PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT (STRAY DOG WELFARE FACILITY FOR RESCUE, REHABILITATION AND COMMUNITY EDUCATION) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN VARIOUS LOTS AT D.D. 247 AND ADJOINING GOVERNMENT LAND, NO. 151 TAI LAM WU ROAD, SAI KUNG [TPB REF: A/SK-HC/379]

Responses to Comments Table

	Comments/ Suggestions	Applicant's Responses
A.	**<u>Comments by Drainage Services Department received from Planning Department on 04.09.2026:</u>** ***(Contact Person: Mr. Andy WONG, Tel no.: 3965 7320)***	
1.	**<u>Drainage</u>** The site is in close proximity to an existing watercourse. The applicant should conduct Drainage Impact Assessment and implement appropriate drainage measures to minimise risk of flooding and impact to others.	Noted. A Drainage and Sewerage Impact Assessment ("**DSIA**") has been prepared accordingly (***Attachment 1*** *refers)*.
2.	The applicant shall provide a layout plan showing the ultimate drainage discharge point and the existing drainage paths of the Site for reviews.	The details of the drainage facilities at the Site have been provided in the DSIA accordingly *(**Attachment 1** refers)*.
B.	**<u>Comments by Transport Department received from Planning Department on 14.09.2026:</u>** ***(Contact Person: Mr. Jonathan BOEDIHARDJO, Tel no.: 2399 2224)***	
1.	As shown in the block plan of the supplementary planning statement, there would have provision of parking space and loading and unloading area. Please advise whether the proposed provision would be adequate for the subject application and would not induce adverse traffic impact.	Please note that the proposed car parking provision is adequate based on existing operation of the Temporary Dog Kennel Facility. Vehicles associated with the Proposed Temporary Rescue Dog Kennel are generally for transporting staff, visitors and volunteers, and occasional supply of deliveries which constitute the only additions to the traffic volume on this lightly used rural road. These transportations also occur on various times of the day as such, significant adverse traffic impact arising from the Proposed Temporary Rescue Dog Kennel is not anticipated.
2.	Please indicate the proposed vehicular access and the internal road in the abovementioned block plan.	Please refer to ***Attachment 2*** for the Revised Block Plan.
C.	**<u>Comments by Water Supplies Department received from Planning Department on 14.09.2026:</u>** ***(Contact Person: Mr. MAN Sip Hong, Tel no.: 2152 5772)***	
	We have no objection in principle on the subject planning application subject to the following conditions and comments to be addressed by the Applicant to the satisfaction of WSD:	No objection in principle to the subject application is noted.

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1.	In order to safeguard the raw water quality in water gathering ground ("WGG"), the Applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the Applicant shall provide evidences and/or control measures to ensure that the following terms are met:	Noted. A Water Gathering Ground ("**WGG**") Risk Assessment Report has been prepared to address these comments. Please refer to the WGG Risk Assessment Report in ***Attachment 3*** and the DSIA in ***Attachment 1*** for details.
(i)	No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.	As discussed in the WGG Risk Assessment report, foul water generated from the Site is collected and disposed via septic tanks outside of the 30m boundary of the nearby streamcourse.
(ii)	All solid waste and sludge arising from the erection, operation and maintenance of the proposed development shall be disposed of properly outside WGG.	Noted. Solid waste during erection, operation and maintenance will be disposed of outside WGG. Sludge from the septic tanks will be disposed away by tanking on a regular basis.
(iii)	The use and storage of pesticides, herbicides, toxicants, chemical solvents, lavicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.	Noted.
(iv)	No chemicals including fertilizers shall be used/stored without the prior approval from the Water Authority.	Noted.
(v)	Oil leakage and spillage are not allowed within WGG at all times. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.	Noted. No oil tanker will be accessing the Application Site at all times. Decontamination kit such as absorbent pads will be provided in case any leakage from other visiting vehicles.
(vi)	Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development.	Noted. Fencing would be erected accordingly.
(vii)	The kennels, ancillary facilities, education facilities, vehicle park, loading/unloading space as well as associated activities under the development shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed.	Noted. A signage alerting not to pollute the WGG would be displayed at all times during the Approval Period accordingly.

