

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年01月14日星期二 11:35
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: S.16 Planning Application No. A/YL-KTN/1061 - Submission of Further Information
附件: KTN1061_P23044_FI_14.1.2025.pdf
類別: Internet Email

Your Ref.: A/YL-KTN/1061
Our Ref.: P23044/TL25010

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

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[REDACTED]

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Your Ref.: A/YL-KTN/1061

Our Ref.: P23044/TL25010

14 January 2025

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 Further Information (FI)

**Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot Nos. 1493 (Part) and 1500 (Part) in D. D. 107 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1061)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

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



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN)

By E-mail only

Further Information for Planning Application No. A/YL-KTN/1061

(i) Response-to-Comments

Comments from the Lands Department

Contact Person: Ms. S. L. CHENG (Tel: 2443 1072)

I.	Comments	Responses
1.	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1500 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>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lots.</p>
2.	<p>If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW and STT to permit the structure(s) erected within Lot No. 1500 in D.D. 107 and the occupation of the Government land. 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)

II.	Comments	Responses
1.	Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2006 and the FSD Circular Letter No. 5/2008; and	Noted. Please refer to the revised FSI Proposal for details (Plan 6).
2.	Emergency lighting and exit sign shall be provided to structures 12 and 13.	Ditto.

Comments from the Transport Department

Contact Person: Mr. Phil CHAN (Tel: 2399 2421)

III.	Comments	Responses
1.	The applicant should advise the loading / unloading arrangement for the site.	A loading/unloading space for light goods vehicle is proposed on Shui Mei Road near the site. Please refer to the Plan showing the proposed location for loading/unloading for details (Plan 8). It is expected that the loading/unloading activity of material would be carried out once per week and would take about 15 minutes. As such, it would not cause adverse traffic impact to Shui Mei Road.
2.	The applicant should provide nearest public transport services and indicate on the layout plan.	Public transport services are available in the vicinity of the Site (about 170 m to the south). The walking time is about 3 minutes. Please refer to our previously submitted plan showing nearest public transport services (Plan 4) for details.
3.	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.

Comments from the Urban Design & Landscape Section, Planning Department

Contact Person: Mr. Samuel HUI (Tel: 3565 3957)

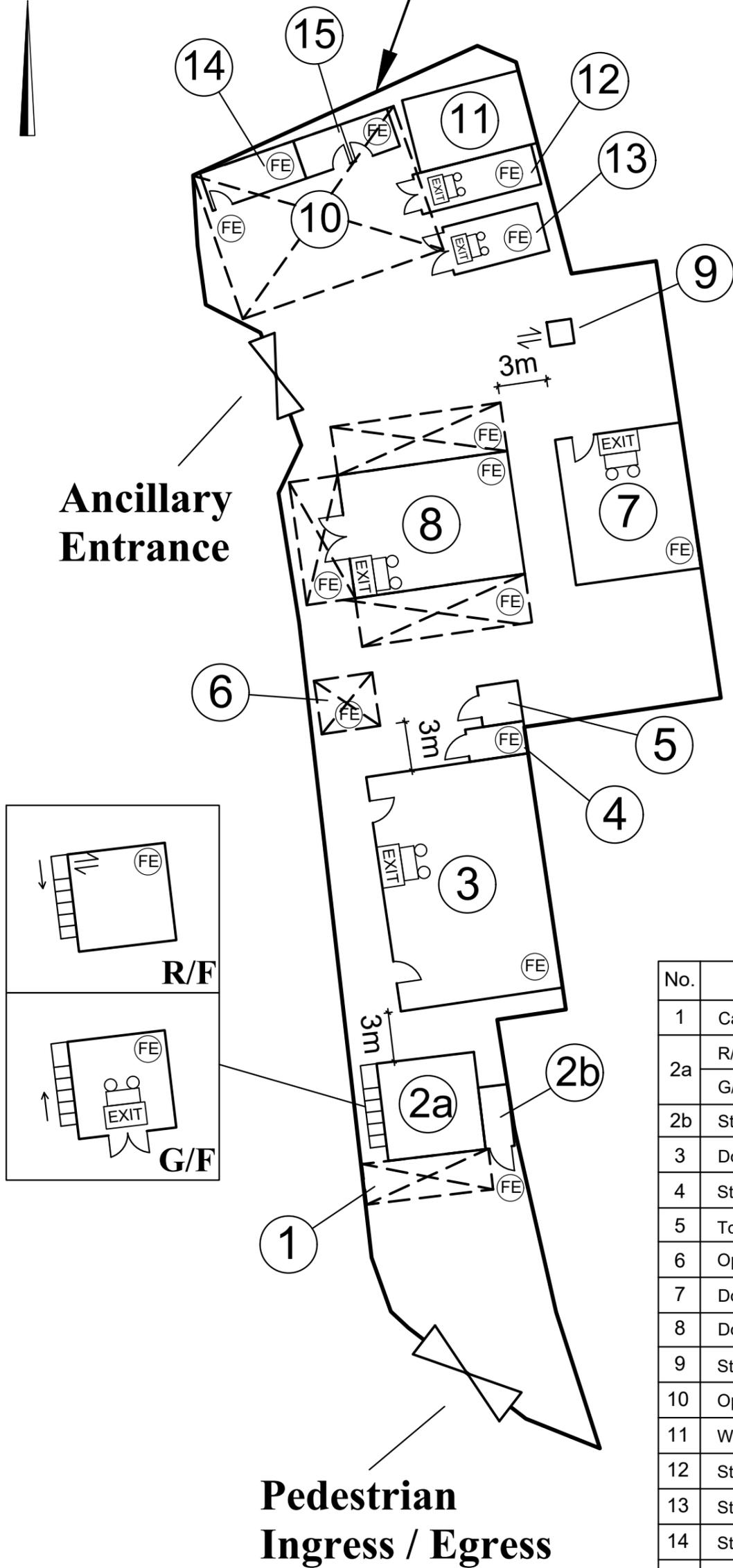
IV.	Comments	Responses
1.	Based on our site photos, some tree/vegetation in the south and northeast of the site is observed. Despite para. 24 of the Planning Statement (P.S) stated that no vegetation clearance and tree felling will be carried out at the Site, the proposed structure 7 may be in conflict with the existing trees/vegetation of common species. No tree information, proposed tree treatment and mitigation measure are provided in the application.	There are 3 trees (T1-T3) located within the site. Please refer to the tree location plan for details (Plan 9). Other trees are on a location outside of the subject site, but parts of their tree crowns may be within the site. Tree treatment such as pruning by the experts will be carried out annually to maintain the shape and health of the concerned trees.

