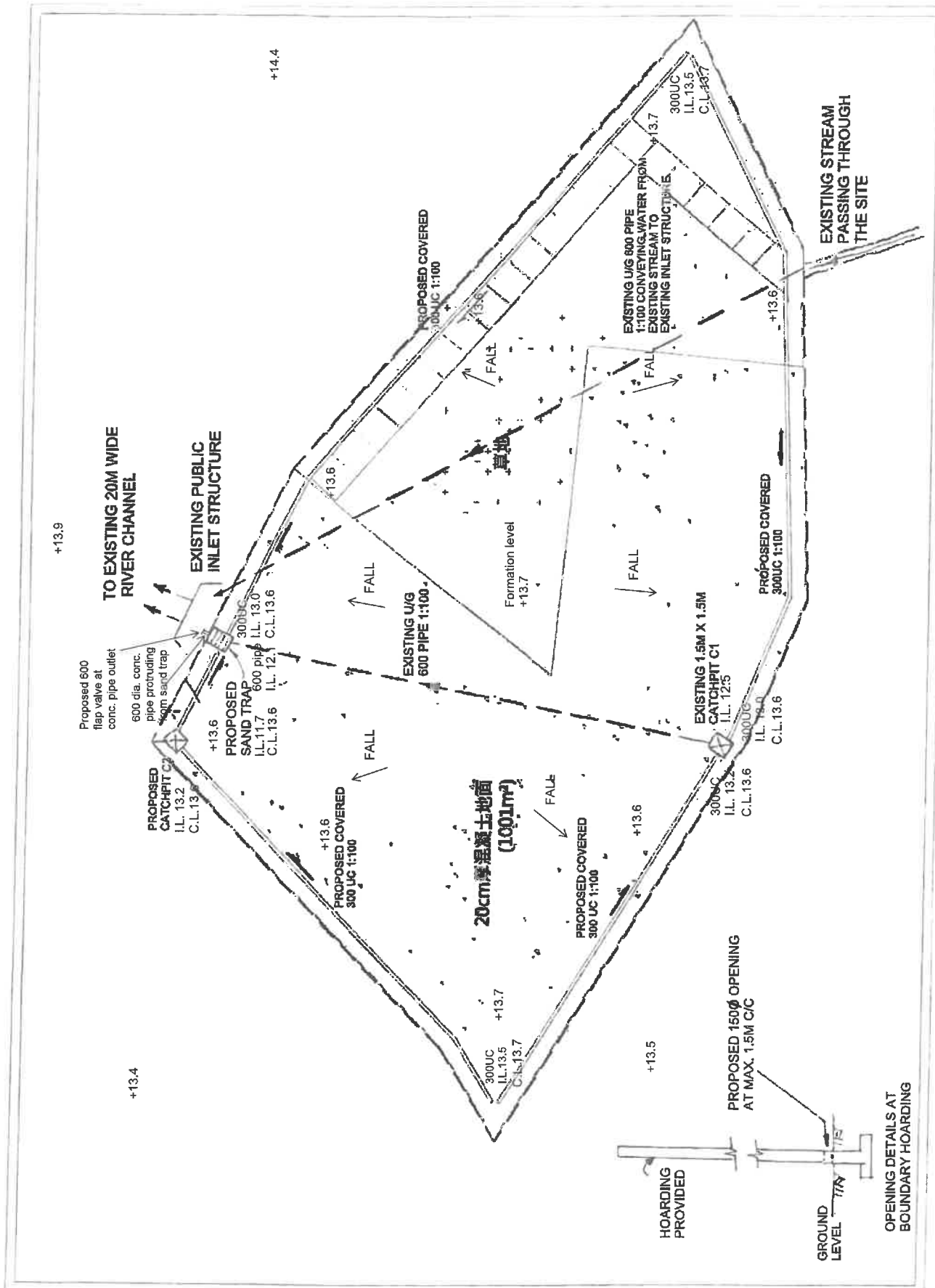
©地圖權香港特別行政區政府

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

## **APPENDIX E**

### **Proposed Drainage Plan**



|                       |                           |
|-----------------------|---------------------------|
| 參考編號<br>REFERENCE No. | PROPOSED<br>DRAINAGE PLAN |
|-----------------------|---------------------------|



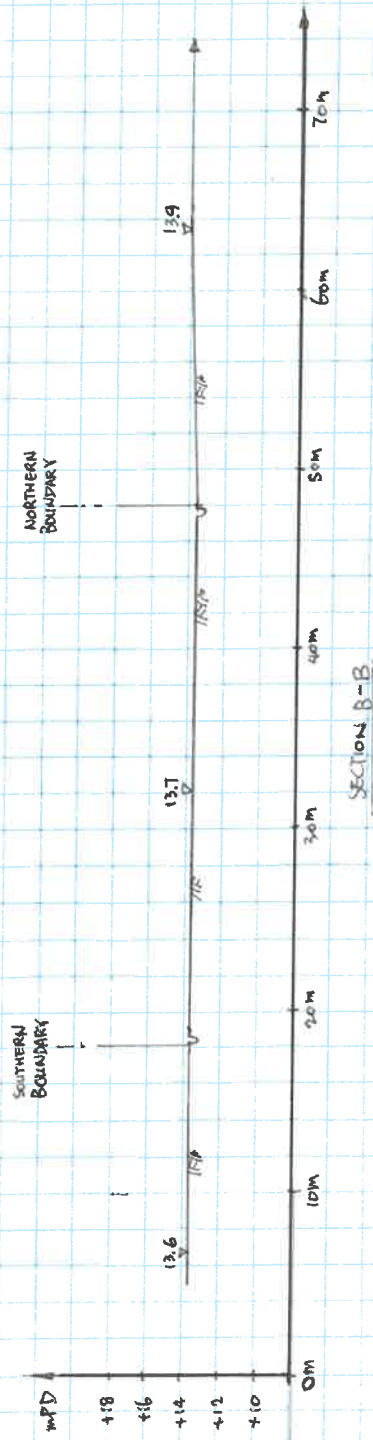
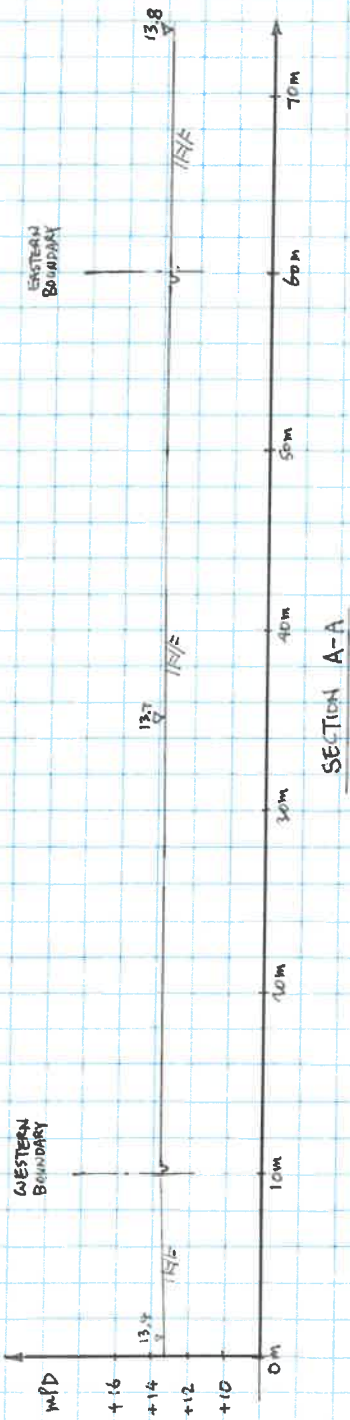


