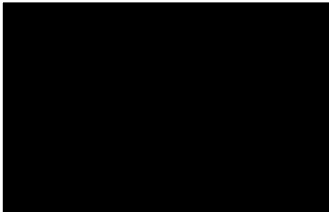


寄件者: Rich Gold [REDACTED]
寄件日期: 2025年06月26日星期四 15:51
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Hao CAI/TD; MC CHAN/TD
主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information
附件: A_YL-KTN_1074_FI_26.6.2025.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Alan Poon



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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL25133

26 June 2025

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

By Email:
tpbpd@pland.gov.hk

Dear Sir,

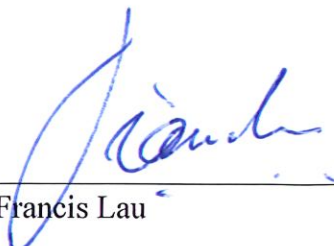
Submission of Further Information (FI)

**Temporary Place of Recreation, Sports or Culture and
Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land
Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107,
Yuen Long, New Territories
(Application No. A/YL-KTN/1074)**

We would like to clarify that the maximum number of visitors for social events is about 80 persons. It is estimated that there will be one day of event every month from April to September and two days of event every month from October to March. 4 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 no. of parking spaces for coaches (29 seats, 7m in length) are proposed to be provided on site.

We submit updated Justifications (Appendix I), Layout Plan (Plan 3c) and Swept Path Analysis (Plan 5c) to reflect the changes. Plan 9 (Plan Showing the Route and Pick-up / Drop-off Point of Coach) is proposed to be deleted.

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



Francis Lau

Encl.

Justifications

Application Background

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply a fresh application to continue the operation.

Applied Use

5. The applied use is ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities’ for a Period of 3 years and Associated Filling of Land.

Location

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

Site Area

7. The site area is about 3,071m². No Government Land is involved.

Planning Context

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture 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.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

Mode of Operation

12. There are two modes of operation for the application:

- a. Animal Boarding Establishment; and
- b. Social event activities.

a. Animal Boarding Establishment

13. The site provides animal boarding service between 9 a.m. to 7 p.m. Pet owners may leave their pets on site for boarding service. No overnight boarding service is provided.
14. The open grass land, the area under the open sheds and multi-function rooms are used for pet activity.
15. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function room when more than one pet is in the room.
16. Pet owners may play with their pets on site.
17. It is estimated a maximum of 10 pets will be kept on site.

18. The estimated trip attraction and trip generation rates for animal boarding establishment are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	2	1	0	0
18:00-19:00	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

b. Social event activities

19. Customers could make reservation for social events (e.g. social gathering and wedding ceremonies) between 9 a.m. to 11 p.m.
20. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles to play.
21. Pet owners may bring their pets for social gathering. Pets could play on the open grass land or the open shed. Pet owners exchange their experience in keeping the pets.
22. For wedding ceremonies, the marriage couple and their parents will come to the site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or coaches (29 seats, 7m in length) to the site.
23. Coach service will be arranged by the marriage couple. Permitted coach service company will be hired to provide coach service.

24. The estimated trip attraction and trip generation rates for social events are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	0	0
10:00-11:00	0	0	0	0
11:00-12:00	0	1	2	1
12:00-13:00	0	1	2	1
13:00-14:00	0	0	0	0
14:00-15:00	2	1	0	1
15:00-16:00	2	1	0	1
16:00-17:00	0	1	2	1
17:00-18:00	0	1	2	1
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	2	1	0	1
22:00-23:00	<u>2</u>	<u>1</u>	<u>0</u>	<u>1</u>
Total:	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>

25. Videos for wedding ceremonies will be displayed on the display screen. The display screen does not have a loudspeaker. The sound of the videos will be broadcasted through a loudspeaker which is placed under structure 1.

26. Microphone and loudspeakers will be used on site. The operator will follow the standard stated in Noise Control Ordinance Cap. 400.

27. The operator will not provide food or drinks for the recreational activities.

28. It is estimated a maximum number of 80 persons for social events. Maximum number of staff would be about 10 persons.

29. It is estimated that there will be one day of event every month from April to September and two days of event every month from October to March.

30. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the site is used for social events.

31. In bad weathers such as rainy days, activities could be held under the open rain shelter and the multi-function rooms.

Development Parameters

32. Please refer to Layout Plan (Plan 3c) and the following table for details:

No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter		600m ²	600m ²	7m	1
2.	Multi-function Room (Animal activity room, social event room and ancillary office)		126m ²	198m ²	8m	2
3.	G/F	Staff Pantry and Toilet	94m ²	94m ²	8m	2
	U/F	Animal activity room		56m ²		
4.	3 nos. of 20ft. container storage		44m ²	44m ²	5m	1
5.	Rain Shelter		138m ²	138m ²	5m	1
6.	Rain Shelter		18m ²	18m ²	5m	1
7.	Display screen		6m ²	6m ²	5m	1
8.	Meter Room		<u>2m²</u>	<u>2m²</u>	3m	1
Total:			<u>1,028m²</u>	<u>1,156m²</u>		

33. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
34. Structures 2 and 3 are soundproofing and fully air-conditioned.
35. 4 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 no. of parking spaces for coaches (29 seats, 7m in length) are provided on site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site (Plan 5c). No parking, reversing or turning of vehicles on public road is expected.
36. Visitors are encouraged to take public transports which are available at a distance of about 190 m to the south of the site. The estimated walking time is about 2 minutes (Plan 6).

Similar Applications

37. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
38. Approval of the current application is in line with the decisions of the RNTPC.

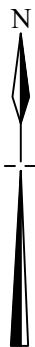
No Adverse Impact to the Surroundings

39. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
40. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4a) and attached drainage photographs for details.
41. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
42. Part of the site (about 1,039m² (34%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
43. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

Planning gain

44. The proposed use would help to satisfy the demand for recreational activities area and animal boarding services in the vicinity.

- End -



Application Site

Local Road

Open Staircase

To Castle Peak Road

Shui Mei Road

LEGEND



Coach
(7m (L) x 2.5(W))



Parking space for private cars
(5m (L) x 2.5(W))



Parking space for light goods vehicles
(7m (L) x 3.5(W))



Parking space for light goods vehicles
(7m (L) x 3.5(W))

1 : 500 (A4)

May 2025

Swept Path Analysis

Lots 1499 (Part), 1500 (Part), 1504 S.A
and 1504 RP in D. D. 107
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 5c
(P 21098)**