(ii) Clarification of layout

The Gross Floor Area of the existing dog kennel (Structure No. 3) on the subject site is about 65 m². It is proposed to be enlarged to about 146m² as shown in the previously submitted layout plan.

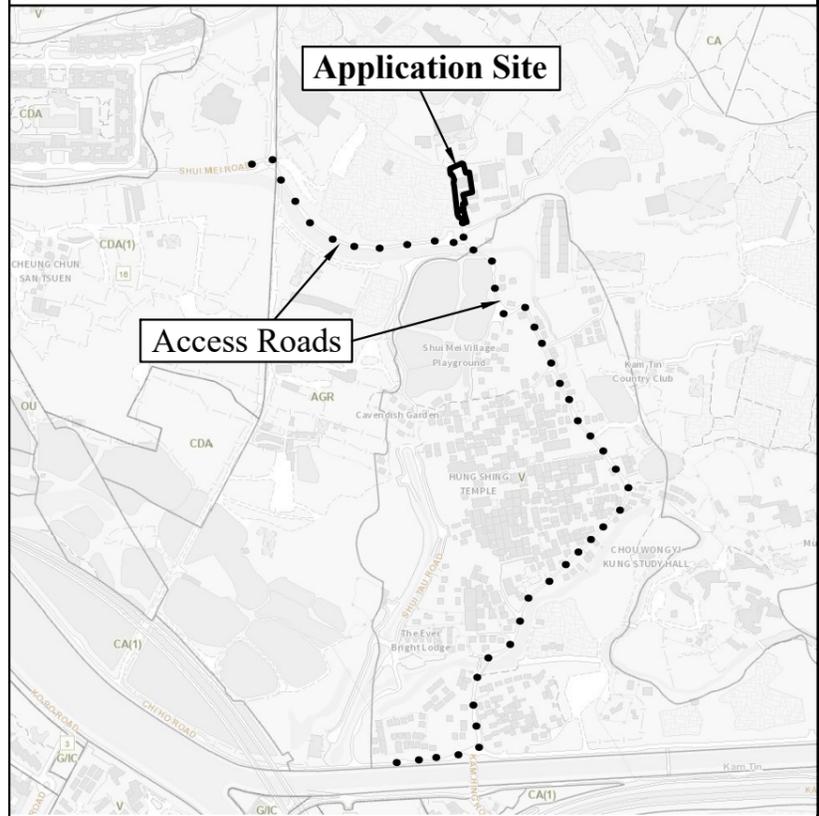
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Application Site



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.



