

寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年01月14日星期二 14:52  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1058 - Submission of Further Information  
附件: KTN1058\_P13035\_FI\_14.1.2025.pdf [REDACTED]  
類別: Internet Email [REDACTED]

*Your Ref.: A/YL-KTN/1058*  
*Our Ref.: P13035/TL25011*

Dear Sir/Madam,

Attached please find our further information for the captioned s.16 planning application. Hard copy will be delivered to the Board.

Regards,  
Janice Tang

--  
[REDACTED]

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**Further Information for Planning Application No. A/YL-KTN/1058**

## (i) Response-to-Comments

**Comments from the Lands Department****(Contact Person: Ms. S. L. CHENG (Tel: 2443 1072))**

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p><b><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></b></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1486 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>There is no structure on the portion of Lot No. 1486 in D. D. 107 within the subject application boundary. There are structures on the concerned lot which is under another planning application which will be submitted shortly.</p>
2.	<p>If the planning application is approved, the STW and STT holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within Lot No. 1486 and 1489 in D.D. 107. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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.</p>	<p>Noted.</p>

**Comments from the Fire Services Department****(Contact Person: Mr. Cheung Wing-hei (Tel: 2733 7737))**

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
i.	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Revised. Please refer to the revised FSI Proposal for details ( <b>Plan 8</b> ).

The Applicant would also like to provide further information for the current application in response to comments from PlanD. Details are as follows:

- There is no ingress/egress on the eastern side of the subject site (near Structure No. 19);
- The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the existing filling of land for providing a solid ground for the erection of temporary structures (**Plan 3a**); and
- The existing access between the subject site and the temporary animal boarding establishment to the west of the site (application No. A/YL-KTN/1061) will be sealed. There will be no access between them.

**(ii) Amendment of Layout Plan**

The uses of Structure Nos. 2 & 4 are changed from dog function rooms to guard rooms, and the use of Structure No. 7 is changed from a dog function room to kennel. An additional pet grooming room (Structure No. 22) is provided under Structure No. 20 (open shed). Compared with the previous scheme, the current scheme has the following amendments:

	<b>Previous scheme (a)</b>	<b>Current scheme (b)</b>	<b>Difference (b) – (a)</b>	<b>Difference (%)</b>
<b>GFA (m<sup>2</sup>)</b>	1,982.9	2,007.7	+24.8	+1.3%
<b>Plot Ratio</b>	0.36	0.37	+0.01	+2.8%
<b>Site Coverage</b>	36.5%	37%	+0.5%	+1.4%

**(iii) Amendment of Tree Preservation and Landscape Proposal**

There was a total of 51 nos. of existing trees in the previous landscape proposal. 2 nos. of *Melaleuca leucadendra* L were blown down by typhoon. As such, there are currently 49 nos. of existing trees on the subject site.

- END -

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 )

Daniel The Dog International Company  
犬學堂國際有限公司

### 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 )

Goldrich Planners and Surveyors Ltd.  
金潤規劃測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5,440 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2007.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 1,853 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<b>(ii) For Type (ii) application 供第(ii)類申請</b>	
(a) Operation involved 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 ..... 5,440 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated Filling of Land

<b>(iii) For Type (iii) application 供第(iii)類申請</b>													
(a) Nature and scale 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 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

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

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

Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated 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	.....2007.7..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.37.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....37..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....23.....	
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
	.....2.1 - 8..... m 米	<input checked="" type="checkbox"/> About 約

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	5,440	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1,853	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and associated Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2007.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		23
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	37	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目			
(vi) Open space 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	

### Executive Summary

1. The application site is on Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories.
2. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 23 temporary structures are provided for dog kennels, dog function rooms, office and other ancillary uses. The gross floor area is about 2,007.7 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. The Site is the subject of 8 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗錦田丈量約份第 107 約地段第 1486 號（部份）、第 1489 號（部份）、第 1493 號（部份）及屋宇地段群（部份）和毗連政府土地。
2. 申請地點的面積約 5,440 平方米，包括約 1,853 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時動物寄養所運附屬設施（為期 5 年）」，並進行相關填土工程。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 23 個臨時構築物作狗房、狗隻活動室、辦公室和其他附屬用途，總樓面面積約 2,007.7 平方米。
6. 辦公時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請地點曾 8 次獲規劃許可作相同用途，鄰近地區的規劃狀況並沒有重大改變。
8. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Daniel The Dog International Company (“the Applicant”) in support of the planning application for a ‘Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land (“the Development”) at Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories. The Site is accessible from Shui Mei Road and Shui Tau Road.
3. The site area is about 5,440 m<sup>2</sup>, including Government Land of about 1,853 m<sup>2</sup>.
4. Compared with the last application no. A/YL-KTN/724 (“the Last Approval”), the site area has been reduced from 5,670 m<sup>2</sup> to 5,440 m<sup>2</sup> (-4%).

