

Annex 3

**To: The Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road,
North Point, H.K.**

**Re: Proposed Temporary Dog Hotel
for a Period of 3 Years in
Lots 24RP(Part), 26RP(Part) and 28RP(Part) in DD118
And Adjoining Government Land, Tai Tong Road, Hung Tso Tin Tsuen, Yuen Long**

PLANNING PROPOSAL

Proposed Temporary Dog Hotel for a Period of 3 Years in Lots 24 RP (Part), 26 RP (Part) and 28 RP (Part) in D.D. 118 and Adjoining Government Land, Tai Tong Road, Hung Tso Tin Tsuen, Yuen Long, N.T.

Background

1. The proposed development was first granted a temporary usage around 2009 as a dog hotel. Since then, the applicant's spouse had been operating a licensed animal boarding establishment at the proposed location until the applicant taking over in around 2022.

Overview of the Application Site

2. There are 5 buildings within the location, two of which are used as kennel facilities; another 2 used as ancillary facilities for the dog hotel and one for toilet and storage. There is There is also an opened air swimming pool for dog use only.
3. All the buildings are single level and for non-domestic purposes.



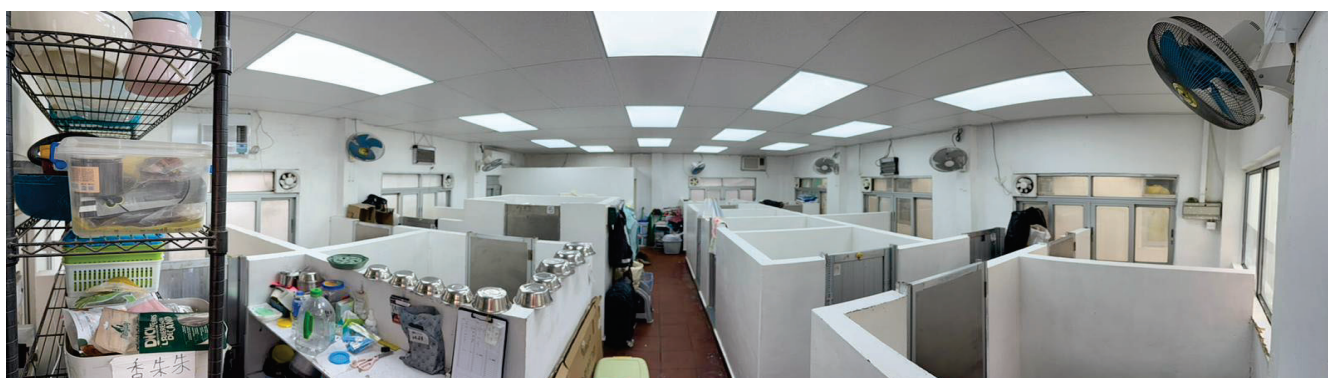
Panoramic view of the application site. Buildings from left to right: Dog Kennel Area B, Dog Kennel Area A, Indoor office and function Area, and Grooming House.

Dog Kennel Area B



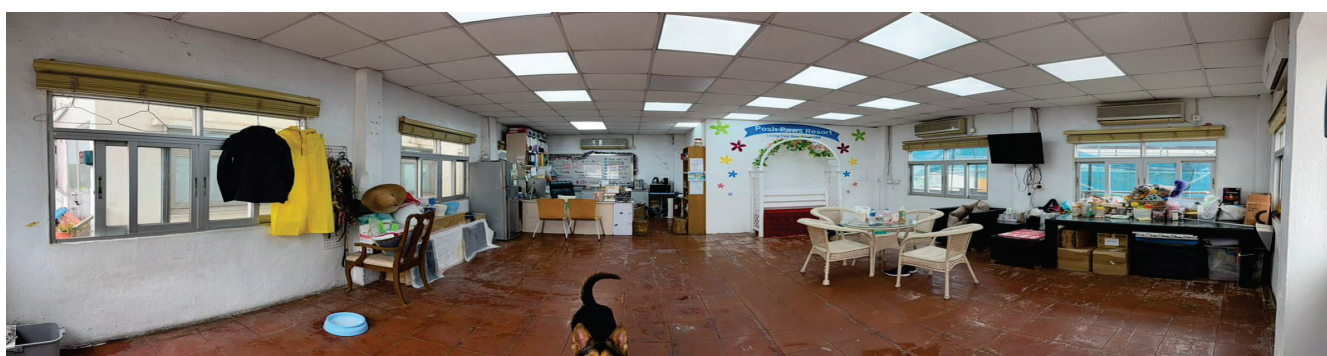
The small kennel houses 8 rooms, it is fully ventilated and noise insulated. (Approx. 15m²)

