

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Tel 電話 :

Fax 傳真 :

Date : 29th July, 2026

Our Ref. : ADCL/PLG-10349/L003

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long
(Planning Application No. A/YL-KTS/1141)**

We refer to the captioned application and would like to submit clarifications to facilitate considerations by relevant departments and the Town Planning Board.

It is clarified that there are two existing trees within the application site, the Applicant undertakes to preserve and maintain the existing trees on site (refer to **Figure 1**) during the planning approval period. No tree felling is involved under the current application. The current application seeks to regularise the existing filling of land, which covers an extent of approximately 411 m² (about 98.7% of the application site). Please refer to the attached replacement page of the Planning Statement and Figure 4 for details.

The remaining uncovered portion of the application site (i.e., excluding the proposed structures and the 400m² dog playground) covers approximately 231m² and is designated for circulation and the implementation of necessary peripheral drainage facilities.

Regarding the operation, while general business operations are strictly restricted to 09:00 to 19:00 daily including public holidays, the establishment provides 24-hour overnight boarding exclusively for dogs. No outdoor activities, training, or usage of the outdoor dog playground will be permitted during nighttime hours, thereby completely mitigating potential noise or environmental nuisances to the surrounding area.

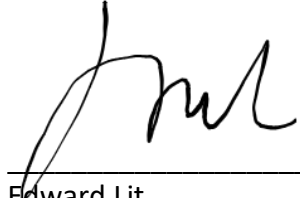
Regarding animal arrival and departure arrangements, the establishment operates on a small scale accommodating a maximum of 20 dogs under a mandatory advance booking system, which strictly prohibits walk-in visitors and prevents vehicular congestion on local access tracks. Animals will primarily be brought to and from the site via private cars or pet taxi services during general operating hours. Given the compact site area of approximately 416m², no internal car parking space or designated loading and unloading bay is provided on-site. Instead, drop-off and pick-up services will take place via the existing local track to the north of the application site, strictly for immediate setting-down or picking-up of animals. Drivers will be instructed to depart immediately, and no parking, waiting, or engine idling on the local track will be permitted at any time.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Address 地址 :

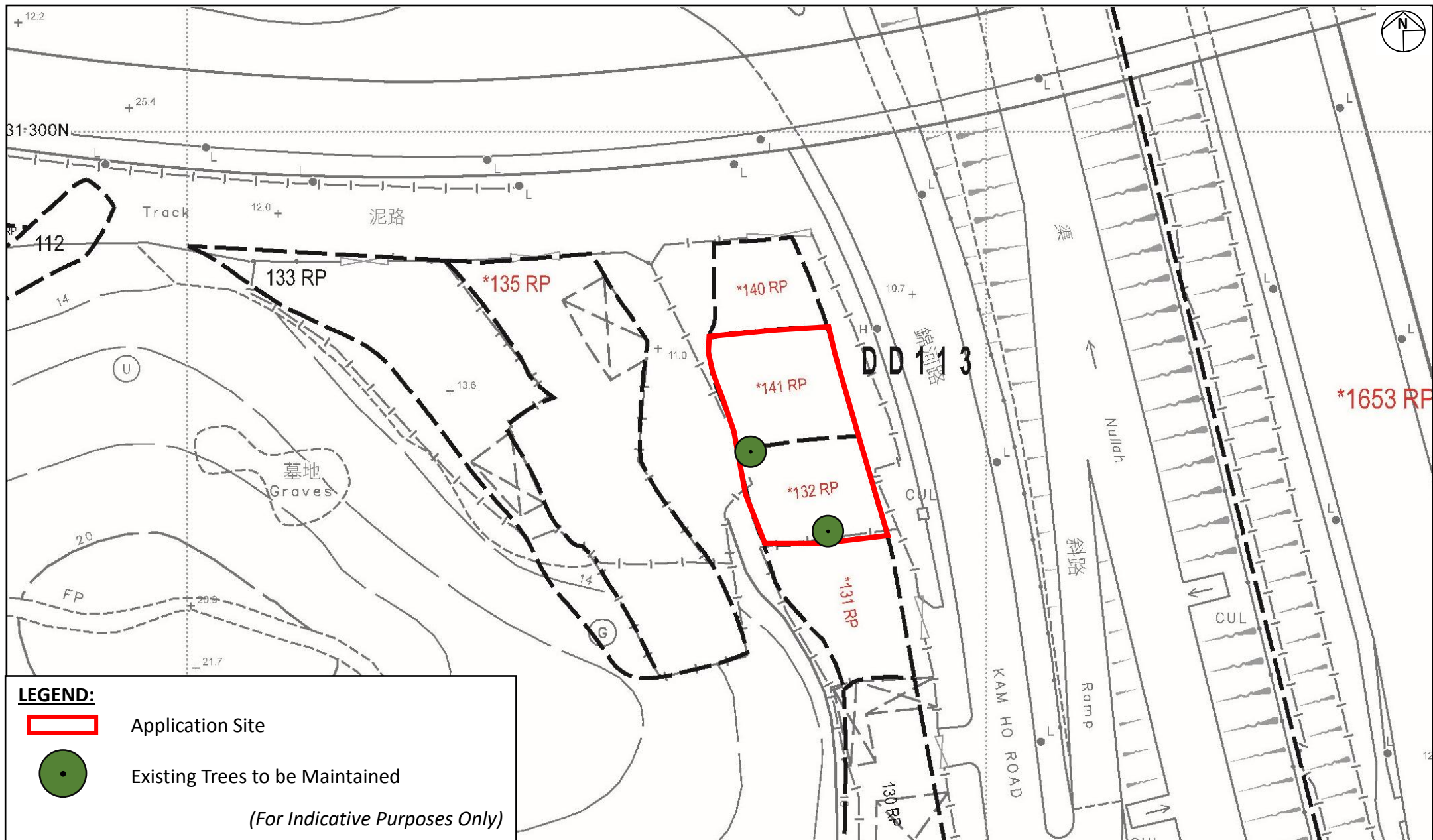
[REDACTED]

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited

A handwritten signature in black ink, appearing to be 'Edward Lit', written over a horizontal line.