### **Planning Context**

5. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
6. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
7. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
8. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

## Development Parameters

9. The Development can meet the large demand for animal boarding services in the area. It also provides adequate spaces for pet grooming, entertaining and training activities.
10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Ancillary Office	55.0	55.0	3.5	1
2	Guard Room	44.8	44.8	3.5	
3	Dog Function Room	44.9	44.9	3.5	
4	Guard Room	44.8	44.8	3.5	
5	Pantry	103.7	103.7	4.0	
6	Open Pump Shed	27.3	27.3	3.5	
7	Kennel 1	97.0	97.0	2.1	
8	Kennel 2	228.0	228.0	4.3	
9	Kennel 3	168.5	168.5	3.9	
10	Kennel 4	150.1	150.1	3.9	
11	Kennel 5	117.7	117.7	3.5	
12	Open Shed	83.0	83.0	3.5	
13a	Open Shed	60.6	60.6	3.5	
13b	Open Shed	54.1	54.1	3.5	
14	Open Shed	90.0	90.0	3.5	
14a	Toilet (under 14)	*18.0	*18.0	3.5	
14b	Toilet (under 14)	*18.0	*18.0	3.5	
15	Open Shed	74.4	74.4	3.5	
16	Dog Function Room	220.8	220.8	7	
17	Open Shed	60.5	60.5	5.2	
18	Open Shed	160.0	160.0	8.0	
19	Multi-function room with canopy	21.0	21.0	3.5	
20	Open Shed	47.5	47.5	5.2	
21	Pet Grooming Room	54.0	54.0	3.5	
22	Pet Grooming Room	*14.9	*14.9	5.2	
<b>Total</b>		<b><u>2,007.7</u></b>	<b><u>2,007.7</u></b>		
* The overlapped covered area and GFA of Structures 14 & 14a/b; 20 & 22 are not double counted.		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.37	37%		

11. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the existing filling of land for providing a solid ground for the erection of temporary structures (**Plan 3a**).

12. Compared with the Last Approval, the current application has the following amendments:
- a. the gross floor area (GFA) is increased from 1,859 m<sup>2</sup> to 2,007.7 m<sup>2</sup> (+148.7 m<sup>2</sup> / +8%):
    - i. increased floor area in Structure 1 (office) and 14 (open shed); and
    - ii. decreased floor area in Structure 17 (open shed);
  - b. additional Structures 14a, 14b, 18, 19, 20, 21 and 22 are provided; and
  - c. the open shed adjacent to Structure 8 is removed.
13. Apart from the temporary structures, 2 nos. of pet swimming pool are provided at the Site.
14. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 30 nos. of dog.
15. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
16. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
17. 2 nos. of parking space for private cars are provided for daily operation of the Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 6**).

### **Previous Applications**

18. The Site is the subject of 8 previous applications for animal boarding establishment with or without ancillary facilities, which were all approved by the Rural and New Town Planning Committee (“the Committee”) between 2005 and 2020:

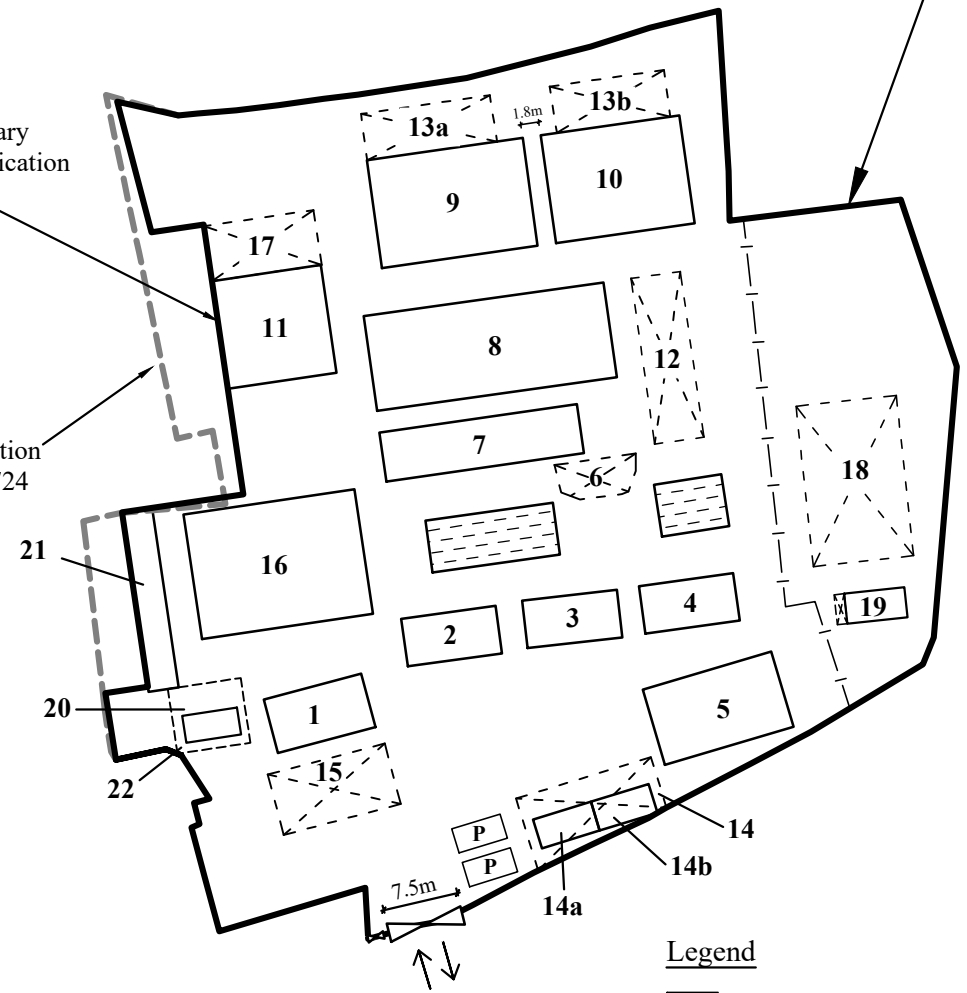
<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-KTN/232	Animal Boarding Establishment	29.7.2005
A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006
A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008
A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012
A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	17.1.2014