## **APPENDIX F**

### **Drainage Design Calculation with Catchment Areas and Cross Sections of the Site and its Adjacent Grounds.**







## **Drainage Design Calculation**

### **Catchments**

The proposed site was generally flat with site area of about 1513m<sup>2</sup>

With reference to the Catchment Plan attached:

Considering the catchment areas for the northern u-channel conveying runoff of the sand trap,

Catchment area from northern and eastern adjacent areas = 770 m<sup>2</sup>

Catchment area within northern part of the site A1 = 375 m<sup>2</sup>

Total catchment for the northern u-channel collecting runoff to sand trap = 770 + 375 = **1145 m<sup>2</sup>**

Considering the catchment areas for the southern u-channel conveying runoff to catchpit C1,

Catchment area from eastern adjacent area = 170m<sup>2</sup>

Catchment area within southern part of the site A2 = 390m<sup>2</sup>

Total catchment for the southern u-channels collecting runoff to catchpit C1 = 170 + 390 = **560 m<sup>2</sup>**

Considering the catchment area for the western u-channel conveying runoff to catchpit C2,

Catchment area within western part of the site A3 = 450m<sup>2</sup>

Catchment for the western u-channel collecting runoff to catchpit C2 = **450 m<sup>2</sup>**

### **Flows on u-channels:**

Runoff coefficient k = 1.0

Rainstorm return period = 1 in 50 year

Assume time of concentration = 3 minute,

Max. flow on northern u-channel,  $Q = kAi/3600 = 1 \times 1145 \times 295 / 3600 = 93.8 \text{ l/s} = 5,630 \text{ l / min.}$

Max. flow on southern u-channel,  $Q = kAi/3600 = 1 \times 560 \times 295 / 3600 = 45.9 \text{ l/s} = 2,753 \text{ l / min.}$

Max. flow on western u-channel,  $Q = kAi/3600 = 1 \times 450 \times 295 / 3600 = 36.9 \text{ l/s} = 2,213 \text{ l / min.}$

## **Checking of Capacity of Proposed 300mm UC:-**

For 300 UC of gradient of 1 : 100,

From Figure 8.7,

$Q = 7,500 \text{ l/min.} > 5,630 \text{ l/min.}$  O.K.

Flow velocity = 1.75 m/s > 1.3 m/s O.K.

Usage of northern u-channel =  $5630/7500 \times 100\% = 75\%$

Usage of southern u-channel =  $2,753/7500 \times 100\% = 36.7\%$

Usage of western u-channel =  $2,213/7500 \times 100\% = 30\%$

## **Checking of Capacity of Proposed 600Φ Underground Pipe:-**

Quantity of flow to catchpit C1 = 5,630 l / min. + 2,753 l / min. = 8,383 l / min.

Gradient of pipe = 1/100 = 0.01

Roughness factor ,  $n = 0.012$

Area of 600mm pipe =  $3.14 \times 0.30 \times 0.30 = 0.283 \text{ m}^2$

Wetted perimeter =  $3.14 \times 0.6 = 1.885\text{m}$

$R = A/P = 0.283 / 1.885 = 0.15 \text{ m}$

$Q = (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times (3.14 \times 0.3 \times 0.3) \times (0.15)^{0.67} \times (0.01)^{0.5}$   
 $= 0.66 \text{ m}^3/\text{s}$   
 $= 661 \text{ l/s} = 39,639 \text{ l/min} \gg 8,383 \text{ l/min} \quad \text{O.K}$

