



盈卓
規劃
有限公司

Our Ref. : DD 106 Lot 1165
Your Ref. : TPB/A/YL-KTS/1114

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

By E-mail

05 March 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1114)

We write to submit further information in response to departmental comments on the captioned application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]



Response-to-Comment (RtC)

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

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(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	Stand-alone fire detectors shall be provided in every room/compartment except kitchen and washroom on G/F of Structure B1.	Please refer to the revised proposal enclosed at Annex 1.

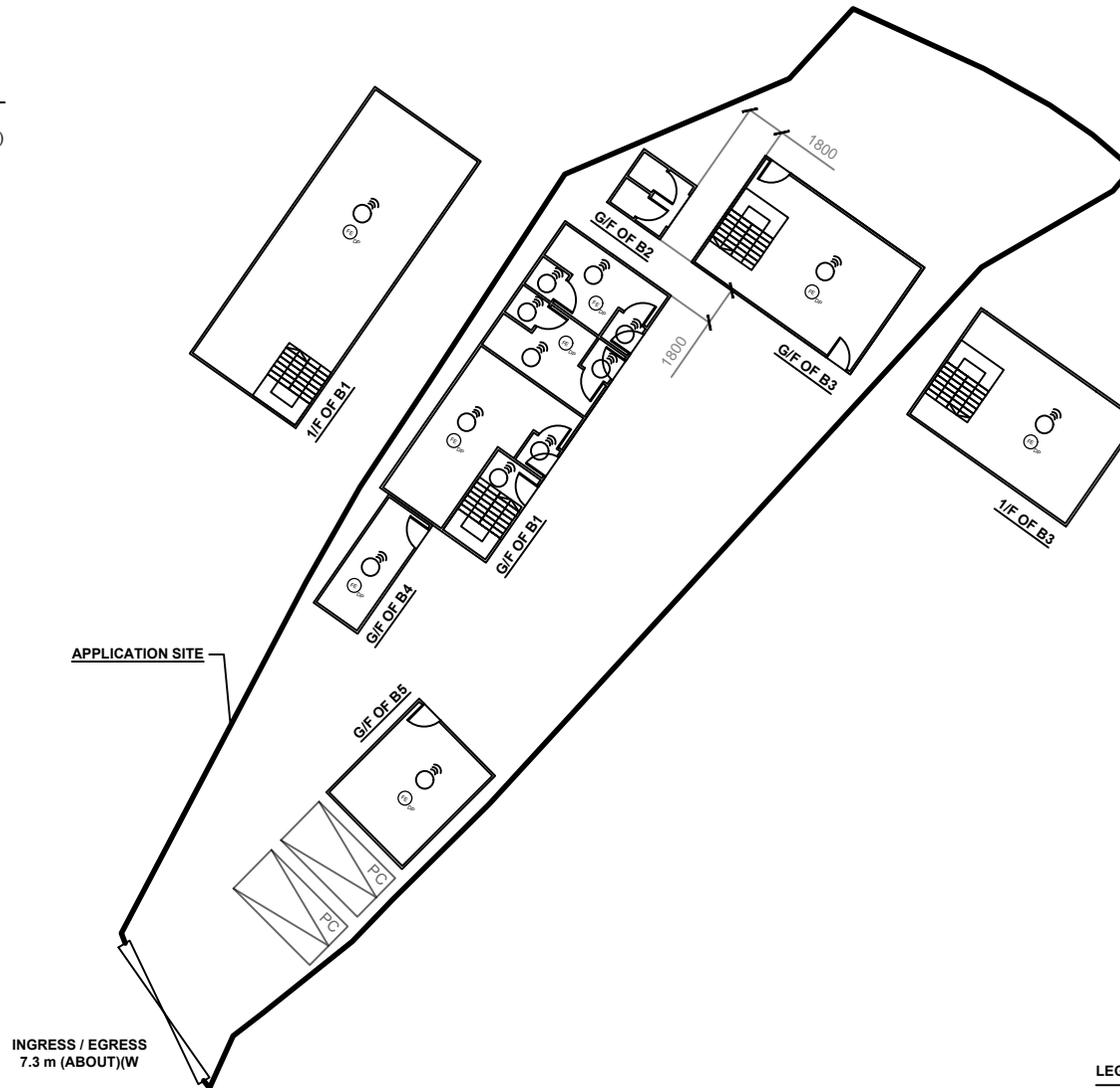
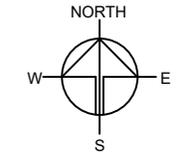
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 770 m ²	(ABOUT)
COVERED AREA	: 198 m ²	(ABOUT)
UNCOVERED AREA	: 572 m ²	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 342 m ²	(ABOUT)
TOTAL GFA	: 342 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT AND SITE OFFICE	90 m ² (ABOUT)	180 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	STORAGE OF PET SUPPLIES	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORAGE OF PET SUPPLIES	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		198 m² (ABOUT)	342 m² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 2) STAND-ALONE FIRE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 3) WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE FIRE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE
-  INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: CC DATE: 4.3.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: FSI PROPOSAL

DWG NO.: ANNEX 1

VER.: 001