

Your Ref.: A/YL-KTN/1058

Our Ref.: P13035/TL24551

16 October 2024

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Supplementary Information (SI)**

**Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,  
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  
(Application No. A/YL-KTN/1058)**

We would like to rectify the layout for the captioned application. Structure No. 16 is changed from an open shed to a dog function room (building height changed from 5.2m to 7m, GFA remains unchanged).

The Development has been operating since 2014. The open sheds within the Site are for recreation activities for dogs.

There is no relationship between the subject site and the temporary animal boarding establishment to the west of the site (application No. A/YL-KTN/1061). They are operated by different operators.

There is no operational relationship between the subject site and the temporary place of recreation (application No. A/YL-KTN/894) to the north-east of the site. Their business natures are different.

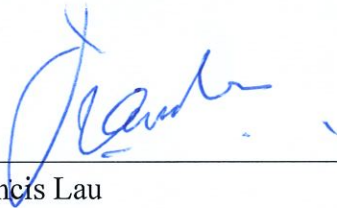
The subject site is part of a previously approved application (Application No. A/YL-KTN/724) for ‘temporary animal boarding establishment’ submitted by the same applicant. The Applicant has complied with the approval condition regarding the submission of a FSI proposal. He had made several submissions to comply with the other approval conditions regarding the submission of record of the existing drainage facilities (submissions made on 19.1.2023 and 23.3.2023) and the implementation of the FSI proposal (submission made on 20.1.2023). But there were comments from DSD and FSD on the submissions. The Applicant could not comply with the conditions within the time limit. The application was therefore revoked on 23.3.2023.

The Applicant has now implemented the drainage facilities and FSI proposal for departments' consideration.

In view of the amendments made in the SI, we enclosed the following revised pages for your consideration:

1. Pages 7 & 14 of Form No. S16-I;
2. Executive Summary;
3. Page 2 of Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3**), Plan Showing Existing Filling of Land (**Plan 3a**), Tree Preservation and Landscape Proposal (**Plan 4**), Swept Path Analysis (**Plan 6**) and FSI Proposal (**Plan 8**).

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Olivia NG)

*By E-mail only*

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	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	.....1982.9..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.36.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....36.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....22.....	
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	1982.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <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		22
	Composite 綜合用途		

### 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 22 temporary structures are provided for dog kennels, dog function rooms, office and other ancillary uses. The gross floor area is about 1,982.9 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 22 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 1982.9 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。

9. 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

10. 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.
11. 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	Dog Function Room	44.8	44.8	3.5	
3	Dog Function Room	44.9	44.9	3.5	
4	Dog Function 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	Dog Function Room	97.0	97.0	2.1	
8	Kennel 1	228.0	228.0	4.3	
9	Kennel 2	168.5	168.5	3.9	
10	Kennel 3	150.1	150.1	3.9	
11	Kennel 4	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	22.7	22.7	5.2	
21	Pet Grooming Room	54.0	54.0	3.5	
<b>Total</b>		<b><u>1,982.9</u></b>	<b><u>1,982.9</u></b>		
* The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted.		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.36	36.5%		