Usage of the 600Ø pipe =  $8383 / 39639 \times 100\% = 21.1\% .$



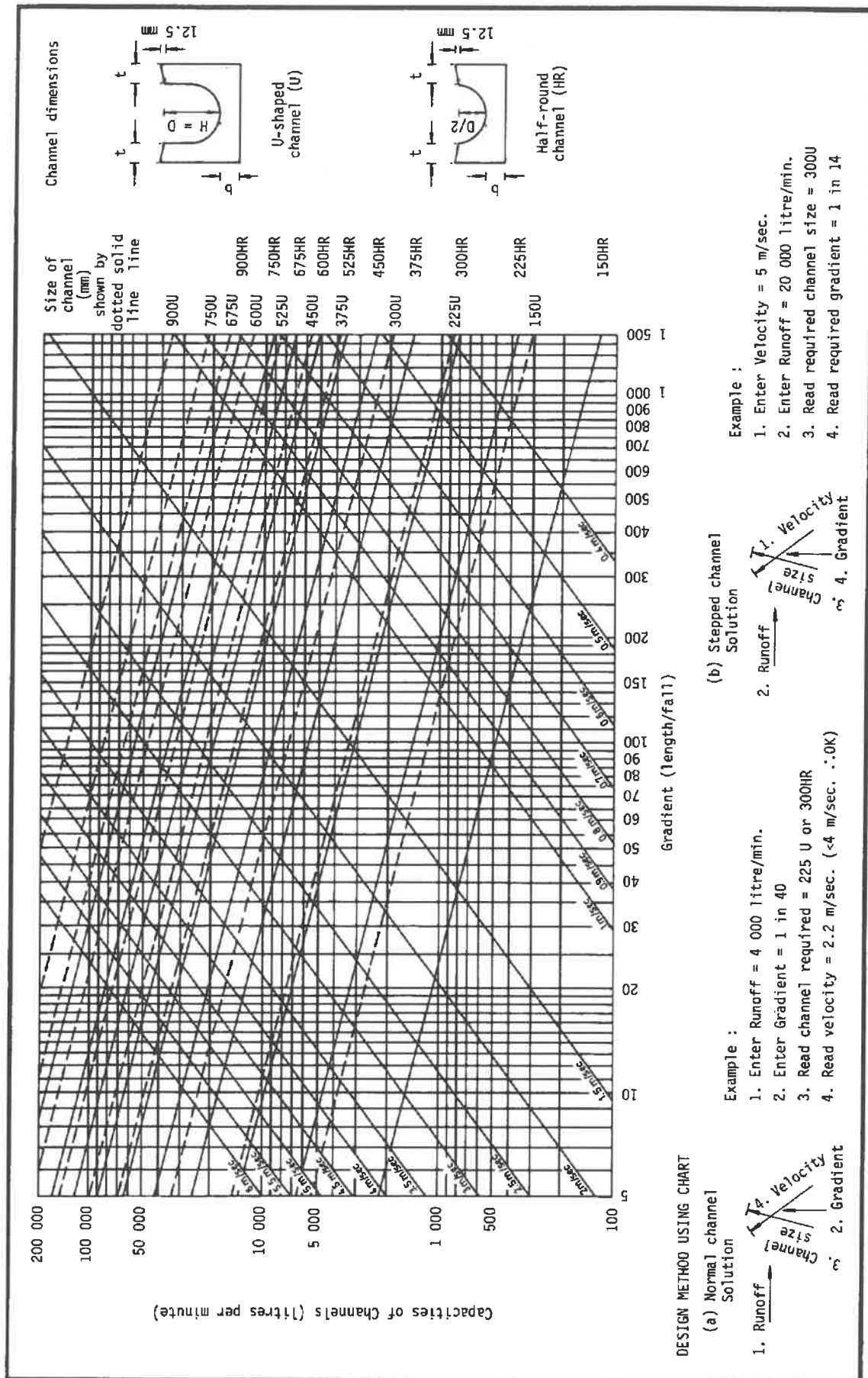


Figure 8.7 - Chart for the Rapid Design of Channels



## **APPENDIX G**

### **Site Photos**



Existing river channel

**PHOTO NO. 1**

Existing twin underground pipes  
discharging water to existing river channel

Existing 900UC

Existing 600mm pipe from  
existing stream course



Existing Public Inlet Structure

**PHOTO NO. 2**



**Existing 600mm pipe from application site**

**Existing 900 UC**

**Inlet structure**



**PHOTO NO. 3**



**PHOTO NO. 4**

**Existing 600mm Pipe Discharging Water from  
Existing Stream Passing Through the Application Site**



Existing Stream Course

**PHOTO NO. 5**  
**Inlet of Existing Stream Course Entering the Application Site**



**PHOTO NO. 6**  
**Existing Catchpit C1 with 600mm Underground Pipe  
Discharging Water to Existing Public Inlet Structure**



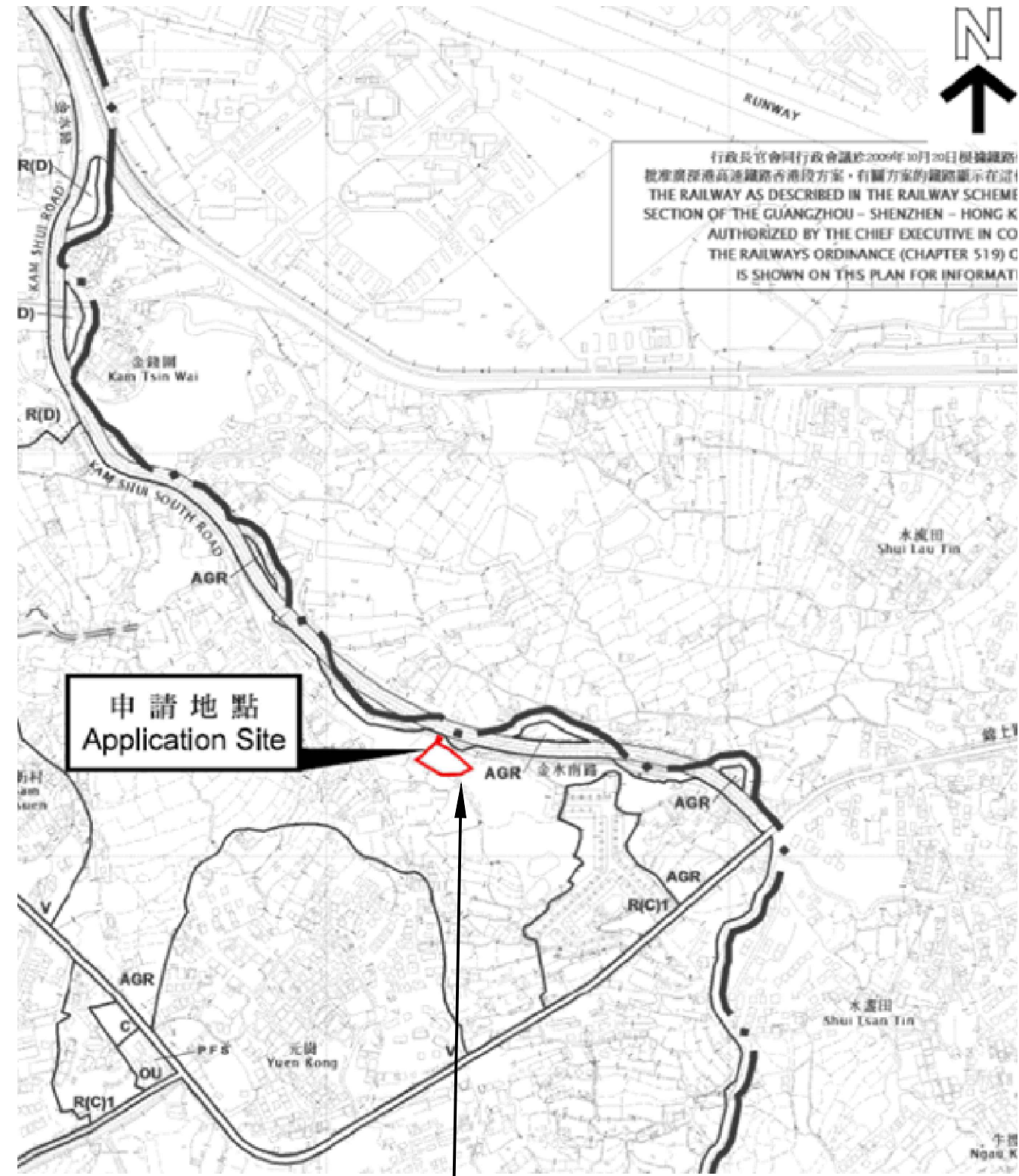
**PHOTO NO. 7**  
**Existing 600mm Pipe Inside Existing Catchpit C1**  
**Discharging Water to the Existing Public Inlet Structure**