Location Plan

(N.T.S)

Legend

- 5.0kg CO2 Gas type Fire Extinguisher x16
- Emergency Light x6
- Exit sign x6

Site Area (about) : 1,381m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Canopy	19.5 m ²	19.5 m ²	1	3.5m
2a	R/F : Rooftop seating area	36 m ²	36 m ²	2	5m
	G/F : Ancillary Office	36 m ²			
2b	Storage	7 m ²	7 m ²	1	5m
3	Dog kennel	146 m ²	146 m ²	1	5m
4	Storeroom	7.2 m ²	7.2 m ²	1	3.5m
5	Toilets	6.3 m ²	6.3 m ²	1	3.5m
6	Open shed	12 m ²	12 m ²	1	3.5m
7	Dog kennel	70 m ²	70 m ²	1	5m
8	Dog kennel	172 m ²	172 m ²	1	5m
9	Storeroom	9 m ²	9 m ²	1	3.5m
10	Open shed	121 m ²	121 m ²	1	8m
11	Water tank	34 m ²	34 m ²	1	1m
12	Storeroom	19 m ²	19 m ²	1	3.5m
13	Storeroom	18 m ²	18 m ²	1	3.5m
14	Storeroom	under structure 10	under structure 10	1	3.5m
15	Storeroom	under structure 10	under structure 10	1	3.5m
Total Area : (About)		<u>713 m²</u>	<u>677 m²</u>		

1:300 (A3)

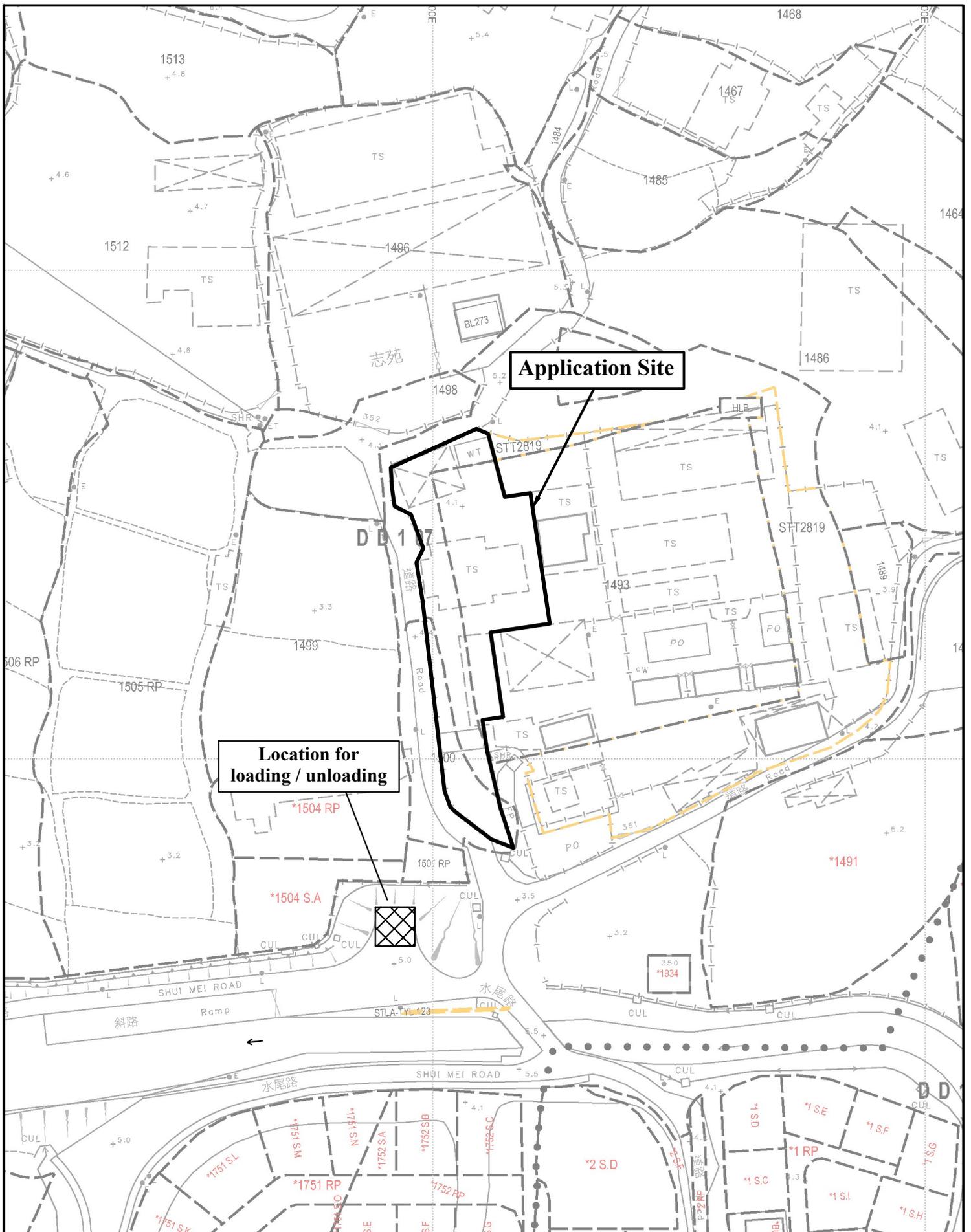
October 2024

Fire Service Installations Proposal

Lots 1493 (part), 1500 (part) in DD. 107
and adjoining government land
Kam Tin North, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 6
(P 23044)**