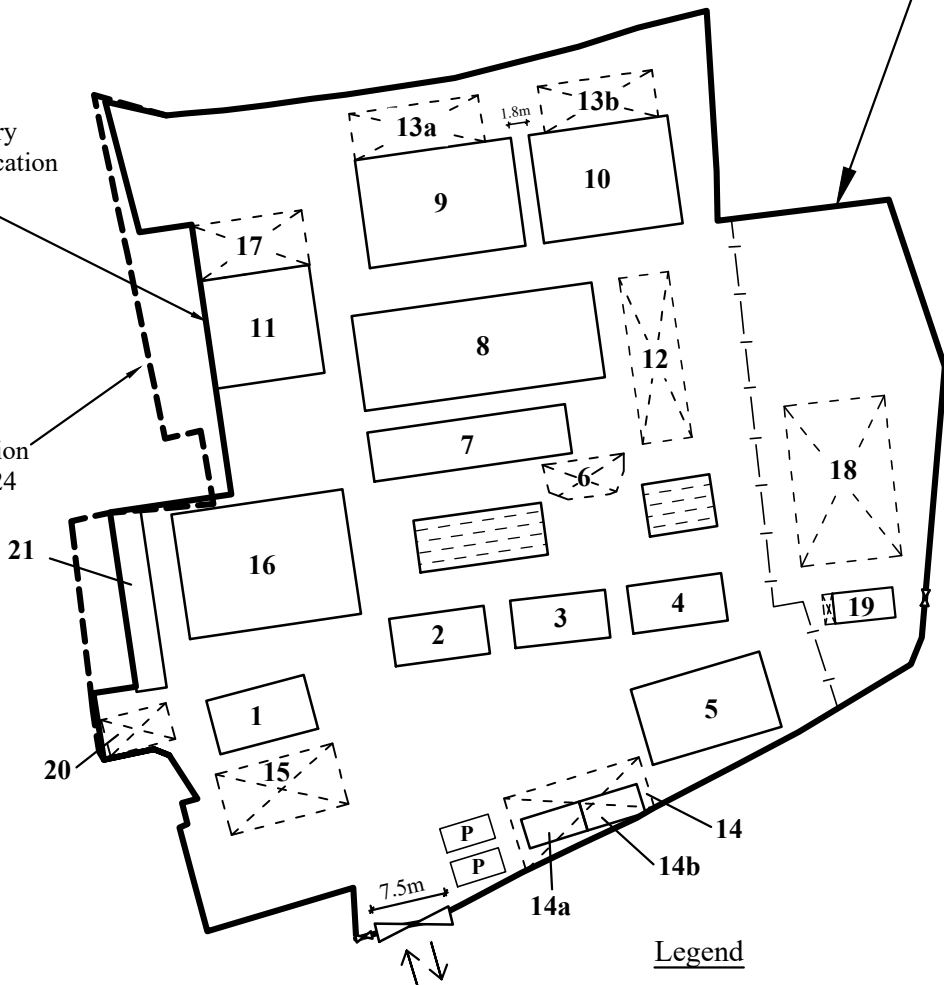




# Application Site

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 2.5 m )
- Open Shed
- Pool

	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Dog Function 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.	Dog Function 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.	Dog Function Room	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 1	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 4	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	6.3m x 3.6m = 22.7m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
	Total	<u>1,982.9m<sup>2</sup></u>	

Covered Area	1982.9m <sup>2</sup>
Uncovered Area	3,457.1m <sup>2</sup>
<b>remark: * The overlapped covered area and GFA of Structures 14 &amp; 14a/b are not double counted.</b>	<u>5,440m<sup>2</sup></u>