# Application Site

Site boundary of current application

Site boundary of pervious application No. A/YL-KTN/724



### Legend

- P Parking Space for Private Cars ( 5 m x 2.5m )
- x Open Shed
- / / / / Pool

	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m <sup>2</sup>	3.5m
4.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
5.	Pantry	13.3m x 7.8m = 103.7m <sup>2</sup>	4m
6.	Open Pump Shed	27.3m <sup>2</sup>	3.5m
7.	Kennel 1	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 2	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 3	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 4	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 5	10.9m x 10.8m = 117.7m <sup>2</sup>	3.5m
12.	Open Shed	16.6m x 5m = 83m <sup>2</sup>	3.5m
13a.	Open Shed	12.9m x 4.7m = 60.6m <sup>2</sup>	3.5m
13b.	Open Shed	11.5m x 4.7m = 54.1m <sup>2</sup>	3.5m
14.	Open Shed	90m <sup>2</sup>	3.5m
14a.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
14b.	Toilet (under 14)	6m x 3m = 18m <sup>2</sup> *	3.5m
15.	Open Shed	12m x 6.2m = 74.4m <sup>2</sup>	3.5m
16.	Dog function room	12.2m x 18.1m = 220.8m <sup>2</sup>	7m
17.	Open Shed	11m x 5.5m = 60.5m <sup>2</sup>	5.2m
18.	Open Shed	10m x 16m = 160m <sup>2</sup>	8m
19.	Multi-function room with Canopy	7m x 3m = 21m <sup>2</sup>	3.5m
20.	Open shed	6.5m x 7.3m = 47.5m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
22.	Pet Grooming Room	5.5m x 2.7m = 14.9m <sup>2</sup> **	5.2m
Total		2007.7m <sup>2</sup>	

Covered Area	2007.7m <sup>2</sup>
Uncovered Area	3,432.3m <sup>2</sup>
<b>remark: * The overlapped covered area and GFA of Structures 14 &amp; 14a/b ; 20 &amp; 22 are not double counted.</b>	<b>5,440m<sup>2</sup></b>