## **Annex 5**

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### Fire Service Installations Proposal





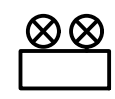


LOT 1185 S.E RP IN DD106, KAM TIN SOUTH

BLOCK PLAN (N.T.S)

FIRE SERVICES NOTES:

1. EMERGENCY LIGHTING
- 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. EXIT SIGN
- 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. MISCELLANEOUS F.S. INSTALLATION
- 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.

LEGEND:

-  Emergency Lighting complete with 2 hours battery backup
-  Exit Sign complete with 2 hours battery backup
-  5KG CO<sup>2</sup> TYPE Fire Extinguisher

SUMMARY OF STRUCTURE CONTENT:

| NO. | STRUCTURE CONTENT:     | HEIGHT: (M) | AREA: (M²) | VOLUME: (M3 ) |
|-----|------------------------|-------------|------------|---------------|
| B1  | CONTAINER-TYPE STORAGE | 2.6         | 28.8       | 74.88         |
| B2  | CONTAINER-TYPE STORAGE | 2.6         | 28.8       | 74.88         |
| B3  | OFFICE                 | 3.5         | 65         | 227.5         |
| B4  | OFFICE                 | 3.5         | 65         | 227.5         |
| B5  | LOUNGE                 | 3.5         | 32         | 112           |
| B6  | ANIMAL INDOOR SHELTER  | 3.5         | 65         | 227.5         |
| B7  | PORTABLE TOILET        | 2.1         | 1.44       | 3.024         |
| B8  | PORTABLE TOILET        | 2.1         | 1.44       | 3.024         |
| B9  | PORTABLE TOILET        | 2.1         | 1.44       | 3.024         |



F.S. LAYOUT PLAN

|      |         |                |        |
|------|---------|----------------|--------|
|      |         |                |        |
| D    | 5/2024  | 4TH SUBMISSION | TONY.L |
| C    | 11/2023 | 3RD SUBMISSION | WC     |
| B    | 06/2023 | 2ND SUBMISSION | WC     |
| A    | 11/2022 | 1ST SUBMISSION | WC     |
| REV. | DATE    | DESCRIPTION    | DRAWN  |

PROJECT  
FIRE SERVICES INSTALLATION WORK  
AT LOT 1185 S.E RP IN DD106 AND  
ADJOINING GOVERNMENT LAND, KAM  
TIN SOUTH, YUEN LONG, N.T.

TITLE  
FIRE SERVICE INSTALLATION LAYOUT  
PLAN

DRAWING NO.  
EP-21021-FS02

SCALE  
1:100 @ A1

|                  |               |
|------------------|---------------|
| DATE<br>MAY/2024 | REVISION<br>D |
|------------------|---------------|

R.F.S.I.C.

 MAN LICK ENGINEERING AND  
TRADING CO. LTD.

FLAT 1, 4 /F., KINGLET IND. BLDG.,  
21-23 SHING WAN RD., SHATIN, N.T.