Dog Kennel Area A



The main kennel houses 17 rooms, it is fully ventilated and noise insulated. (Approx. 62m²)

Indoor Office and Function Area



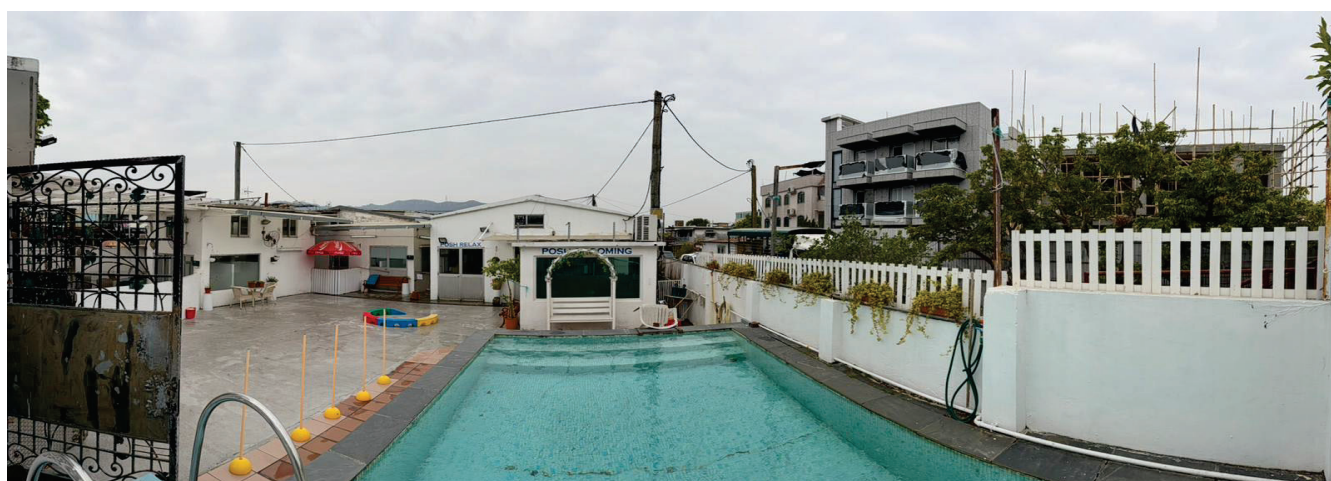
This is the office and reception area which is also used for indoor activities for the dogs at the premise, it also houses an adjoining toilet (Approx. 62m²)

Grooming House



Grooming facility for grooming and cleaning of animals. (Approx. 10m²)

Swimming Pool



The size of the Swimming pool is L5.18xW3.35m.

Opening Hours

4. The opening hours of the dog hotel as follows:

Monday to Friday: 8:45am – 6:30pm

Saturday: 9:00am – 6:30pm

Sunday: 9:30am – 7:00pm

Impact

5. In order to harmonize and not disturb the surrounding area in any way, the following actions have been taken by the applicant and shall be upheld at all times during use of the above-mentioned land:

Noise

- Feeding times are arranged not before 9:00am and not after 5:00pm to minimize barking.
- Where necessary, double glazing has been installed on kennel windows as noise insulation.
- Maximum number of dogs at kennel limited at 48.
- All dogs are kept inside kennel area from 6:30pm to 9:00am daily.

