

Your Ref.: A/YL-TT/734

Our Ref.: P25043/TL25324

29 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"
and "Other Specified Uses" annotated "Rural Use" Zones, Lots 832 (Part), 846 (Part),
847, 848 (Part), 849 (Part), 850 S.B (Part), 985 (Part) and 986 (Part) in D.D. 117,
Tai Tong, Yuen Long, New Territories
(Application No. A/YL-TT/734)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

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.

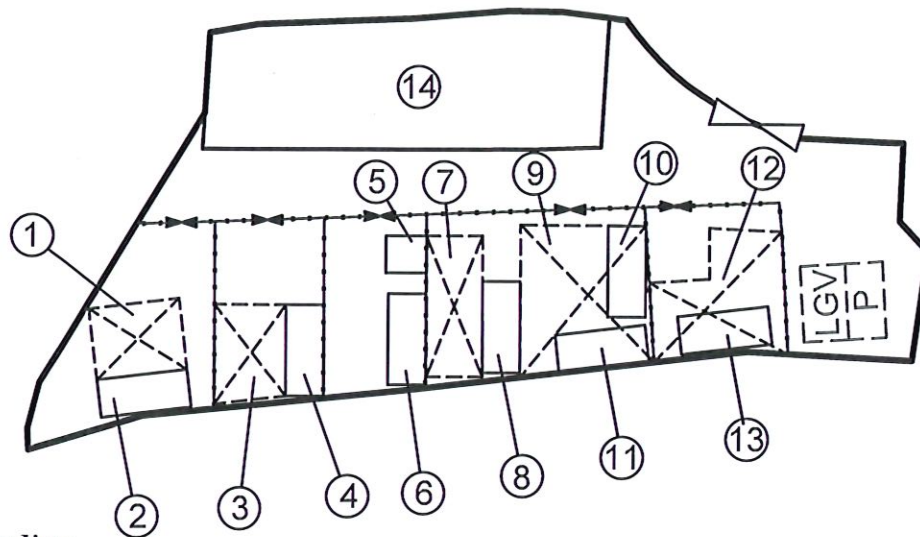
c.c.
DPO/TM&YLW, PlanD (Attn.: Ms. Eva TAM / Ms. Momo CHOW) *By E-mail only*

Further Information for Planning Application No. A/YL-TT/734**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.

- END -



	Hoarding
	Vehicular Ingress/ Egress
	Pedestrian Access
	Parking space for private cars (5m (L) x 2.5m (W))
	Parking space for light goods vehicles (5m (L) x 3m (W))

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Canopy	28 m ²	28 m ²	1	4m
2	Animal Boarding Establishment	15 m ²	15 m ²	1	4m
3	Canopy	30 m ²	30 m ²	1	4m
4	Animal Boarding Establishment	15 m ²	15 m ²	1	4m
5	storeroom	6 m ²	6 m ²	1	4m
6	Ancillary Office	15 m ²	15 m ²	1	4m
7	Canopy	34 m ²	34 m ²	1	4m
8	Storeroom	15 m ²	15 m ²	1	4m
9	Canopy	82 m ²	82 m ²	1	4m
10	Animal Boarding Establishment	(under structure 9)	(under structure 9)	1	4m
11	Animal Boarding Establishment	(under structure 9)	(under structure 9)	1	4m
12	Canopy	60 m ²	60 m ²	1	4m
13	Ancillary Office	(under structure 12)	(under structure 12)	1	4m
14	Animal Boarding Establishment with ancillary office and toilet	228 m ²	228m ²	1	4m
Total		<u>528 m²</u>	<u>528 m²</u>		

Plan 3a
(P 25043)

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Canopy	28	28	4	1
2	Animal Boarding Establishment	15	15		
3	Canopy	30	30		
4	Animal Boarding Establishment	15	15		
5	Storeroom	6	6		
6	Ancillary Office	15	15		
7	Canopy	34	34		
8	Storeroom	15	15		
9	Canopy	82	82		
10	Animal Boarding Establishment	Under structure 9	Under structure 9		
11	Animal Boarding Establishment	Under structure 9	Under structure 9		
12	Canopy	60	60		
13	Ancillary Office	Under structure 12	Under structure 12		
14	Animal Boarding Establishment with Ancillary Office and Toilet	228	228		
Total		<u>528</u>	<u>528</u>		
		Plot Ratio	Site Coverage		
		0.47	47.3		

10. The Proposed Development serves to meet the large demand for animal boarding services in the area.
11. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
12. The animal boarding establishment is open to cats and dogs and provides spaces for boarding service for about 12 nos. of cats and dogs.
13. The animal boarding establishments are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
14. 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 north. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
15. 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 21.4 mPD to 21.6 mPD) on site within the “AGR” zone (about 1,107 m²) (**Plan 5**).