TEL : 2380 1211  
2380 8139  
FAX : 23973069

## **Annex 6**

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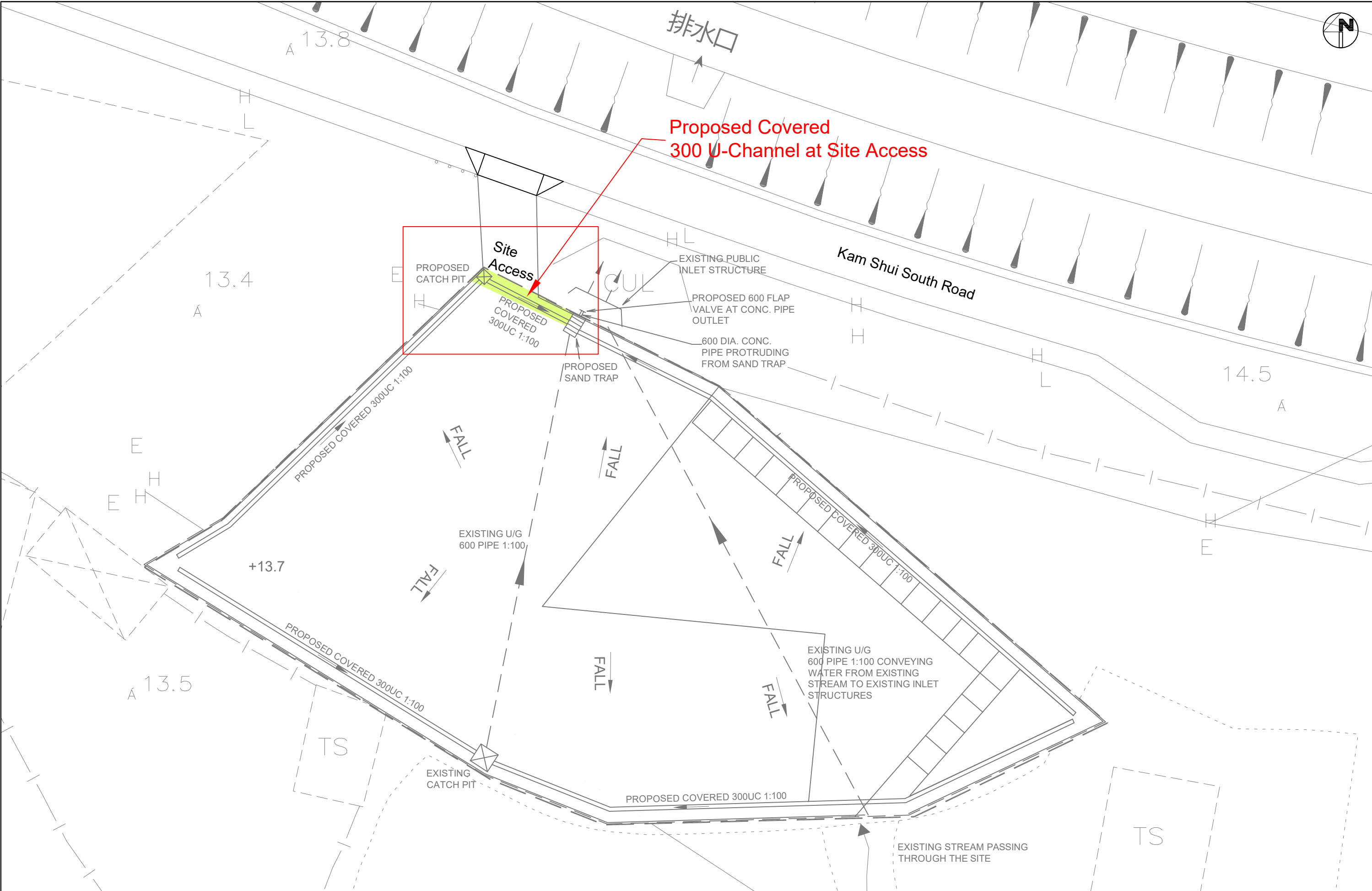
### Traffic Run-in/out Proposal







X:\Ozzo\82685 S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long\Ozzo\82685 S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long\82685 Figure C-20231110.dwg 2023/11/10 14:13:03





Date : 23 August 2024  
Our Ref. : PPCL/PLG/10156/L004

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Application for Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long**  
**(Planning Application No. A/YL-KTS/1009)**

**Submission of Further Information 1**

Refence is made to the captioned application, which was submitted to the Town Planning Board (“**the Board**”) on 16.7.2024.

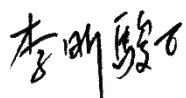
To address departmental comments received on 19.8.2024 and 22.8.2024, we herewith submit, on behalf of the Applicant, a Further Information (“**FI**”) in support of the captioned application, for the consideration of the Board. The enclosed materials in the current submission include:

- Responses-to-Comments Table
- Annex 1 – Revised Plan for the Fire Services Installation Proposal

The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned . Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



Derek Li  
Assistant Town Planner

Encl. As above  
c.c. Mr. Pang Yiu Fai, Christopher (Town Plnr/Yuen Long E 5)  
Mr. Mo Ying Yeung (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1)  
The Applicant



**Section 16 Application for  
Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Filling of Land  
at Lot 1185 S.E RP in D.D. 106,  
Kam Tin South, Yuen Long, New Territories**

**Planning Application No. A/YL-KTS/1009**

**Further Information 1**

Prepared by : PlanPlus Consultancy Limited

**August 2024**

Reference : PPC-PLG-10156

## Responses-to-Comments

| Item   | Departmental Comments   | Applicant's Responses  |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
|--|---|--|-------------|--------------------------------|--|---------------|-----|--|----|-----|--|---|---|---|--|---|---|---|------------------------------------|-----|-----|---|
| 1. Comments from the Fire Services Department        |   |  |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
| 1.   | Based on the submitted FSI proposal, I have the following comments:<br><br>i) The separation distance between each structure shall be clearly indicated on plan; and  | Noted. The separation distances between structures have been indicated on the revised plan ( <b>Annex 1</b> refers).   |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
|  | ii) In relation to i. above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m <sup>2</sup> . | Noted.   |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
| 2. Comments from the Transport Department            |   |  |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
| 1.   | (a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Shui South Road and the local access; and   | <p>Noted. Supplementary information of trip generation and attraction due to the development has been provided in the Table below, which echoes with Para. 4.3.4 and Table 4 of the Planning Statement that the peak hour traffic generation and attraction rate for Light Goods Vehicle shall be at most 3 vehicles. Hence, no adverse impacts on the surrounding road network, including Kam Shui South Road and the local access, shall be anticipated.</p> <p><i>Table of Estimated Trip Generation and Attraction</i></p> <table><tr><th rowspan="3">Time Period</th><th colspan="2">Trip Generation and Attraction</th><th rowspan="3">Two-Way Total</th></tr><tr><th colspan="2">LGV</th></tr><tr><th>In</th><th>Out</th></tr><tr><td>Trips at AM peak per hour<br/>(i.e. 8 a.m. to 9 a.m.)</td><td>3</td><td>0</td><td>3</td></tr><tr><td>Trips at PM peak per hour<br/>(i.e. 6 p.m. to 7 p.m.)</td><td>0</td><td>3</td><td>3</td></tr><tr><td>Traffic trip per hour<br/>(average)</td><td>1.5</td><td>1.5</td><td>3</td></tr></table> | Time Period | Trip Generation and Attraction |  | Two-Way Total | LGV |  | In | Out | Trips at AM peak per hour<br>(i.e. 8 a.m. to 9 a.m.) | 3 | 0 | 3 | Trips at PM peak per hour<br>(i.e. 6 p.m. to 7 p.m.) | 0 | 3 | 3 | Traffic trip per hour<br>(average) | 1.5 | 1.5 | 3 |
| Time Period  | Trip Generation and Attraction  |  |             | Two-Way Total                  |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
|  | LGV   |  |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
|  | In  | Out  |             |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
| Trips at AM peak per hour<br>(i.e. 8 a.m. to 9 a.m.) | 3   | 0  | 3           |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
| Trips at PM peak per hour<br>(i.e. 6 p.m. to 7 p.m.) | 0   | 3  | 3           |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |
| Traffic trip per hour<br>(average)                   | 1.5   | 1.5  | 3           |                                |  |               |     |  |    |     |  |   |   |   |  |   |   |   |                                    |     |     |   |