1:750

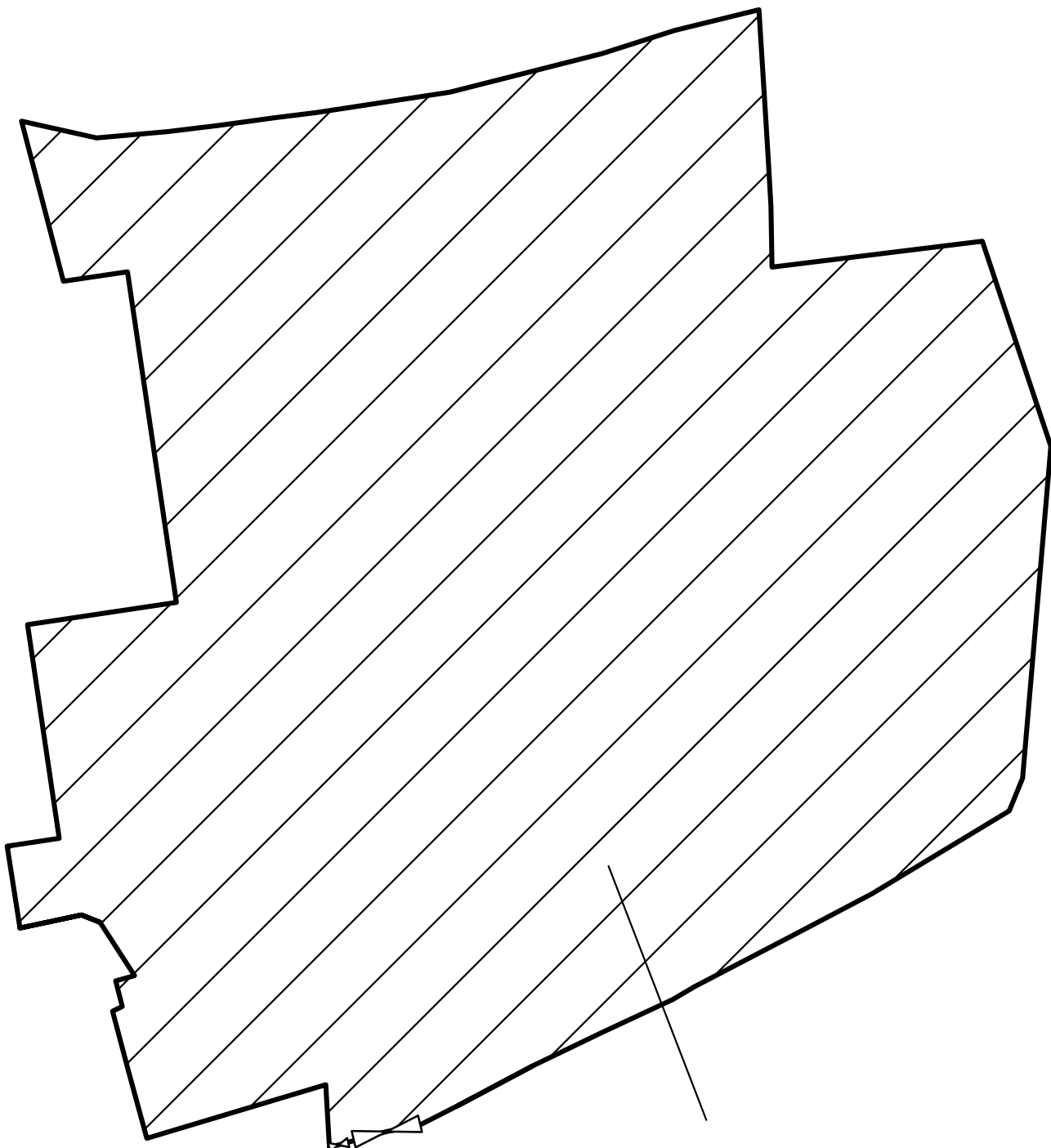
November 2024

**Layout Plan**

Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories

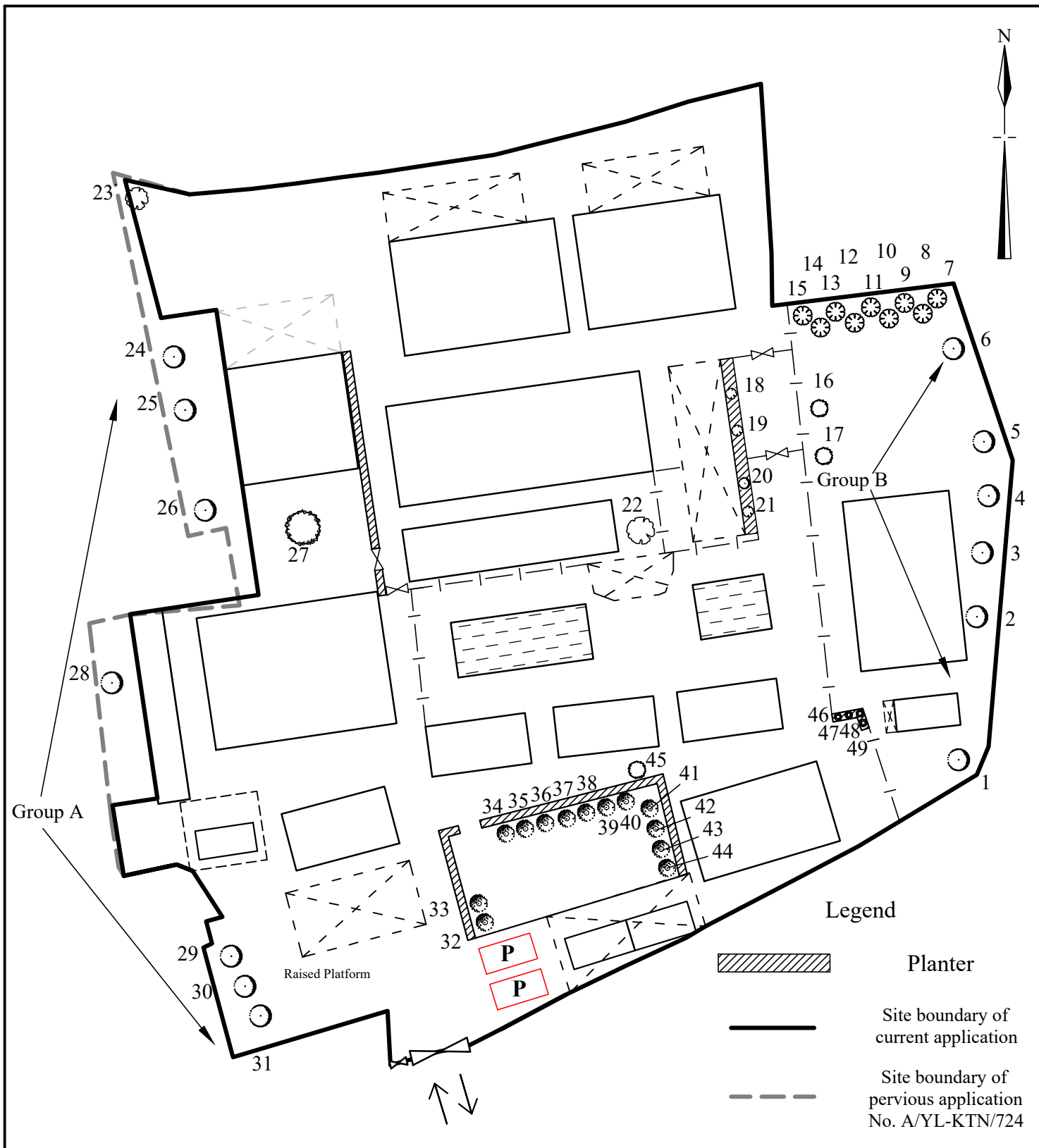
**Goldrich Planners & Surveyors Ltd.**

**Plan 3  
( P 13035 )**



To regularize the whole site existing filling of land (about 5,440m<sup>2</sup>) with concrete of about 0.2m in depth (existing ground level at 4.2mPD)

<b>1 : 500</b>	<b>Plan Showing Existing Filling of Land</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>November 2024</b>	Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part) in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories	<b>Plan 3a ( P 13035 )</b>



