

Our Ref. : DD113 Lot 1023 S.A & VL  
Your Ref. : TPB/A/YL-KTS/1075

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

**By Email**

18 June 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Various Lots in D.D.113, Ho Pui, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTS/1075)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED] at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Woody LIN  
(Attn.: Mr. Michael SO

email: wkwlin@pland.gov.hk )  
email: mckso@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Various Lots in D.D.113, Ho Pui, Kam Tin, Yuen Long**

**(Application No. A/YL-KTS/1075)**

(i) The applicant would like to provide clarifications of the subject application. Details are as follows:

- Majority of the application site (the Site) (i.e. about 1,466 m<sup>2</sup>) has already been filled with concrete for site formation of structures, parking and circulation space. The current application serves to regularise the land filling work to reflect the existing condition of the Site. No further filling of land will be carried out at the Site after planning approval has been granted from the Town Planning Board. The revised application form and development plans are provided by the applicant (**Annex I** and **Plans 4 to 5**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</b> <b>(Contact Person: Mr. Michael SO; Tel: 3907 0963)</b>		
(a)	Please confirm that no outdoor dog activities and training will be held at the Site at all times.	Please be confirmed that no outdoor dog activities and training will be held at the Site at all times during the planning approval period.
(b)	Please confirm that a 2.5 high solid fence wall would be erected along the site boundary to minimise potential noise nuisance.	2.5 m high solid metal fencing will be erected along the site boundary to minimize potential nuisance to the surrounding areas.
(c)	Please confirm that no vehicles exceeding 5.5 tonnes, including container tractors/trailers, will be allowed to be parked/stored on or enter/exit the site at all time.	No vehicles exceeding 5.5 tonnes, including container tractor/trailers, will be allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.
(d)	Please clarify whether visitor appointment system will be adopted for the proposed use.	Advanced booking system will be adopted to regulate the number of visitors, walk-in visitor will not be served.
(e)	According to the site photos, it is noted that a group of trees are found at the north part	The existing tree group at the northern and southeastern portions of the Site will be

	of the site, please clarify if there are any tree treatment or mitigation measures will be adopted, with the support of revised layout plan and land fill plan.	preserved and maintained by the applicant during the planning approval period ( <b>Plan 4</b> ).
(f)	Please clarify whether the filling of land proposed (about 1,155m <sup>2</sup> /72% of the Site) in planning application No. A/YL-KTS/940 has already completed. If yes, please clarify whether the current application is to regularise the land filling done in previous application.	The filling of land proposed in the previous planning application (No. A/YL-KTS/940) has already completed. Majority of the Site (i.e. about 1,466 m <sup>2</sup> ) has already been filled with concrete for site formation of structures, parking and circulation space ( <b>Plan 5</b> ). The current application serves to regularise the land filling work to reflect the existing condition of the Site. No further filling of land will be carried out at the Site after planning approval has been granted from the Town Planning Board.
<b>2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b> <b>(Contact Person: Mr. Samuel HUI; Tel: 3565 3957)</b>		
(a)	Based on the site photos, some existing trees of common species are observed within the application site. According to the proposed layout (Plan 4) and land filling plan (Plan 5), the proposed works may be in conflict with the existing trees to the northern part of the Site which were not shown on plan. Insufficient tree information and no proposed tree treatment and mitigation measures(s) has been provided in the application.	Please refer to the revised layout plan showing the location of the existing trees ( <b>Plan 4</b> ). All trees within the Site will be preserved and maintained by the applicant. No tree felling will be carried out within the Site during the planning approval period.
<b>3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b> <b>(Contact Person: Mr. WONG; Tel: 2443 3474 )</b>		
(a)	Unauthorized structure(s) within the private lot(s) covered by the planning application;	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Town Planning Board. No structure is proposed for domestic use.
(b)	Since there is/are unauthorized structure(s) and uses on the Lot No. 1023 RP in D.D. 113 which 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; and	
(c)	If the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) of the STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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.	