Tree Preservation



6. The above photograph shows the outside of the application site in 2015. There was one tree on the left-hand side and some small shrubs that have grown naturally. The tree has since died and have been removed by the Highway Department.



7. The above photograph shows the OUTSIDE of the application site on **11 June 2026**. There remain some small shrubs that have grown naturally in the past few years and a small papaya tree which has grown naturally.
8. During the planning approval period, the applicant shall use his best endeavor to protect the plants, trees and greenery around the application site. The applicant shall not:
- Cut or damage the tree roots, stems or branches;
 - Excavate or change the soil/ground level in the tree(s) protection zone.
 - Lay any hard or impermeable surface near any tree(s);
 - Attach any fencing or signs to any tree(s).

And the applicant shall:

- Monitor the condition of any tree(s).
- Inform the appropriate authority should any large tree(s) become sick or may cause danger to the public.

9. In case of drought, floods or severe weather conditions, seek further advice a.s.a.p. from the AFCD as how best to preserve any tree(s).
10. Applicant shall take best endeavour to preserve the tree outside the subject site according to the above submission. There are no trees within the application site.

Drainage

11. A fully functional sewage system and rain water drainage is in place and maintained at the material location since the approval of Applications No. A/YL-TT/230, A/YL-TT/308, A/YL-TT/375 and A/YL-TT/460 in favour of the applicant's spouse.
12. All effluent water from Kennel, Toilet, grooming room are directed into STS tanks at the material site.
13. All water from Swimming Pool are directed into settling tank approved by the Drainage Department.
14. The drainage facilities on site does not obstruct any overland flow or adversely affect existing watercourse, drain or ditch

Fire Risk

15. The following approved appliance has been installed and maintained by the applicant at the site:
 - i. 1 x 5 KG CO₂ Gas Fire Extinguishers is installed in the Kennel Building, and
 - ii. 1 x 5 KG CO₂ Gas Fire Extinguishers is installed in the Office Building, and
 - iii. 1 x 9 Litres CO₂ Water Fire Extinguishers is installed in the Function Hall, and
 - iv. 1 x 9 Litres CO₂ Water Fire Extinguishers is installed in the Grooming Room.
 - v. Emergency lighting throughout the site in accordance with BS 5266:Part 1 and BS EN 1838;
 - vi. Directional and exit signs in accordance with BS5226: Part 1 and fire Service Department (FSD) Circular Letter 5/2008.

- vii. Fire alarm system throughout the site in accordance with BS5839-1:2002 + A2:2008 and FSD Circular Letter 1/2009.

This is a Blank Area

16. Following are the Current Fire Regulation Certificates:

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.: Serial Number 30764251875

Name of Client 顧客姓名 Posh Paws Resort

Address 地址 Hung Cho Tin Tsuen, No. 169B Tai Tong Road, Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	9L Water F.E. (2 nos.)	On Site	Conforms with FSD requirements	02/10/2025	01/10/2026
24	5KG CO2 F.E. (2 nos.)	On Site	Conforms with FSD requirements	02/10/2025	01/10/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.
本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署 Name: CHAN HUNG WUT, DAVID

姓名

FSD/RC No.: RC3 / 0764 RC /

消防處註冊號碼

Company Name: CHAN Hung-wut, David

公司名稱

Telephone:

聯絡電話

Date: 06/10/2025

日期

For FSD use only

Inspected

Key-in

Verified



Serial Number

30764251875

Name of Client 顧客姓名

Posh Paws Resort

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

Serial Number

10361 252061

Name of Client 顧客姓名

Posh Paws Resort

Address 地址

Hung Cho Tin Tsuen, No. 169B Tai Tong Road, Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting (4 nos.)	On Site	Conforms with FSD requirements (Defect see part 3)	02/10/2025	01/10/2026
12	Exit Sign (5 nos.)	On Site	Conforms with FSD requirements (Defect see part 3)	02/10/2025	01/10/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	Emergency Lighting	辦公室	Damage - 1 no.	Repair / Replace
12	Exit Sign	細狗房	Damage - 1 no.	Repair / Replace