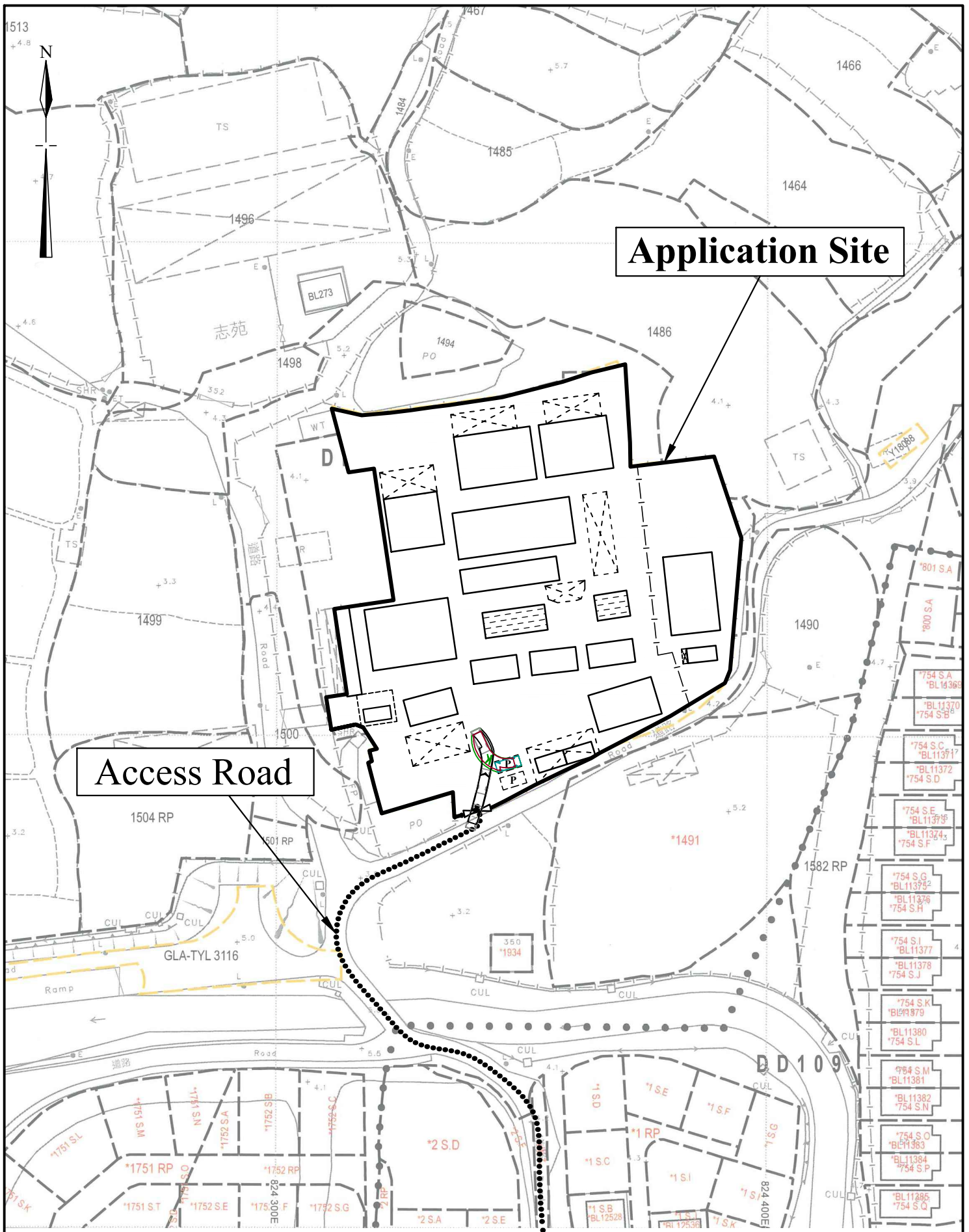
Notes :

- (1) Proposed tree (group A) will be planted on tree pit of 1.5m(D);
- (2) Proposed tree (group B) will be planted on grass; and
- (3) All trees will be regularly watered and cared to ensure that they are in healthy condition.

Existing Trees	Size (Height)	Quantity
Existing Melaleuca leucadendra L (百千層)	4m	14
Existing Ficus Microcarpa (細葉榕)	5-6m	5
Existing Roystonea Regia (王棕)	10m	13
Existing Banana tree (蕉樹)	2.75m	13
Existing Delonix regia (影樹)	2.75m	4
	Total:	<u>49</u>

<b>1 : 500</b>	<b>Tree Preservation and Landscape Proposal</b> (Accepted and implement under previous application) Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part) in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>October 2024</b>		<b>Plan 4</b> ( P 13035 )