| Item   | Departmental Comments  | Applicant's Responses  |
|--|--|--|
|  | (b) The applicant should note the local access between Kam Shui South Road and the site is not managed by this Department.   | Noted.   |
| 2.   | The proposed run-in/out shall be designed wide enough for 7m LGV manoeuvring, e.g. especially the one entering the site from Kam Shui South Road westbound. The applicant shall review accordingly.  | Noted. According to Para. 4.3.2 of the Planning Statement, the swept path analysis of the traffic run-in/out proposal demonstrates the feasibility of manoeuvring by a 7m LGV, such that entering the Site from Kam Shui South Road westbound is possible.   |
| <b>3. Comments from the Agriculture, Fisheries and Conservation Department</b> |  |  |
| 1.   | There is a watercourse located to the north of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation. Moreover, a mitigation woodland along Kam Shui South Road (next to the subject site) is currently managed by AFCD. Please be reminded that the proposed use should avoid encroaching the mitigation woodland during construction and operation, or otherwise, compensation for the loss of the mitigation woodland would be required. | Noted. The Application Site is already in operation for the applied use, including filling of land. No substantial filling work was performed apart from minor levelling of ground levels of the Site for construction of a hard paving for vehicle manoeuvring. Hence, the watercourse to the north of the Site has not been, and will not be, disturbed. All the proposed works shall be carried out at least 10 m away from the top bank of the watercourse. Fencing along the site boundary shall be available to avoid interaction between the watercourse and the subject site at operational stage. Finally, the need to avoid encroachment of the mitigation woodland is well-noted. |

**August 2024**

**PlanPlus Consultancy Limited**

Ref: PPCL-PLG-10156



LOT 1185 S.E RP IN DD106, KAM TIN SOUTH

BLOCK PLAN (N.T.S)

FIRE SERVICES NOTES:

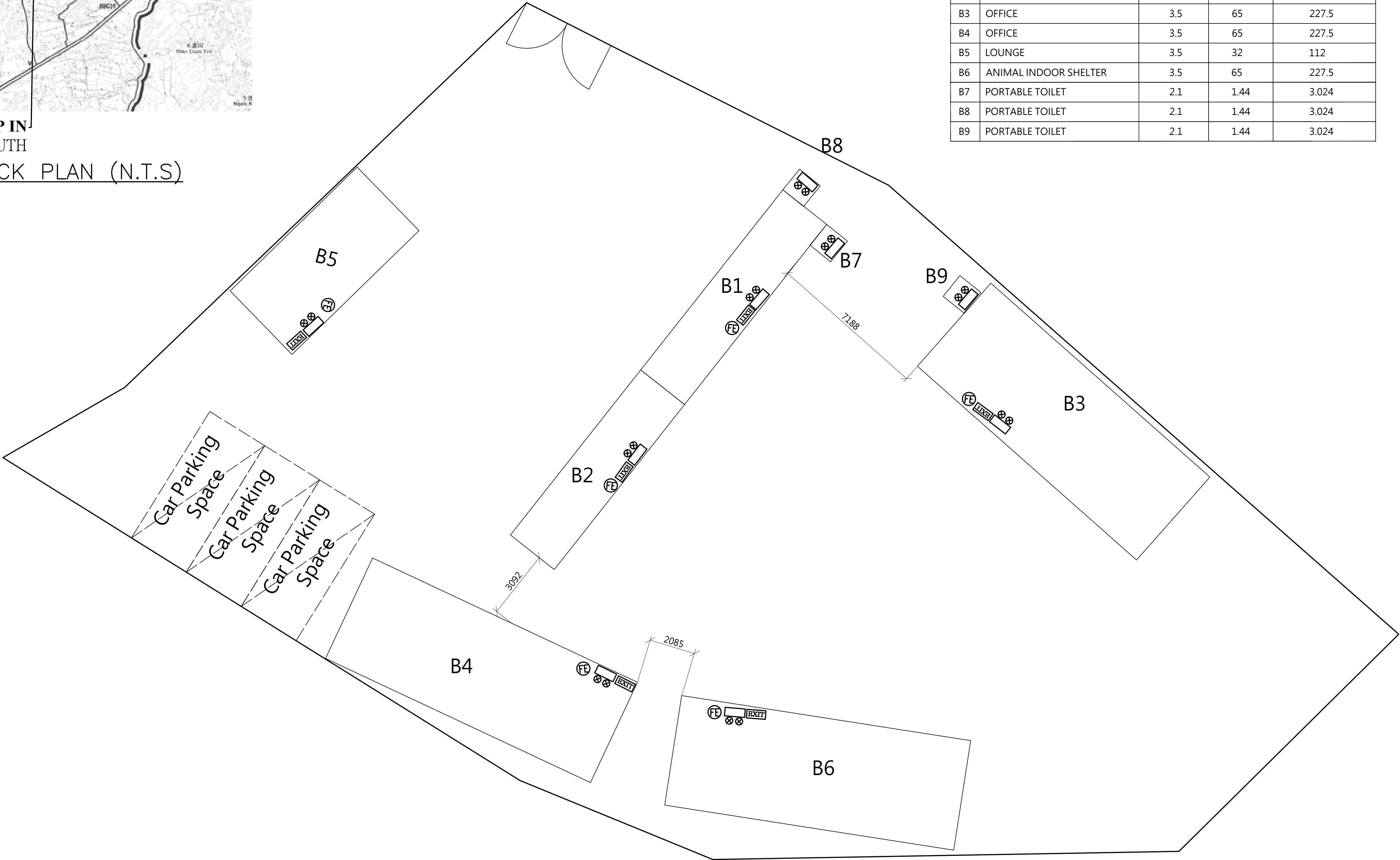
1. EMERGENCY LIGHTING
- 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. EXIT SIGN
- 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. MISCELLANEOUS F.S. INSTALLATION
- 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.

