

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/727

Our Ref.: P25042/TL25314

22 September 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)

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lots 842 (Part), 843 (Part), 844 (Part), 845 (Part) and 848 (Part) in D.D 117,
Tai Tong, Yuen Long, New Territories
(Application No. A/YL-TT/727)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application. It serves to supersede our previous FI submission under our reference P25042/TL25308 dated 18.9.2025.

In view of the amendment made in the FI, we enclose the following revised pages for your consideration:

1. Page 2 of Planning Statement (**Appendix I**); and
2. Layout Plan (**Plan 3a**).

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



Francis LAU

Encl.

c.c.
DPO/TM&YLW, PlanD (Attn.: Ms. Eva TAM) *By E-mail only*

Further Information for Planning Application No. A/YL-TT/727**Response-to-Comments****Comments from EPD**

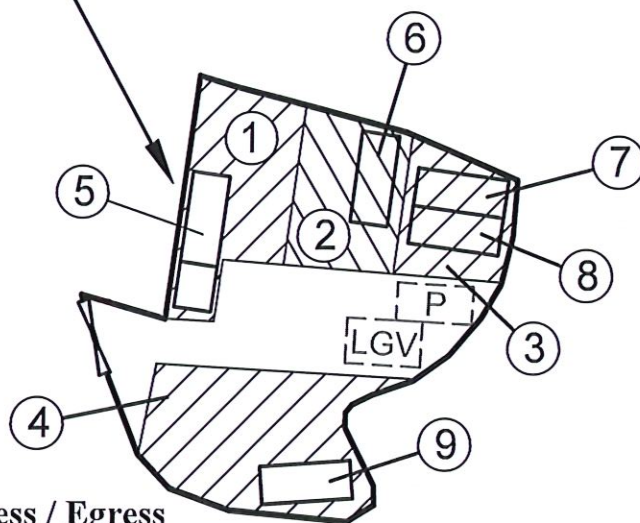
Contact person: Mr. FONG (Tel.: 2835 2164)

I.	Comments	Responses
1.	Please confirm that whether septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided within the site. Please refer to the revised layout plan (Plan 3a) for the location of the toilet. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23. The applicant will employ licensed collectors to collect and dispose the sewage generated from the proposed use regularly.
2.	Please ask the applicant to clarify how the wastewater generated from the proposed use (e.g. faeces and urine from the animals) will be treated.	Ditto.

- END -



Application Site



Legend



Vehicular Ingress / Egress



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



Parking space for light goods vehicle
(5m (L) x 3m (W))

Site Area(about): 511m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Canopy	73 m ²	73 m ²	1	4m
2	Canopy	72 m ²	72 m ²	1	4m
3	Canopy	56 m ²	56 m ²	1	4m
4	Canopy	116 m ²	116 m ²	1	4m
5	Ancillary Office with Toilet (not covered by canopy)	23 m ²	23 m ²	1	4m
6	Animal Boarding Establishment (covered by canopy)	(15m ² under structure 2)	(15m ² under structure 2)	1	4m
7	Storeroom (covered by canopy)	(15m ² under structure 3)	(15m ² under structure 3)	1	4m
8	Animal Boarding Establishment (covered by canopy)	(15m ² under structure 3)	(15m ² under structure 3)	1	4m
9	Animal Boarding Establishment (not covered by canopy)	15 m ²	15 m ²	1	4m
Total		<u>355 m²</u>	<u>355 m²</u>		

1:500

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

September 2025

Lots 842(part), 843(part), 844(part),
845(part) and 848(part) in DD.117

**Plan 3a
(P 25042)**

No.	Use	Floor Area (ab.)	Covered Area (ab.)	Height (ab.) (m)	No. of Storey
1	Canopy	73 m ²	73 m ²	4	1
2	Canopy	72 m ²	72 m ²		
3	Canopy	56 m ²	56 m ²		
4	Canopy	116 m ²	116 m ²		
5	Ancillary Office with Toilet (not covered by canopy)	23 m ²	23 m ²		
6	Animal Boarding Establishment (covered by canopy)	(15 m ² under structure 2)	(15 m ² under structure 2)		
7	Storeroom (covered by canopy)	(15 m ² under structure 3)	(15 m ² under structure 3)		
8	Animal Boarding Establishment (covered by canopy)	(15 m ² under structure 3)	(15 m ² under structure 3)		
9	Animal Boarding Establishment (not covered by canopy)	15 m ²	15 m ²		
Total		<u>355</u>	<u>355</u>		
		Plot Ratio	Site Coverage		
		0.69	69.5		

9. The Proposed Development serves to meet the large demand for animal boarding services in the area.
10. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
11. The animal boarding establishment is open to cats and dogs and provides spaces for boarding service for about 10 nos. of cats and dog.
12. The animal boarding establishments are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
13. 1 no. of parking space for private car and 1 no. of parking space for light goods vehicle (LGV) are provided at the Site. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
14. The Site is hard paved with concrete for the provision of solid ground for the erection of temporary structures. The current application serves to regularise the existing hard paving of about 0.2 m in depth (from 19.6 mPD to 19.8 mPD) on site (**Plan 5**).

Similar Applications

15. There are 11 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
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