**1 : 1000**

**Swept Path Analysis**

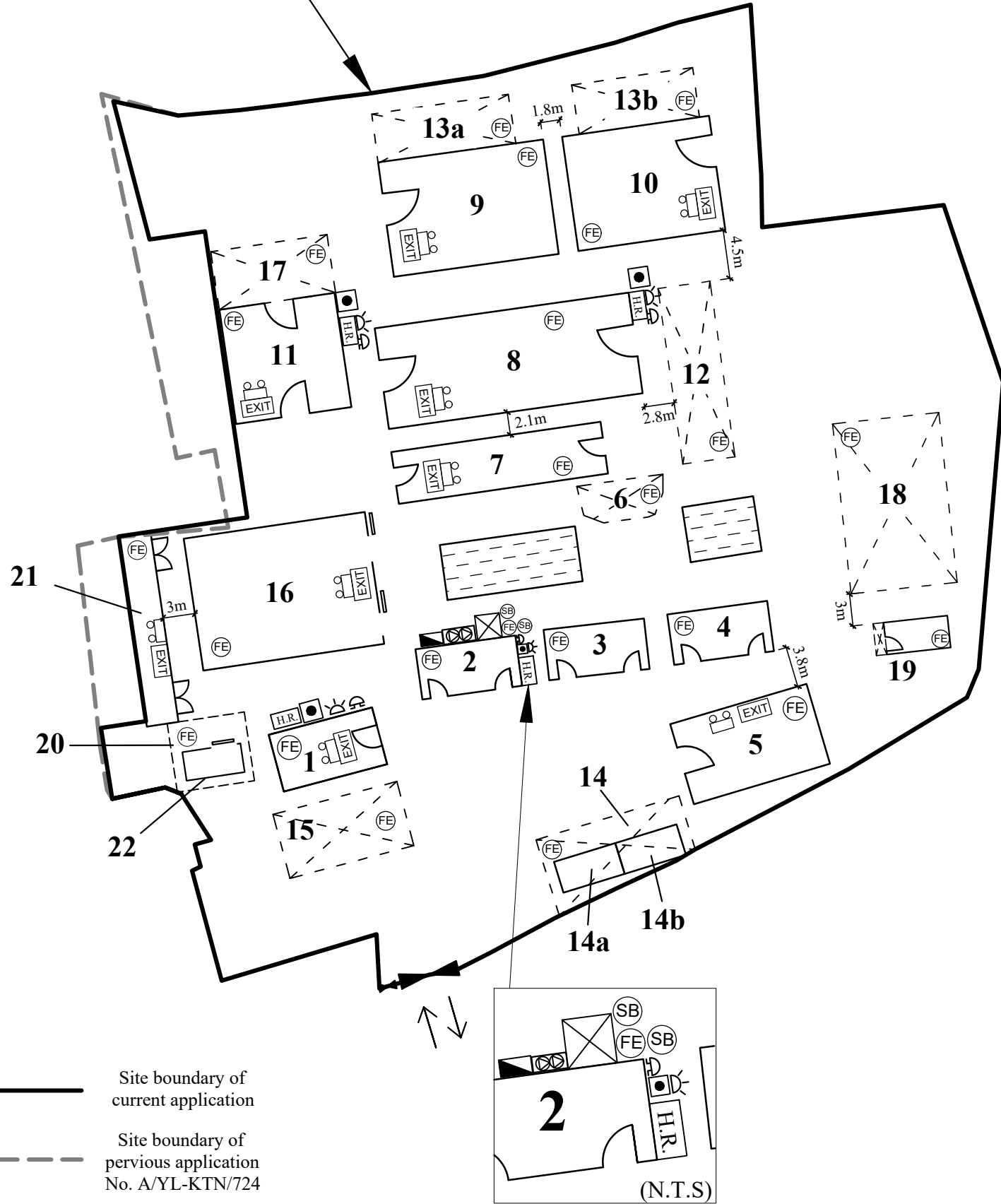
**Goldrich Planners & Surveyors Ltd.**

**September 2024**

**Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
in D. D. 107 and adjoining Government Land,  
Kam Tin North, New Territories**