LEGEND:

- Emergency Lighting complete with 2 hours battery backup
- Exit Sign complete with 2 hours battery backup
- 5KG CO<sup>2</sup> TYPE Fire Extinguisher

SUMMARY OF STRUCTURE CONTENT:

| NO. | STRUCTURE CONTENT:     | HEIGHT: (M) | AREA: (M²) | VOLUME: (M3 ) |
|-----|------------------------|-------------|------------|---------------|
| B1  | CONTAINER-TYPE STORAGE | 2.6         | 28.8       | 74.88         |
| B2  | CONTAINER-TYPE STORAGE | 2.6         | 28.8       | 74.88         |
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| B5  | LOUNGE                 | 3.5         | 32         | 112           |
| B6  | ANIMAL INDOOR SHELTER  | 3.5         | 65         | 227.5         |
| B7  | PORTABLE TOILET        | 2.1         | 1.44       | 3.024         |
| B8  | PORTABLE TOILET        | 2.1         | 1.44       | 3.024         |
| B9  | PORTABLE TOILET        | 2.1         | 1.44       | 3.024         |



F.S. LAYOUT PLAN

Annex 1

|      |         |                |        |
|------|---------|----------------|--------|
|      |         |                |        |
| D    | 5/2024  | 4TH SUBMISSION | TONY.L |
| C    | 11/2023 | 3RD SUBMISSION | WC     |
| B    | 06/2023 | 2ND SUBMISSION | WC     |
| A    | 11/2022 | 1ST SUBMISSION | WC     |
| REV. | DATE    | DESCRIPTION    | DRAWN  |

PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT 1185 S.E RP IN DD106 AND ADJOINING GOVERNMENT LAND, KAM TIN SOUTH, YUEN LONG, N.T.

TITLE

FIRE SERVICE INSTALLATION LAYOUT PLAN

DRAWING NO.

EP-21021-FS02

SCALE

1: 100 @ A1

|          |          |
|----------|----------|
| DATE     | REVISION |
| MAY/2024 | D        |

R.F.S.I.C.

MAN LICK ENGINEERING AND TRADING CO. LTD.





Date : 28 October 2024  
Our Ref. : PPCL/PLG/10156/L006

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Application for Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long**  
**(Planning Application No. A/YL-KTS/1009)**

**Submission of Further Information 2**

Reference is made to the captioned application, which was submitted to the Town Planning Board ("the Board") on 16.7.2024.

To address departmental comments received on 29.8.2024, we herewith submit, on behalf of the Applicant, Further Information 2 ("FI2") in support of the captioned application, for the consideration of the Board. The enclosed materials in the current submission include a Responses-to-Comments Table and a Revised Traffic Run-in/out Proposal.

The above submission does not result in a material change of the nature of the captioned application.

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

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

---

Derek Li  
Assistant Town Planner

Encl. As above  
c.c. Mr. Pang Yiu Fai, Christopher (Town Plnr/Yuen Long E 5)  
Mr. Mo Ying Yeung (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1)  
The Applicant



**Section 16 Application for  
Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Filling of Land  
at Lot 1185 S.E RP in D.D. 106,  
Kam Tin South, Yuen Long, New Territories**