1:750

October 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

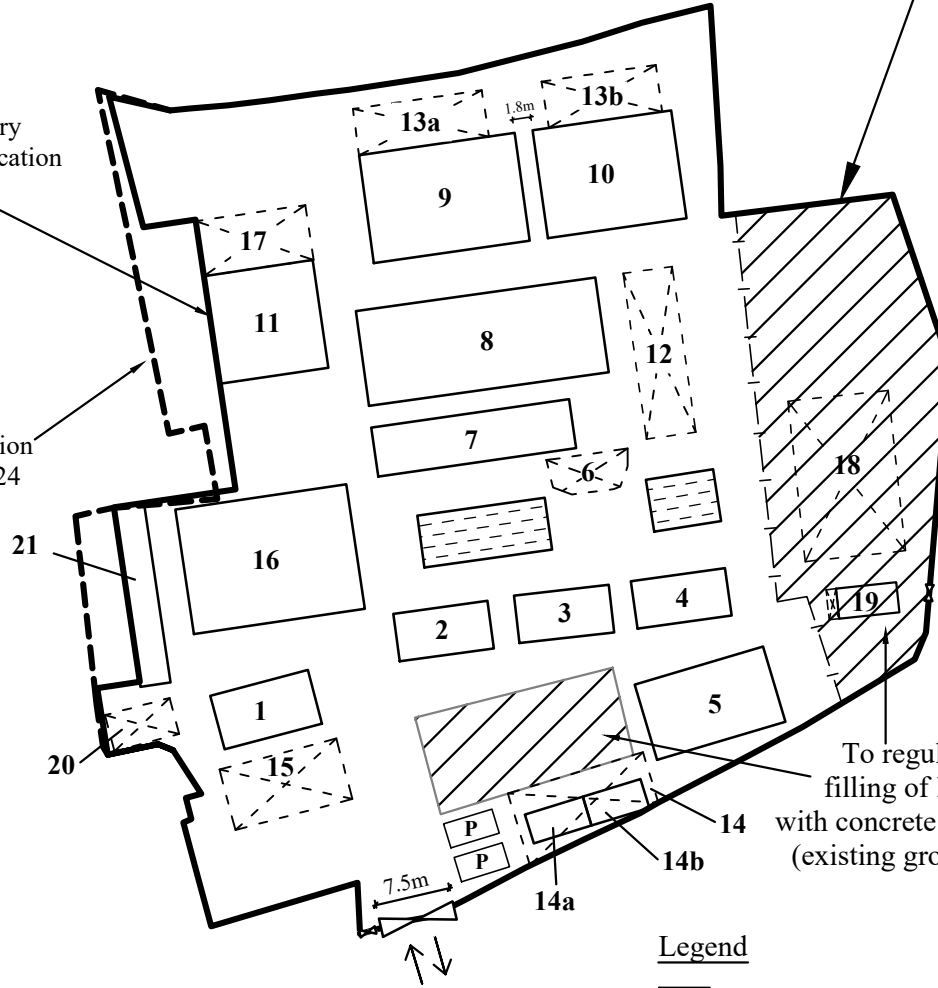
**Goldrich Planners & Surveyors Ltd.**

**Plan 3  
( P 13035 )**



Site boundary of current application

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



**Legend**

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

**Application Site**

	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office	10m x 5.5m = 55m <sup>2</sup>	3.5m
2.	Dog Function 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.	Dog Function 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.	Dog Function Room	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 1	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 4	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	6.3m x 3.6m = 22.7m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
Total		<u>1982.9m<sup>2</sup></u>	

Covered Area 1982.9m<sup>2</sup>

Uncovered Area 3,457.1m<sup>2</sup>

remark: \* The overlapped covered area and GFA of Structures 14 & 14a/b are not double counted. 5,440m<sup>2</sup>