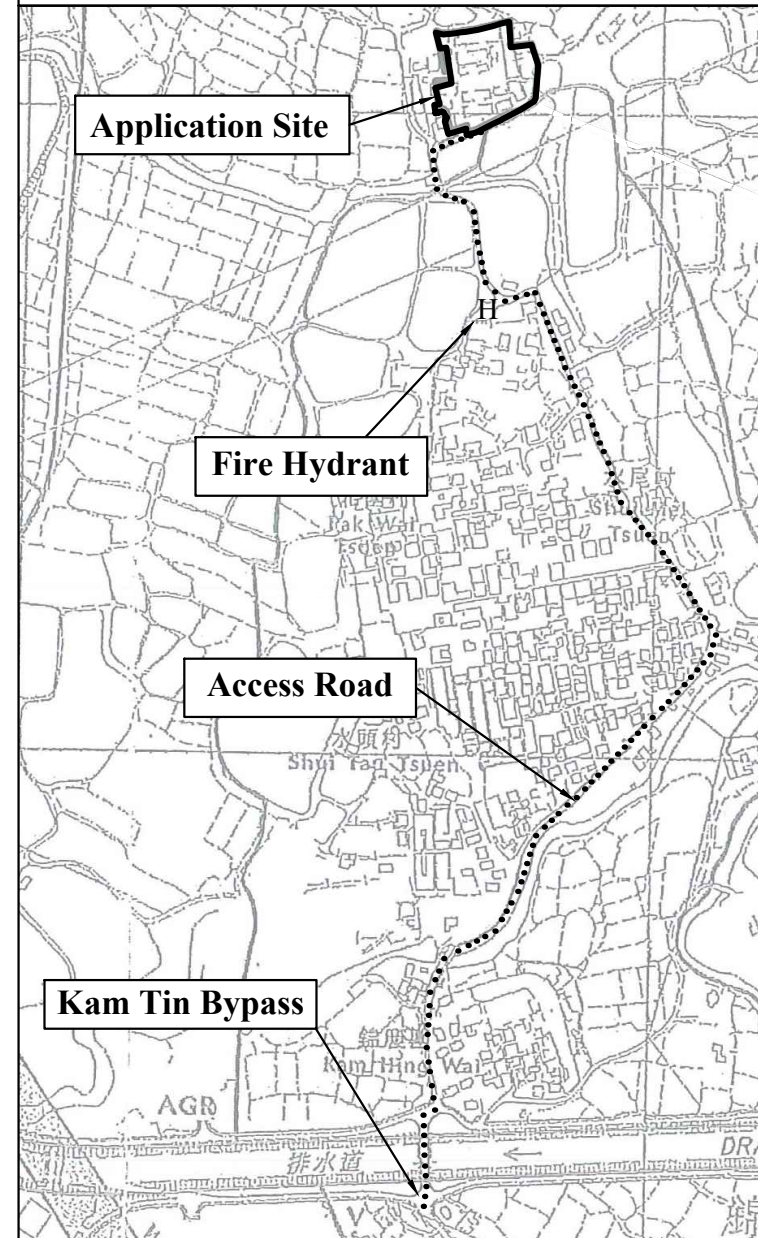
**Plan 6  
( P 13035 )**

# Application Site



### FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided in accordance with FSI CoP 2022. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (vi) Visual fire alarms shall be provided in accordance with BS 5839-1:2017, and FSD Circular Letter No. 2/2012 and follow the Design Manual : Barrier Free Access 2008 published by Buildings Department.



	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Guard Room	9.43m x 4.75m = 44.8m <sup>2</sup>	3.5m
3.	Dog Function Room	9.45m x 4.75m = 44.9m <sup>2</sup>	3.5m
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Total		2007.7m <sup>2</sup>	

Covered Area	2007.7m <sup>2</sup>
Uncovered Area	3,432.3m <sup>2</sup>
remark: * The overlapped covered area and GFA of Structures 14 & 14a/b ; 20 & 22 are not double counted.	5,440m <sup>2</sup>

### Legend

●	Manual Fire Alarm Call Point	x4
☼	Visual Fire Alarm	x4
🔔	Fire Alarm Bell	x4
🪣	Sand Bucket	x2
🧯	5.0 Kg CO2 Gas type Fire Extinguisher	x23
EXIT	Exit Sign	x9
📡	Emergency Light	x9
🛢	2m <sup>3</sup> FS Water Tank	x1
🔊	Fire Alarm / Hosereel Pump Control Panel	x1
🔧	Fire Hosereel	x4
🔧	F.S pump room	x1

1 : 500 (A3)