Edward Lit
Planning Consultant

Encl.



Project:
Section 16 Planning Application for Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

Title:
Existing Tree Plan

Figure:
1

Scale:
Not to Scale

Date:
Jul 2026

Ref.: ADCL/PLG-10349/R001/F001

MC Man Chi
Consultants And Construction Limited

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 411 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 Not More Than 1 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (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))
(b) Intended use/development 有意進行的用途/發展	Proposed Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 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 <table border="1" data-bbox="532 1283 1451 1770"> <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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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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4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site occupies an area of approximately 416m². The applied use involves 2 temporary structures of not more than 2 storeys (not more than 7m), for animal boarding establishment (**Figure 3** refers), providing a total floor area of 290m².
- 4.1.2 The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding).
- 4.1.3 The Application Site is a paved flat land, and it is intended to regularise any filling of land under the current application (**Figure 4** refers). To align the site levels for erection of temporary structures, it is proposed to fill the site with concrete to a depth of more than 1m (**Figure 4** refers). The extent of land filling has been kept to a minimum. The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- 4.1.4 The Applicant is committed to removing existing unauthorized structures. The Applicant will apply to the Lands Department for a Short-Term Waiver to permit the structure(s) erected within the private lots upon approval of the current application.

4.2 Operation

- 4.2.1 The animal boarding establishment will accommodate a maximum of 20 dogs. All dogs will be kept indoor within enclosed structures equipped with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). An outdoor area is designated as dog playground. No carparking space would be provided at the application site.
- 4.2.2 No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Application Site at any time during the planning approval period. Visitors are required to make advance booking in order to control the number of visitors accessing the Application Site and maintain the service quality. No walk-in visitor will be accepted.

Table 2: Proposed Key Development Parameters

Total Site Area	About 416m ²
- Covered Area	About 145m ² (about 35%)
- Uncovered Area	About 271m ² (about 65%)
Total Plot Ratio	About 0.69
Total Gross Floor Area	About 290m ²
- Animal Boarding Establishment	
Total No of Structures	2
- Animal Boarding Establishment	
No. of Storey Building Height	Not Exceeding 2 storey Not more than 7m
Site Coverage	About 35%
Operation hours	09:00 to 19:00 daily, including public holidays (except for overnight animal boarding)
Proposed Land Filling	
- Area	About 411m ²
- Depth	Not More Than 1m
- Material	Concrete

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
S1	Animal Boarding Establishment	140m ²	2	7m
S2	Animal Boarding Establishment	150m ²	2	7m
	Total	290m ²		

4.3 Access Arrangement

- 4.3.1 The applied use would make use of the existing access point at the eastern boundary of the Application Site. The Site is accessible by a local track connecting to Kam Ho Road. No car parking space will be provided at the Application Site.

4.4 Landscape Treatment

- 4.4.1 The proposed development involves the erection of two single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising vehicle park, warehouses and temporary structures. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 The Applicant will submit a drainage proposal together with a thorough investigation of the existing drainage system, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the applied use after

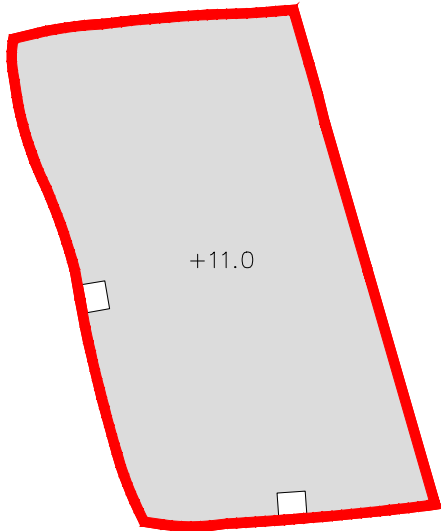
FILLING OF LAND

APPLICATION SITE AREA : 416 m²(About)
EXISTING PAVED AREA : 411 m²(About)
DEPTH OF LAND FILLING : Not More THan 1m
LAND FILLING MATERIAL : CONCRETE

REMARKS: THE PROPOSED FILLING OF LAND INTENDS TO ALIGN SITE LEVELS FOR ERECTION OF STRUCTURE.

LEGEND

-  Application Site Boundary
-  Filling of Land
- +11.0 Proposed Level (About)



Project:
Section 16 Planning Application for Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long

Title:
Land Filling Plan

Ref.: ADCL/PLG-10349/R001/F004

Figure:
4
Scale:
Not to Scale

Date:
Jul 2026

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司



Date : 31st July, 2026

Our Ref. : ADCL/PLG-10349/L004

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long
(Planning Application No. A/YL-KTS/1141)**

We refer to the captioned application and would like to submit clarifications to facilitate considerations by relevant departments and the Town Planning Board.

It is clarified that the application site will be fenced off by a 2.5 m high boundary metal fenced wall to mitigate any environmental impact. The proposed animal boarding establishment structures would be equipped with toilet, meter room, and office as ancillary facilities.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited

Edward Lit
Planning Consultant

Encl.

Address 地址 :