1:750

**Plan Showing Existing Filling of Land**

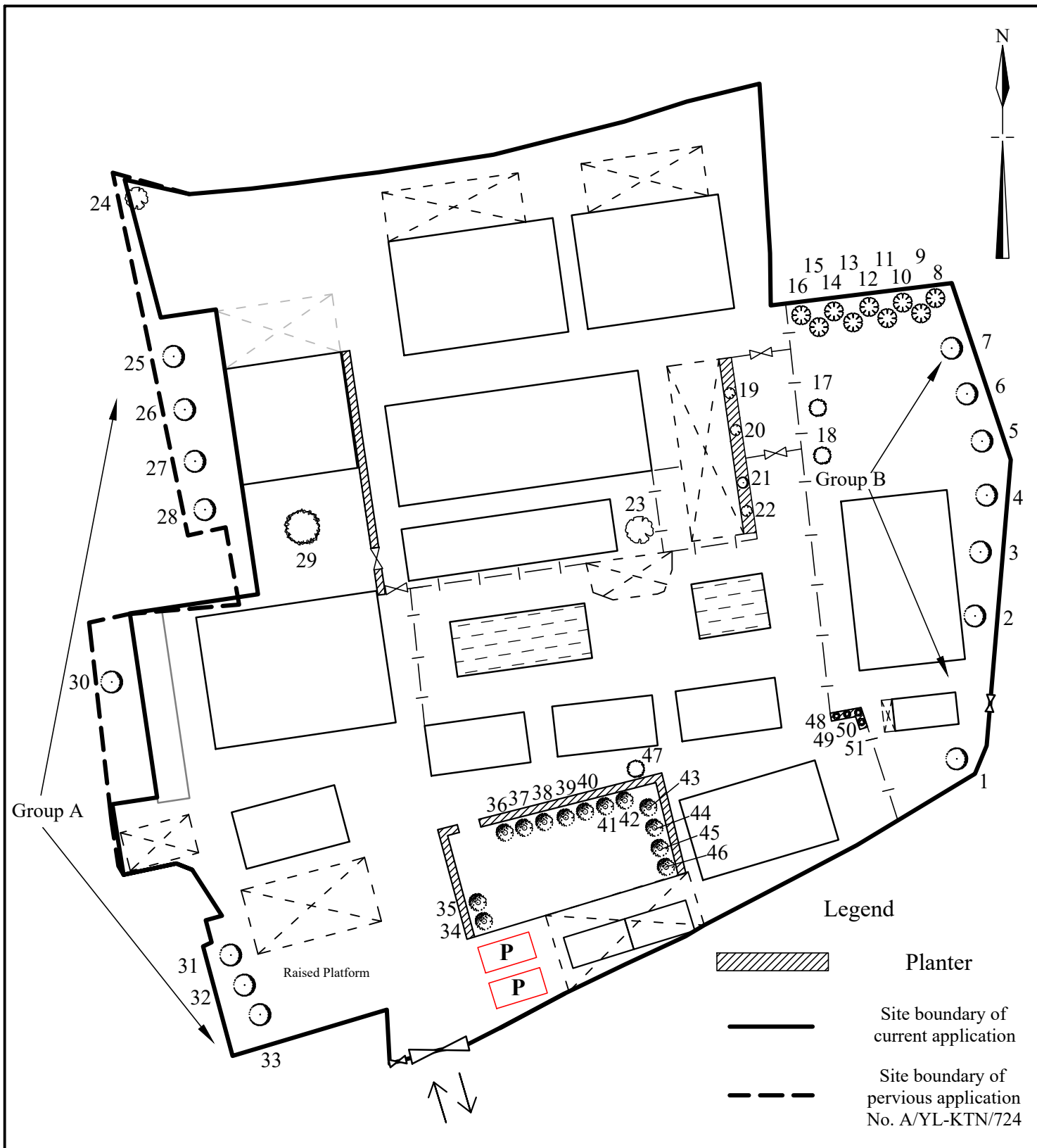
**Goldrich Planners & Surveyors Ltd.**

October 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 3a  
( P 13035 )**





Notes :

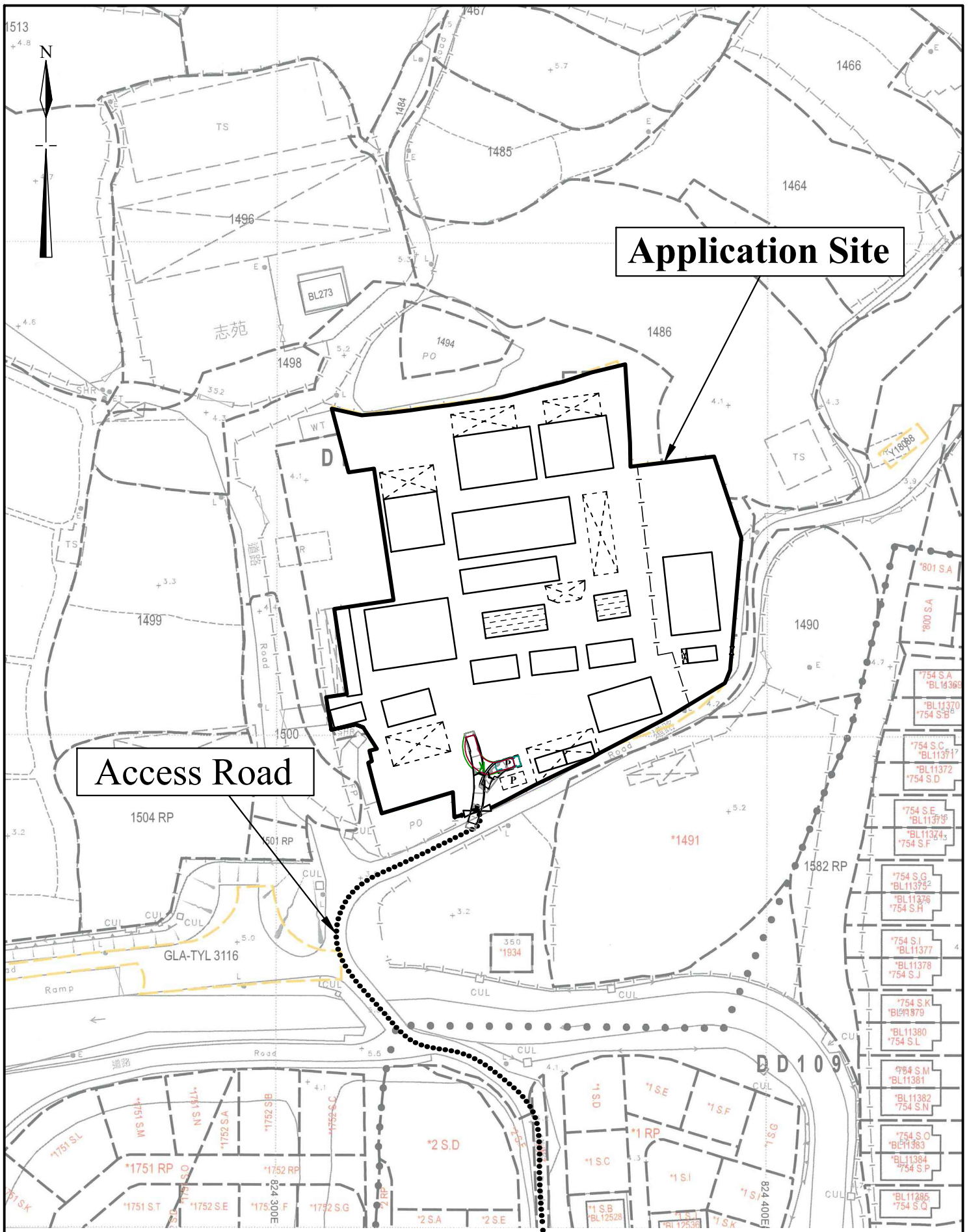
(1) Proposed tree (group A) will be planted on tree pit of 1.5m(D);