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or
premises for FSD's inspection if any annual maintenance work is involved.Authorized
Signature:
授權人簽署Name:
姓名

LEUNG KAM HING

FSD/RC No.:
消防處註冊號碼

RC1 / 0361 RC2 / 0051

Company Name:
公司名稱Tung Hing Lung Fire Fighting
Equipment & Engineering Co.
Ltd.Telephone:
聯絡電話Date:
日期

06/10/2025

For FSD
use only

Inspected

Key-in

Verified



Serial Number

10361 252061

Name of Client 顧客姓名

Posh Paws Resort

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	Fire Alarm System (MFA) (1 Lot.)	On Site	Conforms with FSD requirements (Defect see part 3)	02/10/2025	01/10/2026

Serial Number

10361 252061

Name of Client 顧客姓名

Posh Paws Resort

Part 3 第三部 Defects 損壞事項

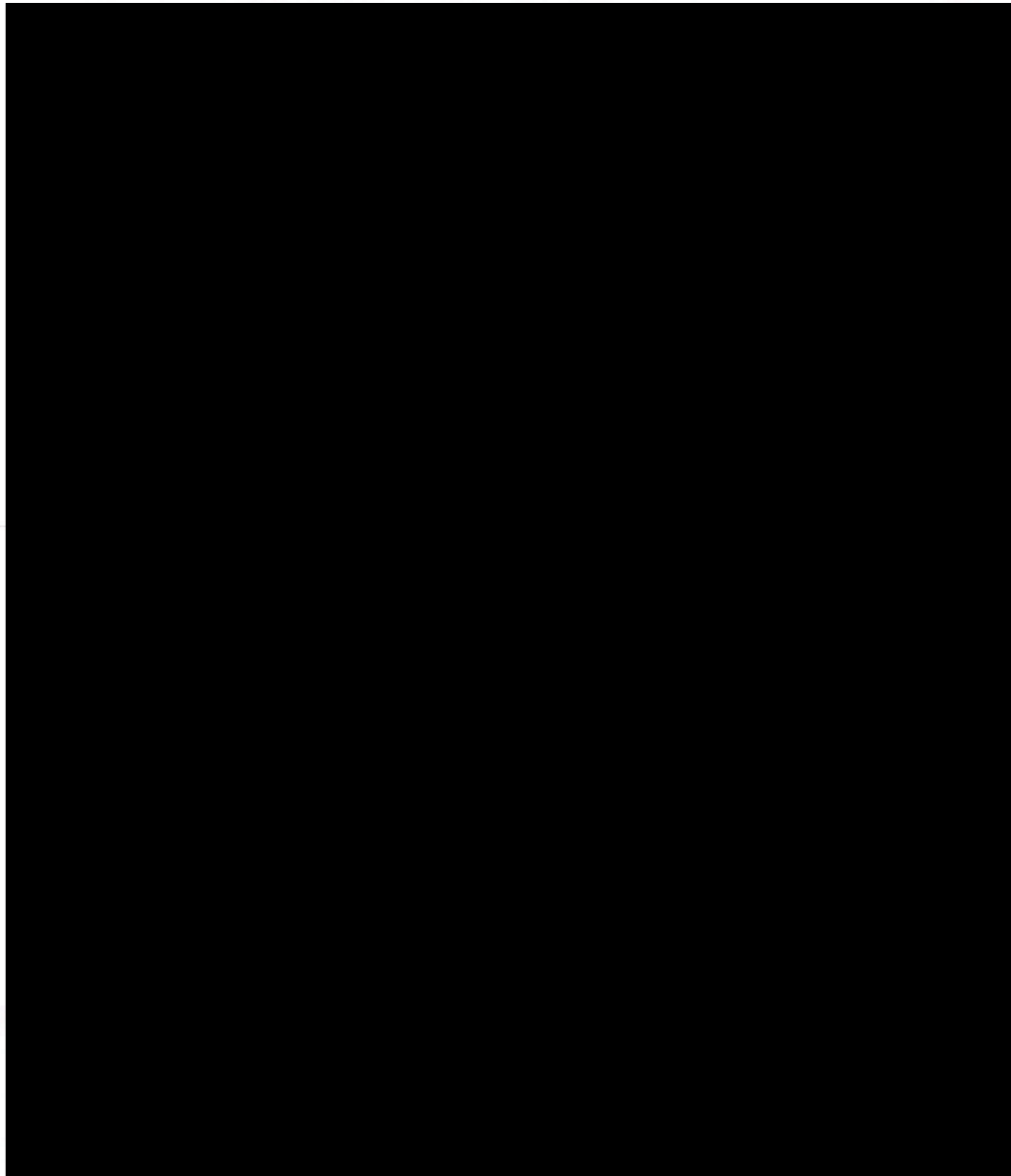
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire Alarm System (MFA)	沖涼房	Damage - Alarm Bell - 1 no.	Repair / Replace