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Comments/ Suggestions		Applicant's Responses
(viii)	Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.	Please note that there are no fuel-handling operations proposed for the Site.
(ix)	Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained.	Noted. Runoff in the carpark area will be collected and run through a proposed oil interceptor before discharging into the drainage system.
(x)	Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.	Noted. No such operations are proposed on the Site.
(xi)	Mitigation measures to protect the stream, river course, and surface runoff from contamination by the proposed development shall be implemented.	Noted. As discussed in Sections 4 & 5 of the WGG Risk Assessment Report (***Attachment 3*** refers), measures have been proposed for the drainage and sewerage of the Site to safeguard the nearby stream course from potential contamination of the surface runoff and sewage generated from the Site.
2.	It is noted in para. 4.2.1 and 5.6.3 of Supplementary Planning Statement ("SPS") that the Applicant provides toilet to collect human waste and animal waste by septic tank with soakaway system. You may wish to note that the use of septic tank and soakaway system should be avoided in WGG.	Noted. However, given the temporary nature of the Application and in the absence of public sewerage in the vicinity, the use of septic tanks for the purpose of the Site would be an effective approach for treating relatively small amount of foul water.
3.	Further to the above Item C3, it is noted in Appendix I that the proposed development accommodates more than 200 animals. In this regard, the Applicant shall review, revise and elaborate the sewage management for human and animals, including but not limited to the estimation of sewage production, sewage collection method and design, drainage design and disposal plan.	Please refer to ***Attachment 1*** for the DSIA for details. In summary, sewage generated from the toilet block and washdown / floor washing activities will be separately collected and conveyed to the proposed septic tank for soakaway. The solid waste (i.e. dog dropping) in the kennel area will be collected and disposed of to the Government refuse collection point. Please note that due to the topography and site constraints no more than 200 dogs can be accommodated on site.

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Comments/ Suggestions		Applicant's Responses
4.	It is noted in para. 4.2.2 of SPS that wastes such as dog waste, leaves from trees, kitchen waste are collected and dropped to the public garbage bin provided outside of the shelter. You may wish to note that all solid waste arising from the proposed development shall be disposed of properly outside WGG. The Applicant shall assess the water pollution risks and impacts arising from the operation, and provide disposal plan including preventive, monitoring and mitigation measures.	As discussed in the WGG Risk Assessment Report (***Attachment 3*** refers), solid waste including dog dropping carefully collected, bagged and disposed of to the nearest Government refuse collection point. No record of any previous problems or complaints about such operations or arrangements.
5.	The location plans for 5 car parking spaces and loading/unloading space are noted. The Applicant shall provide the drainage proposal.	Please refer to ***Attachment 1*** for the DSIA.
6.	Ancillary facilities including ancillary office, public toilet, vending machines, remembrance hall, kitchen, freezer, dry food storage, medicine, laundry, water tank, workshop/maintenance are noted. In this regard, the Applicant shall:	
(i)	Provide the location plans for all ancillary facilities;	The location of the ancillary facilities is indicated in the revised Diagrammatic Plan in ***Attachment 5***.
(ii)	Elaborate the details of operation and management of medicine, including but not limited to the storage location, list of medicines, quantities, management of any used/ unused medicines;	Please note that the medicines used at the Site are mainly tablets for dogs' treatment which are stored in locked cabinets. These cabinets are located within the Blocks 4 and 5 and are generally covered, dry and not approachable by dogs. The quantities of medicines are as required which are purchased and used when prescribed. The medicines are stored and used per the prescribed dosage until the completion of the treatment. Any used/ unused medicines will be properly disposed.
(iii)	Elaborate the details of operation and management of the laundry, including but not limited to any chemicals involved, any machineries involved and foul water discharge point(s);	The washing machine are used daily to wash the clothes used for the dog beds. No chemicals will be used to wash the clothes. As noted above, foul water will be collected and dispose to new soakaway(s) remote from the streamcourse (***Attachment 1*** refers).
(iv)	Explain the function of water tank;	Please note that the water tank is for general cleaning purposes.