**Annex I**

Revised Application Form

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土            Area of filling 填土面積 .....1,466..... sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 .not more than 0.2. m 米 <input type="checkbox"/> About 約 </div> <div> <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 </div> <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	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <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"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>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)									
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## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (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) (請用地盤平面圖顯示有關土地／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> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,466 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2.. m 米 <input type="checkbox"/> About 約</p> <p><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> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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**REVISED PLANS**

- |               |                                      |
|---------------|--------------------------------------|
| <b>Plan 4</b> | Layout Plan                          |
| <b>Plan 5</b> | Plan Showing Area of Filling of Land |



#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,608 m<sup>2</sup> (ABOUT)  
COVERED AREA : 360 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 1,248 m<sup>2</sup> (ABOUT)

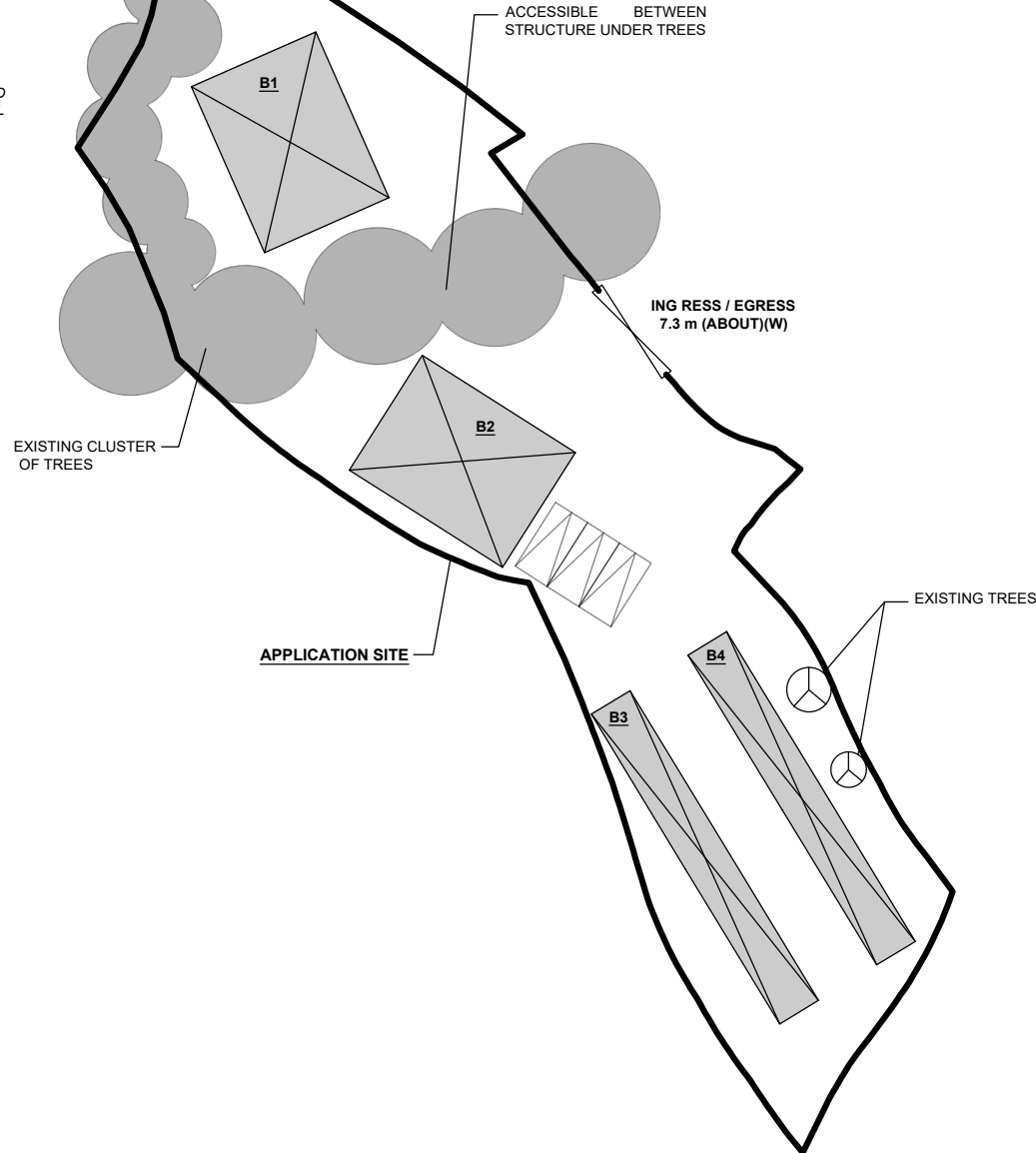
PLOT RATIO : 0.36 (ABOUT)  
SITE COVERAGE : 22.38% (ABOUT)