(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	16
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>51</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.

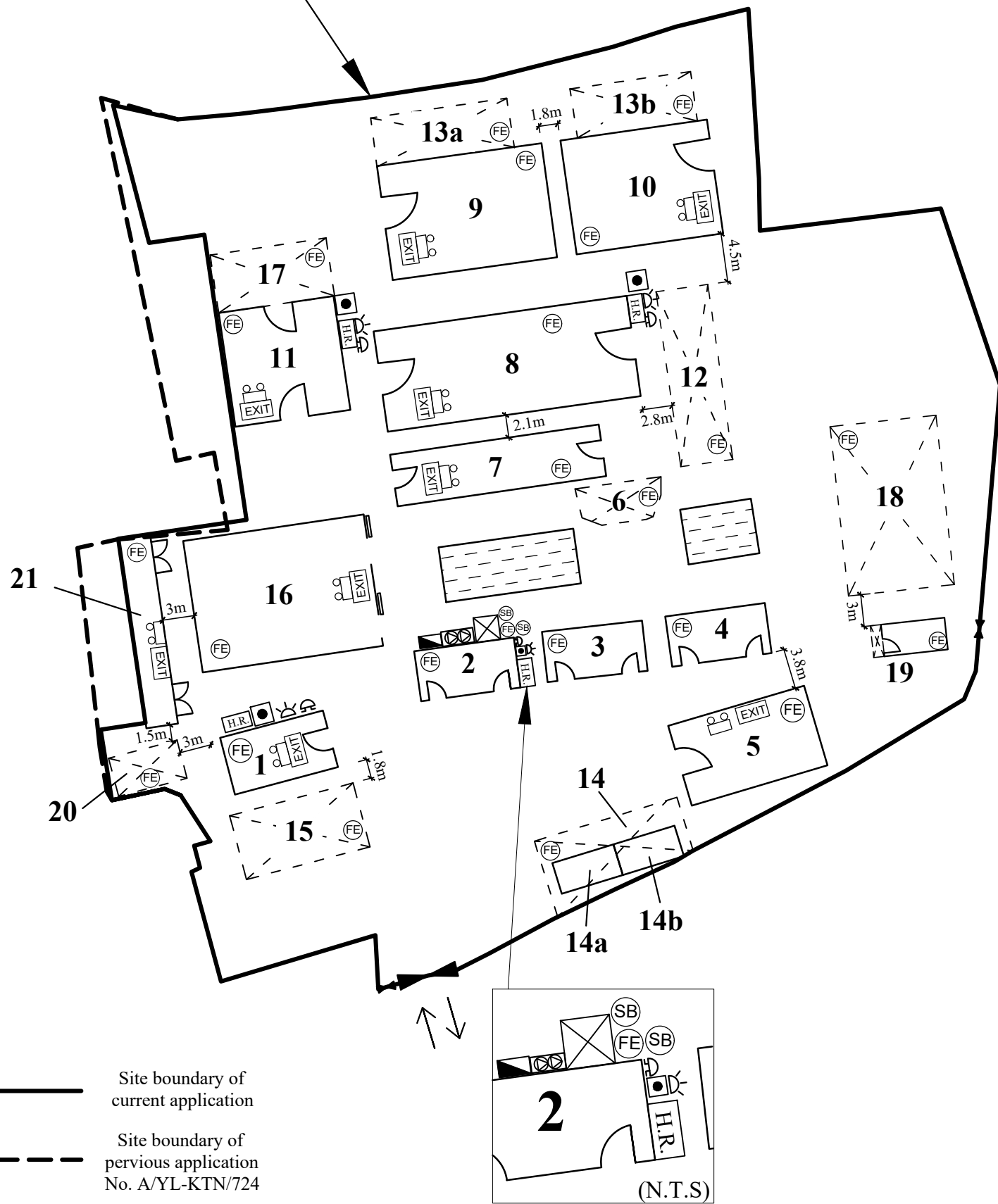
September 2024

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 )