Comments/ Suggestions		**Applicant's Responses**
(v)	Elaborate the activities involved for the workshop and/or maintenance, and clarify whether there will be generation of any sewage and/or solid waste.	The workshop is used for equipment repair purpose, and no sewage will be generated. Solid waste, if any, will be collected and disposed of to the designated Government refuse collection point. Foul water from the purpose of floor cleansing will be led to the proposed septic tank and subsequent soakaway. Please note that only very simple maintenance work would be undertaken on Site and no sewage or solid waste issues are expected.
7.	It is noted in para. 5.6.2 of SPS that the Applicant will adopt the necessary measures to prevent polluting the watercourse during the operation of the proposed development. However, details about the measures, including but not limited to stormwater and runoff management have not been provided in the submission.	Please refer to the DSIA and the WGG Risk Assessment Report in ***Attachments 1 and 3*** respectively.
D.	**<u>Comments by Home Affairs Department received from Planning Department on 14.09.2026:</u>** ***(Contact Person: Mr. Angus LAW, Tel no.: 2706 3814)***	
1.	Indigenous Inhabitant Representatives of Tai Lam Wu Village expressed concern for the increased traffic volume brought by visitors on weekends and holidays. Visitors who are not familiar with Tai Lam Wu Road (a narrow one lane two-way road) often travel at high speeds, posing significant danger. In addition, he claimed that the concerned site may be located within Water Gathering Ground and worried that the applied use may lead to water source pollution.	Noted. The Applicant has always reminded all Volunteers and Visitors to drive responsibly and carefully when accessing the Application Site. Regarding the increased traffic volume, please refer to Applicant's Responses in Item B1 above. Please note that the Representative of Tai Lam Wu Village also provide her supports to the Subject Application (***Appendix 4*** of the SPS refers). Furthermore, the Site is located within WGG and wastewater will be properly treated and discharged via septic tanks to a new soakaway facility to avoid any water pollution to the neighbourhood. Please refer to ***Attachments 1*** and ***3*** for the DSIA and WGG Risk Assessment.

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E.	**<u>Comments by Food and Environmental Hygiene Department received from Planning Department on 14.09.2026:</u>** ***(Contact Person: Mr. Stella KWOK, Tel no.: 3141 1229)***	
1.	In case that any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. The project proponent is advised to list out all the affected FEHD facilities and to obtain FEHD's prior consent should any additional facilities are affected by the project. Cost and relevant demolition works / reprovisioning works should be borne /carried out by the project proponent. Reprovisioning of the affected FEHD facilities by the project proponent up to the satisfaction of FEHD is required. Local consultation / DC consultation should be conducted by the project proponent as well. Besides, sufficient amount of recurrent cost for management and maintenance of the reprovisioned facilities to FEHD may be required.	Please note that no FEHD's facility is affected by the Temporary Dog Kennel Facility.
2.	Reprovisioning of the affected FEHD facilities should be provided in an appropriate site acceptable to FEHD and relevant Government Departments. Temporary reprovisioning of affected FEHD facilities, e.g. portable toilets, should be provided as interim on the project proponent's cost to cope with the demand of FEHD services.	Noted.
3.	If provision of cleansing service for new public roads, streets, cycle tracks, footpaths, paved areas, public carpark, footbridge, subway, etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD.	Noted.
4.	The applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings.	Noted.
5.	The associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.	Noted.

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6.	If domestic waste collection service of FEHD is required in the future, prior comments from this Department on the waste collection plan should be sought. The refuses collection point (RCP) of domestic waste and the commercial waste should be clearly separated.	Noted.
F.	**<u>Comments by Lands Department received from Planning Department on 14.09.2026:</u>** ***(Contact Person: Mr. George HO, Tel no.: 3565 3952)***	
1.	The following irregularities covered by the subject planning application are detected:	
(i)	<u>Unauthorized structures and uses within Lot Nos. 646, 647RP & 648, all in D.D. 247 and SX1633</u> There are a number of existing structures and their uses within the said private lots and the Short Term Tenancy ("STT") site not tallying with those permitted under Short Term Waiver ("STW") No. SW130, STT No. SX1633 and Modification of Tenancy ("MOT") No. SAS741. The lot owner(s) of the said private lots and the tenant of SX1633 should immediately rectify/regularize the breaches and this office reserves the rights to take necessary lease enforcement and land control actions against the breaches without further notice. If the planning application is approved, the lot owner(s) and the tenant will need to apply to this office for modification/grant of the STW and STT where appropriate to permit the structures erected within the said private lots and STT. The applications 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 and rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	Noted. Upon approval by the Town Planning Board ("**TPB**"), the Applicant will apply the relevant procedures under Lands Administration.

Comments/ Suggestions		**Applicant's Responses**
(ii)	<u>Unlawful occupation of Government land (GL) with unauthorized structures adjoining Lot Nos. 646, 647RP & 648, all in D.D. 247 and SX1633</u> There are several pieces of GLs within the Application Site (roughly about 800m^2) other than those covered by SX1633 have been illegally occupied with unauthorized structures without any permission. Any occupation of GL without Government's prior approval is not allowed. This office has therefore adverse comment to include such GLs into the Application Site. The lot owner(s) and tenant should immediately cease the illegal occupation of GLs and remove the unauthorized structures. This office reserves the rights to take necessary land control action against illegal occupation of GLs without further notice.	Noted.
3.	As the Application Site involves private lots and GL, this office cannot verify the area of the Application Site at this stage. The applicant should ensure the area stated in the Application are correct.	Noted.
G.	**<u>Comments by Urban Design and Landscape Unit of Planning Department received from Planning Department on 14.09.2026:</u>** ***(Contact Person: Mr. George HO, Tel no.: 3565 3952)***	
1.	As the Site is zoned "Conservation Area", should the Rural and New Town Planning Committee decide to approve the application, the following approval condition is recommended for incorporation:	
	the submission and implementation of a Landscape Proposal to the satisfaction of the Director of Planning or of the Town Planning Board.	Noted. The Applicant is willing to accept approval conditions upon TPB Approval.
2.	The applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.	Noted.

