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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,

**2<sup>nd</sup> 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**

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '卓卓規劃有限公司' in Chinese.

**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD



**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                                             |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>1. Comments of the Director of Fire Services (D of FS)</b> |                                                                                                                            |                                                                   |
| (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 <b>Annex 1</b> . |

# DEVELOPMENT PARAMETERS

|                       |                      |         |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 770 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 198 m <sup>2</sup> | (ABOUT) |
| UNCOVERED AREA        | : 572 m <sup>2</sup> | (ABOUT) |

|               |        |         |
|---------------|--------|---------|
| PLOT RATIO    | : 0.44 | (ABOUT) |
| SITE COVERAGE | : 26 % | (ABOUT) |

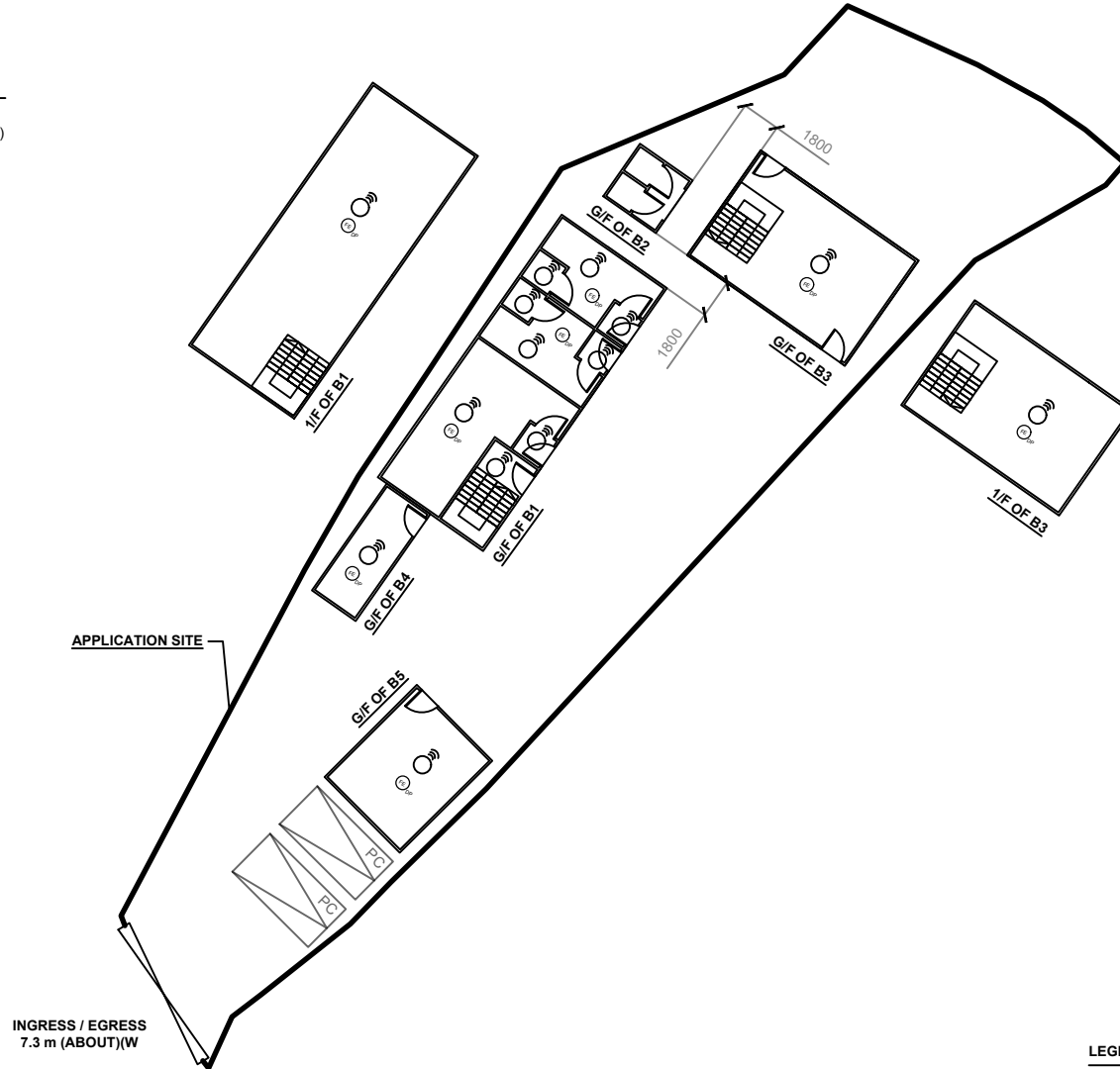
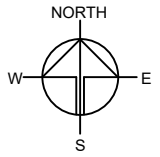
|                  |                              |
|------------------|------------------------------|
| NO. OF STRUCTURE | : 5                          |
| DOMESTIC GFA     | : NOT APPLICABLE             |
| NON-DOMESTIC GFA | : 342 m <sup>2</sup> (ABOUT) |
| TOTAL GFA        | : 342 m <sup>2</sup> (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 <sup>2</sup> (ABOUT)  | 180 m <sup>2</sup> (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B2        | WASHROOM                                      | 9 m <sup>2</sup> (ABOUT)   | 9 m <sup>2</sup> (ABOUT)   | 3 m (ABOUT)(1-STOREY) |
| B3        | ANIMAL BOARDING ESTABLISHMENT                 | 54 m <sup>2</sup> (ABOUT)  | 108 m <sup>2</sup> (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B4        | STORAGE OF PET SUPPLIES                       | 15 m <sup>2</sup> (ABOUT)  | 15 m <sup>2</sup> (ABOUT)  | 3 m (ABOUT)(1-STOREY) |
| B5        | STORAGE OF PET SUPPLIES                       | 30 m <sup>2</sup> (ABOUT)  | 30 m <sup>2</sup> (ABOUT)  | 3 m (ABOUT)(1-STOREY) |
| TOTAL     |                                               | 198 m <sup>2</sup> (ABOUT) | 342 m <sup>2</sup> (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