1:1000

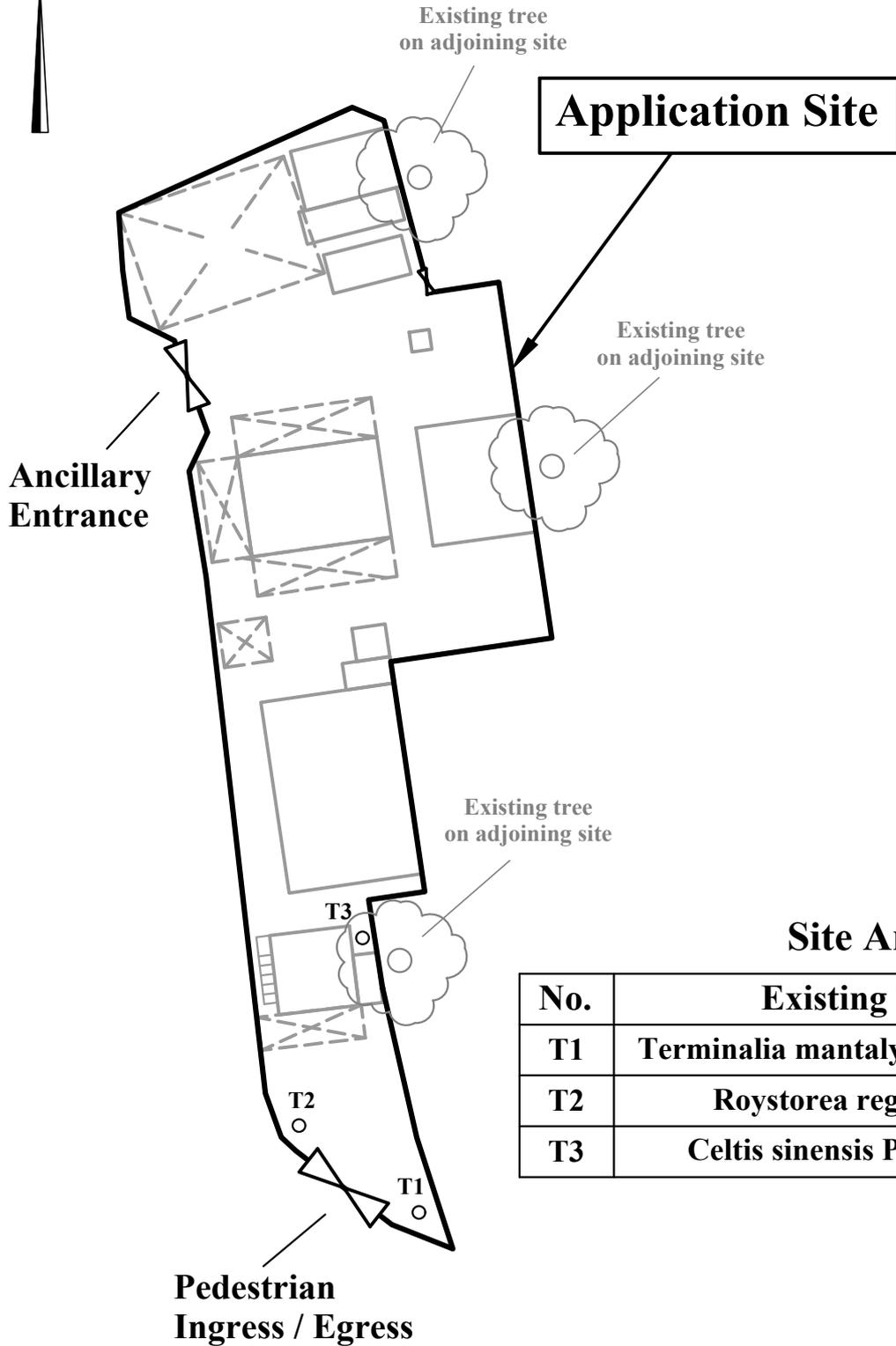
December 2024

Plan Showing Location for Loading / unloading

Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 8 (P 23044)



Site Area (about) : 1,381m²

No.	Existing Tree	Height
T1	Terminalia mantaly (小葉欖仁)	5m
T2	Roystorea regia (王棕)	5m
T3	Celtis sinensis Pers. (朴樹)	10m

1:500	Plan showing Tree Locations	Goldrich Planners & Surveyors Ltd.
December 2024	Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories	Plan 9 (P 23044)