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H.	**<u>Comments by Environmental Protection Department received from Planning Department on 15.09.2026:</u>** ***(Contact Person: Mr. Alan LI, Tel no.: 2835 1114)***	
1.	On water quality, it is noted that the wastewater arising from the proposed use would be collected and disposed by a septic tank and soakaway system. Pursuant to HKPSG (Ch.9), the use of septic tank system should be avoided and development within WGG are strictly controlled by WSD and planning of development or projects to be located inside or near the WGG should follow guidelines laid down by WSD. In this regard, please seek WSD's advice whether the use of existing septic tank could be adopted for the proposed temporary use. If considered unsuitable, the Applicant shall propose a suitable alternative arrangement/system for collecting, handling and disposal of wastewater and sewage generated within the Site following WSD's requirements. Besides, the Applicant is reminded to observe BD's PNAP ADV-27 for protection of natural stream/rivers from the proposed temporary use, where appropriate.	Please refer to responses to WSD in Item C1 – C7 (and DSD in Item A1-A2) comments above. All relevant Government Regulations and Advice Notes will be followed during the implementation and operation of the proposed development.
2.	On noise issue, the Applicant is reminded to implement good management practices to minimise dog barking, such as staff training, management of dog interactions and avoidance of barking triggers.	Noted.
3.	The Site was not subjected to any substantiated environmental complaint in the past 3 years. The Applicant is reminded to seek EPD's advice on the potential implication under the Environmental Impact Assessment Ordinance if the Project involves any earthworks and other building works within the existing "CA" zone.	Noted.
I.	**<u>Comments by Buildings Department received from Planning Department on 15.09.2026:</u>** ***(Contact Person: Mr. Dennis HO, Tel no.: 2626 1491)***	
	Please note the following comments if the site is a leased land:	
1.	If the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application.	Noted.

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Comments/ Suggestions		Applicant's Responses
2.	Before any new building works (save for exempted works and minor works) are carried out, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person must be appointed to coordinate all new building works in accordance with the BO. However, the carrying out of minor works can follow the provision laid down under the Minor Works Control System.	Noted.
3.	For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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 application site under the BO.	Noted.
4.	If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application 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.	Noted.
5.	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 respectively.	Noted.
6.	If the site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.	Noted.
7.	Detailed comments will be provided at plan submission stage.	Noted.

J.	**<u>Comments by Geotechnical Engineering Office of Civil Engineering and Development Department received from Planning Department on 15.09.2026:</u>** ***(Contact Person: Ms. LAM Yu Ha, Tel no.: 2762 5381)***	
1.	The proposed development may affect, or be affected by man-made slopes and natural terrain. According to the "GEO Advice Note for Planning Applications under Town Planning Ordinance" (see attached), the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The essential contents of a GPRR are given in the attached GEO Advice Note.	Please refer to ***Attachment 4*** for the Geotechnical Planning Review Report ("**GPRR**") form attached to the GEO Advice Note and the supplementary assessment for detail.
2.	In preparing the GPRR, the applicant should provide further details on the nature and usage of each facility / structure. To reduce the natural terrain hazards, critical facilities (particularly Group 1-3 facilities as stipulated in GEO Report No. 138, such as offices, education facilities and remembrance hall etc.) are recommended to be located away from the natural hillside.	Please be clarified that there are no Group 1-3 facilities within the Application Site as stipulated in GEO Report No. 138 – the "office" is akin to store room for staff's items; "remembrance hall" is a storage for dog urns and a kennel; and "education facilities" are akin to outdoor dog fenced areas. The Diagrammatic Plan in ***Attachment 5*** has been revised accordingly. Please also note that all human activities and critical facilities, if any, will be located away from the natural hillside and slopes. Please refer to the GPRR in ***Attachment 4*** for details.
3.	The applicant should also note that, given the temporary nature and proposed use of the subject site, the cost of geotechnical studies and works (if required) may be disproportionate to the proposed development.	Noted.

Date: 28 October 2026
File Ref: SKSFS/TLWSK