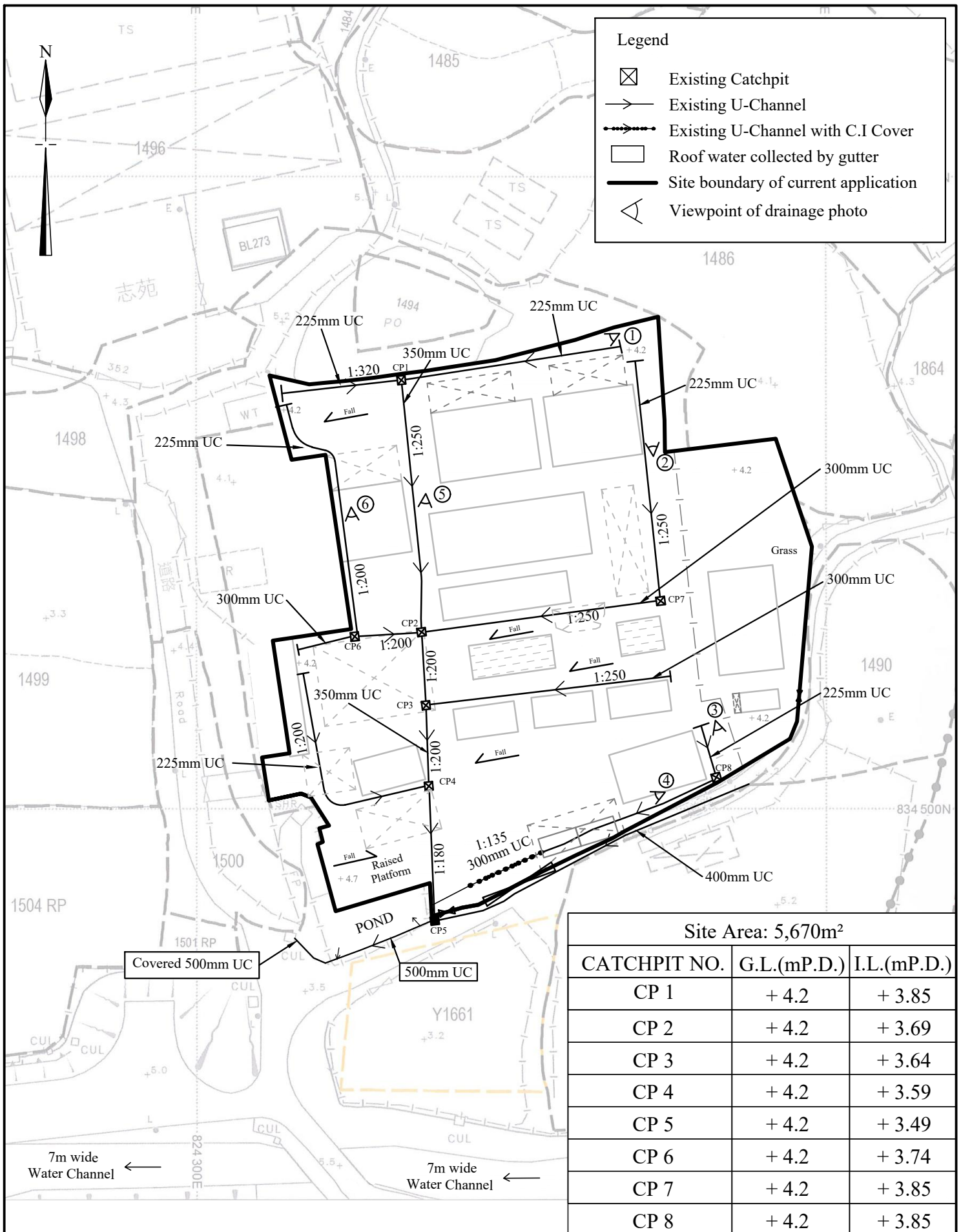
September 2024

## Fire Service Installation Proposal

(Based on the approved proposal under pervious application No. : A/YL-KTN/724)  
 Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
 in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories

**Goldrich Planners & Surveyors Ltd.**

**Plan 8  
( P 13035 )**



1 : 750

**Viewpoint of Drainage Photographs**

**Goldrich Planners & Surveyors Ltd.**

November 2024

(Approved previous application no. A/YL-KTN/724 )  
 Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)  
 in D. D. 107 and adjoining Government Land,  
 Kam Tin North, New Territories

**Plan 9  
 ( P 13035 )**

## Viewpoint 1



## Viewpoint 2



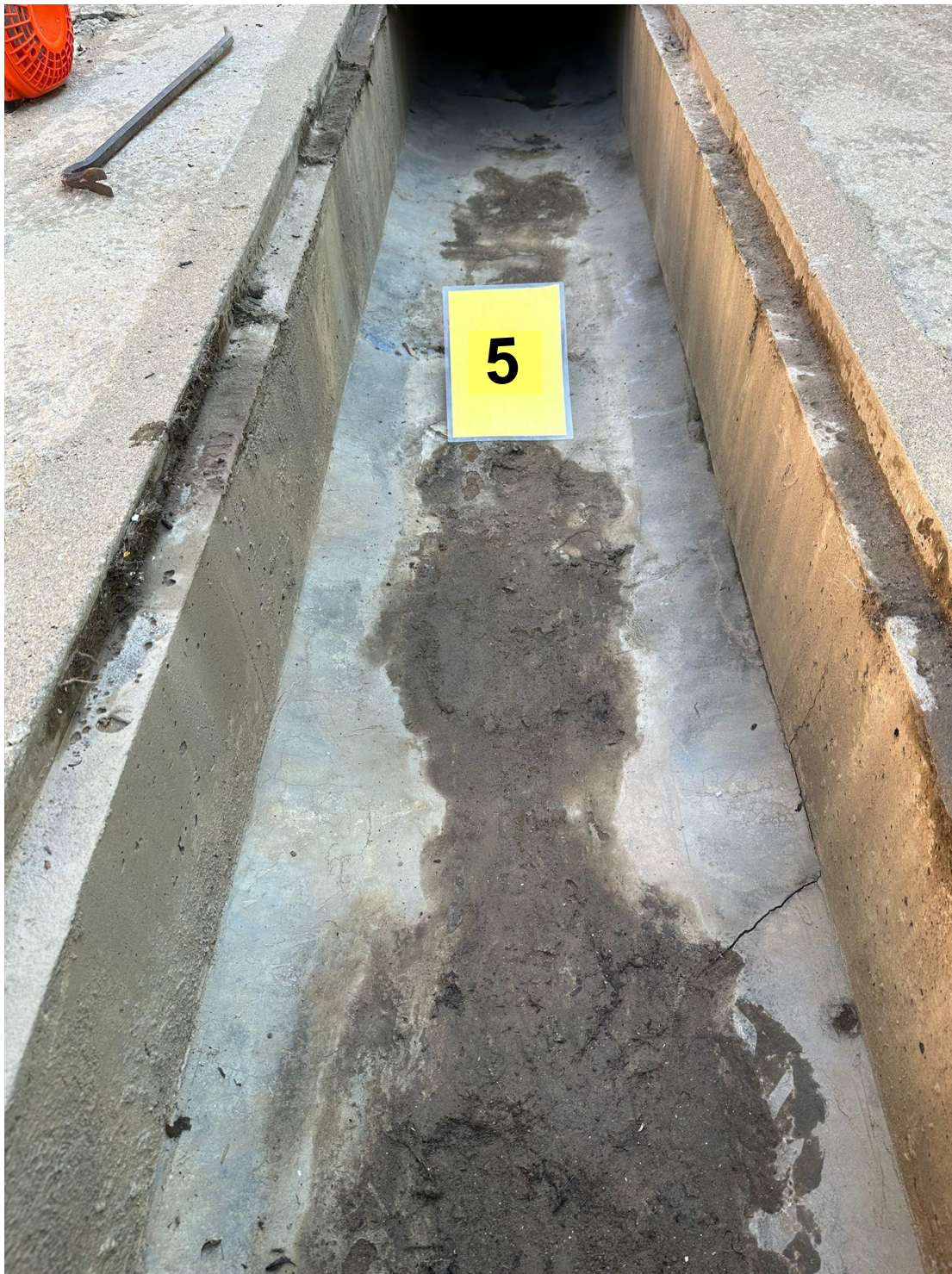
## Viewpoint 3



## Viewpoint 4



## Viewpoint 5





## Viewpoint 6