**Planning Application No. A/YL-KTS/1009**

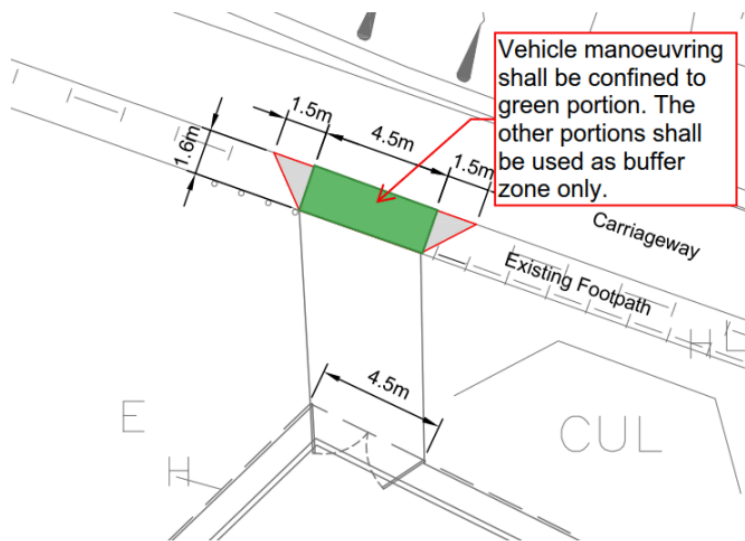
**Further Information 2**

Prepared by : PlanPlus Consultancy Limited

**October 2024**

Reference : PPC-PLG-10156

## Responses-to-Comments

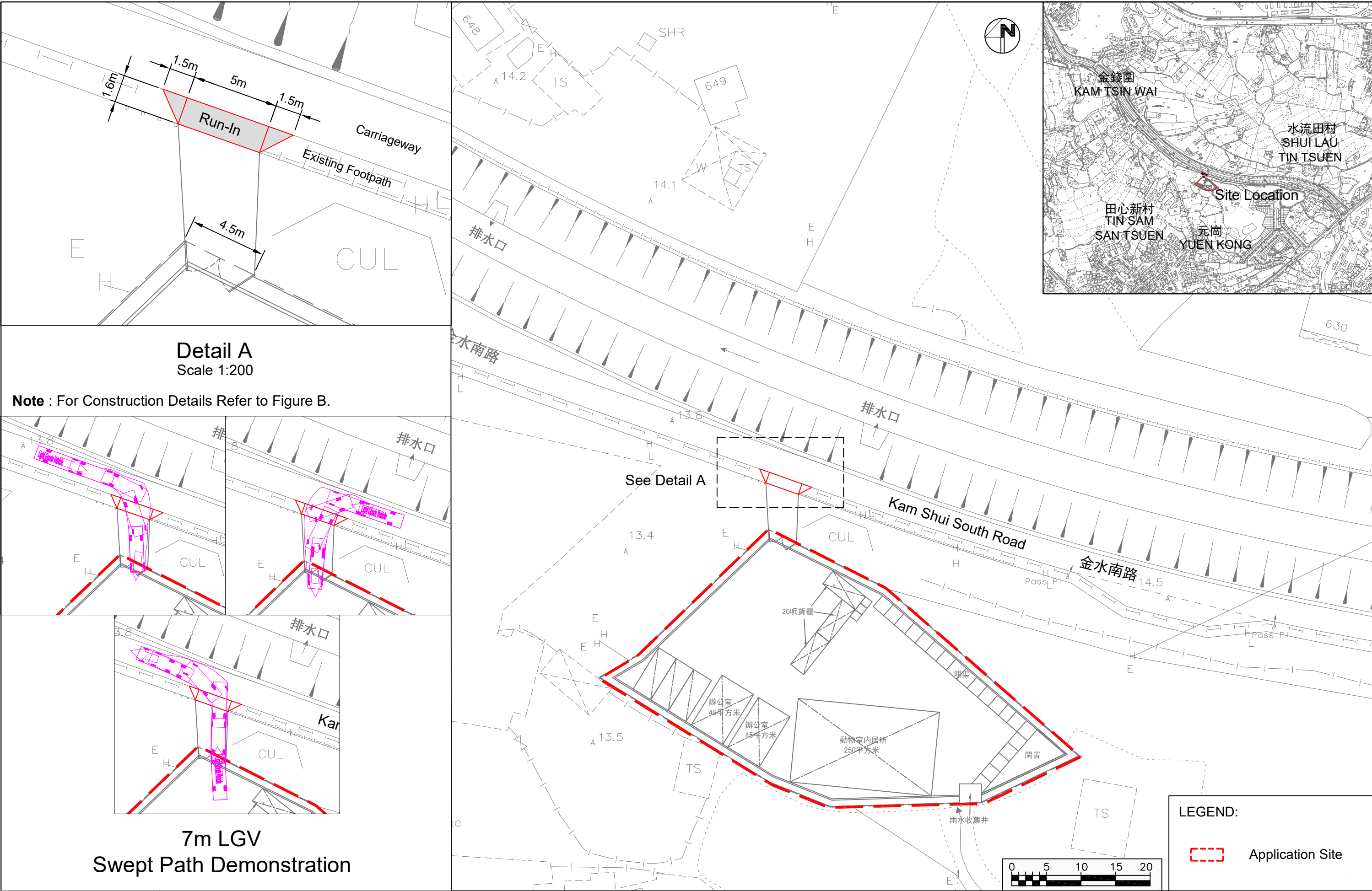
| Item   | Departmental Comments   | Applicant's Responses  |
|--|---|--|
| <b>1. Comments from the Transport Department</b> |   |  |
| 1.   | <p>I reiterate that the proposed run-in/out shall be designed wide enough for 7m LGV manoeuvring. More specifically, vehicles manoeuvring on the kerb on slope shall be avoided as much as practicable. I attach an illustrative figure below. The applicant shall review the size of run-in / out accordingly.</p>  | <p>Noted. Attached please find the revised figures of the Run-in/out Proposal, which demonstrate a widened run-in/out to cater for the manoeuvring of 7m LGV.</p> <p>Moreover, the run in/out shall be properly managed as it is for internal use only. We shall limit our LGV turning from the access of Application Site to Kam Shui South Road westbound only, which could ensure a smooth manoeuvring.</p> |

October 2024

PlanPlus Consultancy Limited

Ref: PPCL-PLG-10156

X:\Ozzo\82685 S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long\Drawings\82685 Figure A-20240902.dwg 2024/10/07 10:41:53



**Project Title**

**S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long**

Date

02/09/2024

Scale

1:500

Project No. 82685

Dwg No. Figure A

Rev.

2

**Proposed Run In /Out at Kam Shui South Road**







Date : 30 October 2024  
Our Ref. : PPCL/PLG/10156/L007

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Application for Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long**  
**(Planning Application No. A/YL-KTS/1009)**

**Submission of Further Information 3**

Reference is made to the captioned application, which was submitted to the Town Planning Board ("the Board") on 16.7.2024.

To address departmental comments received on 29.10.2024, we herewith submit, on behalf of the Applicant, Further Information 3 ("FI3") in support of the captioned application, for the consideration of the Board. The enclosed material in the current submission includes a Responses-to-Comments Table.

The above submission does not result in a material change of the nature of the captioned application.

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

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

Derek Li  
Assistant Town Planner

Encl. As above  
c.c. Mr. Pang Yiu Fai, Christopher (Town Plnr/Yuen Long E 5)  
Mr. Mo Ying Yeung (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1)  
Mr. So Chi Kin, Michael (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 6)  
The Applicant





**Section 16 Application for  
Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Filling of Land  
at Lot 1185 S.E RP in D.D. 106,  
Kam Tin South, Yuen Long, New Territories**

**Planning Application No. A/YL-KTS/1009**

**Further Information 3**

Prepared by : PlanPlus Consultancy Limited

**October 2024**

Reference : PPC-PLG-10156

### Responses-to-Comments

| Item  | Departmental Comments   | Applicant's Responses   |
|---|---|---|
| <b>1. Comments from the Water Supplies Department</b> |   |   |
| 1.  | <p>(i) Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.</p> <p>(ii) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p> <p>(iii) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.</p> <p>(iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.</p> | <p>The presence of existing water mains within our Application Site is well noted. Aforementioned provisions and actions shall be observed and taken by the Applicant where necessary, including that no structures/storage shall affect the water mains, and that the Applicant shall facilitate all necessary access to the Application Site.</p> |

**October 2024**

**PlanPlus Consultancy Limited**

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