Serial Number

10361 252061

Name of Client 顧客姓名

Posh Paws Resort



消防處編號: _____
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))

序號 Serial Number
036100510000 250027

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

顧客姓名 Name of Client	Posh Paws Resort		
樓宇地址 Address of Building	座 Block	樓宇名稱 Name of Building	屋宇/鄉村名稱 Name of Estate/Village
		Posh Paws Resort	Hung Cho Tin Tsuen
	門牌號碼及街道/地段 Number and Name of Street/Lot	地區 District	
	No. 169B Tai Tong Road	Yuen Long ☐ 香港 HK ☐ 九龍 K ☒ 新界 NT	

特許註冊處所類型 (如適用)
Type of Licensed/Registered Premises (If applicable)
請在合適空格內填上「✓」號
Please tick the appropriate "box"

☐ 簡樸房 Basic Housing Unit	☐ 木料倉 Timber Store	☐ 危險品車輛 Dangerous Good Vehicle
☐ 危險品倉 Dangerous Goods Store	☐ 電器廢物處置 E-waste Disposal	☐ 公眾娛樂場所 Place of Public Entertainment
☐ 食物業處所 Food Premises	☐ 改建校舍 Non-designed School	☐ 安老院舍 Residential Care Home for the Elderly
☐ 校舍 School Premises	☐ 私營骨灰安置所 Private Columbaria	☐ 殘疾院舍 Residential Care Home for Persons with Disabilities
☐ 幼兒中心 Child Care Centre	☐ 賓館 Guesthouse	☐ 卡拉 OK 場所 Karaoke Establishment
☐ 酒店 Hotel	☐ 床位寓所 Bedspace Apartment	
☐ 會社 Club		

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work					
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
11	應急照明系統	辦公室	Replaced - 1 no.	Conforms with FSD requirements	12/11/2025
12	出口指示牌	細狗房	Replaced - 1 no.	Conforms with FSD requirements	12/11/2025
13	火警警報系統	沖涼房	Replaced - Alarm Bell - 1 no.	Conforms with FSD requirements	12/11/2025

第三部 Part 3 欠妥事項 Defects					
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物業處的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項(如有)。
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

LEUNG KAM HING

註冊編號
Registration No.

RC1/0361;RC2/0051

註冊消防裝置承辦商名稱
Name of Registered Fire Service Installation Contractor

Tung Hing Lung Fire Fighting Equipment & Engineering Co. Ltd.

聯絡電話
Telephone

電郵地址
Email address

日期
Date

17/11/2025

備註
Remark

Defect of FS251 10361 252061

Use of Road

17. There are no drive in/out area on the application site. No vehicles shall be driven into the application site. Visitors and deliverers occasionally park their vehicle outside the premise for a short duration when dropping off animals.

Slopes

18. There are no slopes on the application site.

Landscape Impact and Visual Impact

19. The applicant have only made good and used the existing structures that were first erected in 1970's, no alteration has been made to the existing structures. The applicant believe any impact on the landscape can only be positive as derelict old buildings are now being used and maintained in good order.

Date: 12 June 2026



Darren John Milner
Applicant