NO. OF STRUCTURE : 4  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 576 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 576 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 3.5 - 7.5 m (ABOUT)  
NO. OF STOREY : 1 - 2

ALL EXISTING TREES WITHIN THE SITE WILL BE PRESERVED AND MAINTAINED DURING THE PLANNING APPROVAL PERIOD.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT WASHROOM, SITE OFFICE	108 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m <sup>2</sup> (ABOUT)	576 m <sup>2</sup> (ABOUT)	

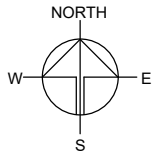


#### LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS

#### PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3  
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 20.3.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

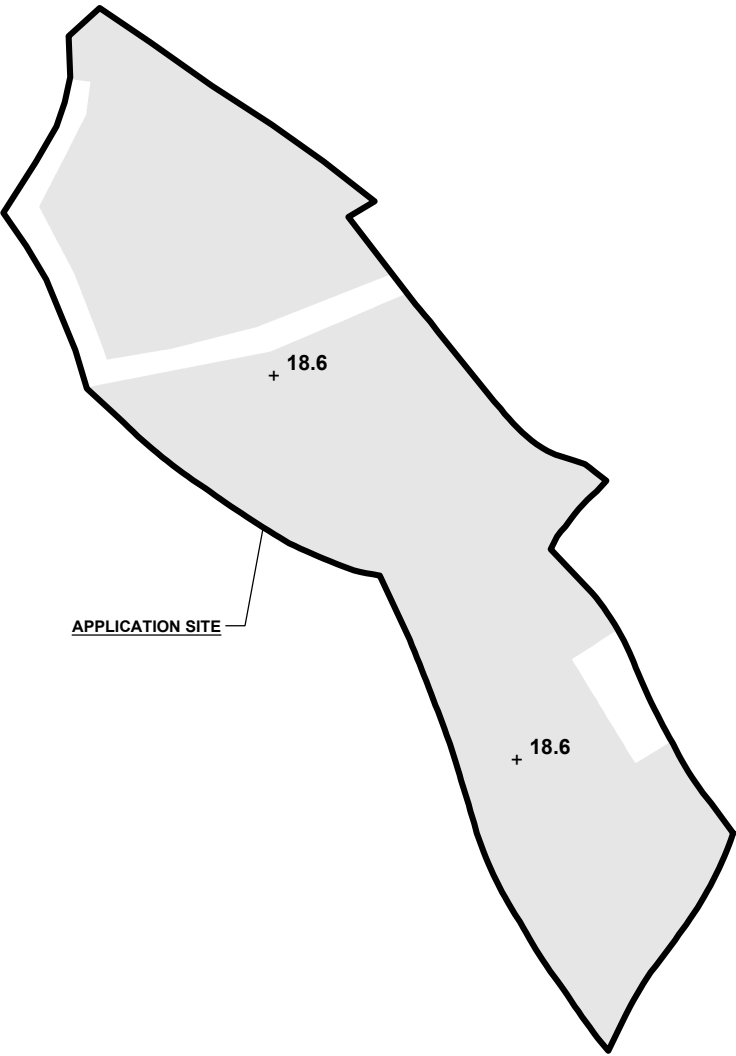
FILLING OF LAND AT THE APPLICATION SITE (FOR REGULARIZATION)

APPLICATION SITE AREA	: 1,608 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 1,466 m <sup>2</sup>	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND CIRCULATION SPACE	




MAJORITY OF THE SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BAORD.

REMAINING AREA OF THE APPLICATION SITE

SOILED GROUND AREA	: 142 m <sup>2</sup>	(ABOUT)
USE	: LANDSCAPING AREA	



**LEGEND**

-  APPLICATION SITE
-  FILLING OF LAND AREA
-  +18.6 PROPOSED SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

NORTH



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

TEMPORARY BOARDING AND

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY	DATE
MN	20.3.2025
REVISED BY	DATE
LT	18.6.2025
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001