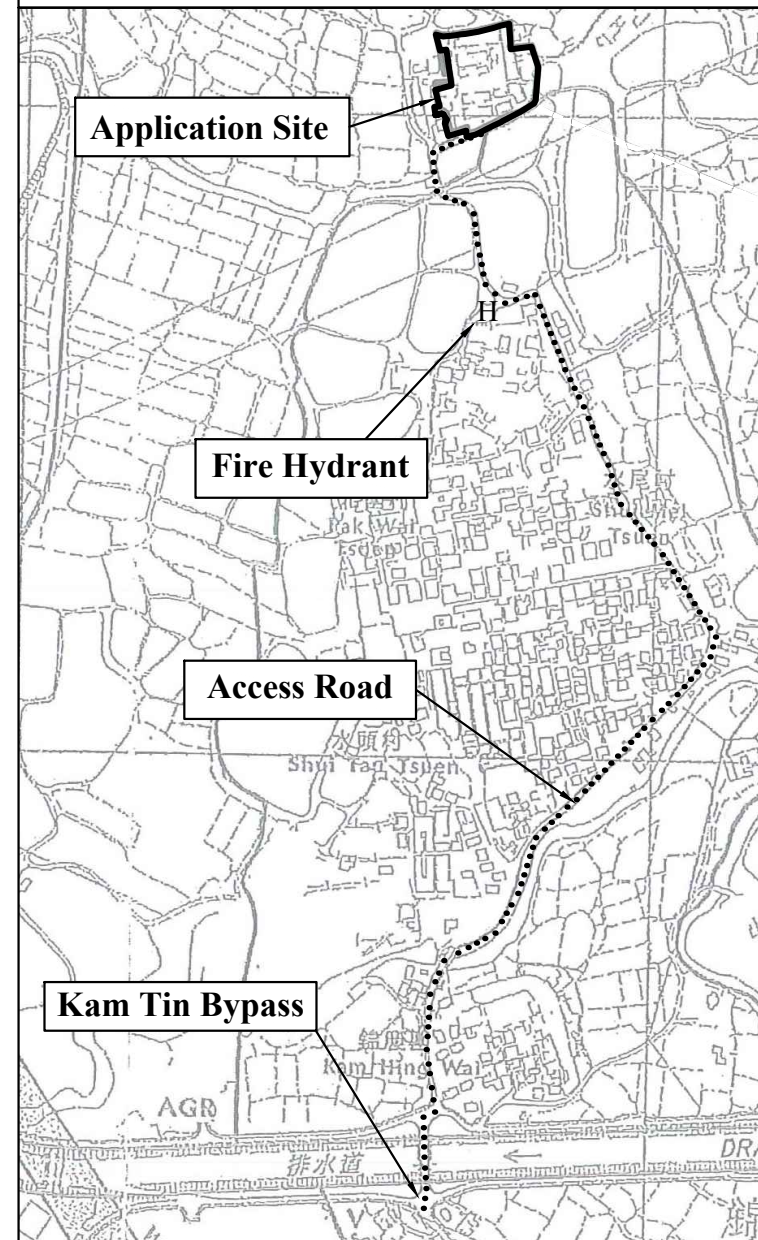


# Application Site



### 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: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided 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.	Dog Function 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.	Dog Function 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.	Dog Function Room	19.8m x 4.9m = 97m <sup>2</sup>	2.1m
8.	Kennel 1	24m x 9.5m = 228m <sup>2</sup>	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m <sup>2</sup>	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m <sup>2</sup>	3.9m
11.	Kennel 4	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	6.3m x 3.6m = 22.7m <sup>2</sup>	5.2m
21.	Pet Grooming Room	18m x 3m = 54m <sup>2</sup>	3.5m
	<b>Total</b>	<b>1,982.9m<sup>2</sup></b>	

Covered Area	1982.9m <sup>2</sup>
Uncovered Area	3,457.1m <sup>2</sup>
<b>remark: * The overlapped covered area and GFA of Structures 14 &amp; 14a/b are not double counted.</b>	<b>5,440m<sup>2</sup></b>

### 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 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 )**