

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年12月23日星期二 15:44
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1164 - Submission of Further Information
附件: KTN1164_P22034_FI_23.12.2025.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

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[REDACTED]

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Your Ref.: A/YL-KTN/1164

Our Ref.: P22034/TL25451

23 December 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Temporary Place of Recreation, Sports or Culture and Animal Boarding
Establishment with Ancillary Facilities and Associated Filling of Land and Pond
for a Period of 3 Years in "Agriculture" Zone, Lots 1464 (Part), 1466 (Part), 1486 (Part),
1489 (Part) and 1494 (Part) in D.D. 107 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1164)**

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

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



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN)

Further Information for Planning Application No. A/YL-KTN/1164**Response-to-Comments****Comments from Planning Department**

Contact person: Ms. Andrea YAN (Tel.: 3168 4049)

I.	Comments	Responses
1.	Please justify why the proposed ABE services only operate in the day time.	The target customers for the ABE services at the Development are people who require temporary care for their pets during the day (between 9 a.m. to 7 p.m) while they are at work. It allows customers to drop off their pets in the morning and pick up in the evening.
2.	There are two access roads as shown on Plan 1. Please clarify which access road will be used for the coach services.	The access road from Castle Peak Road Tam Mei through Shui Mei Road will be used for the coach services.

Comments from Environmental Protection Department

Contact person: Mr. Kelvin WONG (Tel.: 2835 1117)

II.	Comments	Responses
1.	It is understood that from para.13 of the planning statement that there are outdoor areas for pet activities, while para.14 suggests that pets will be kept in the multi-function rooms, which appears inconsistent. Please clarify.	Pets will not be staying in the multi-function rooms all day as they need regular physical activity. The Development provides outdoor areas for pet activities which are essential for their health.

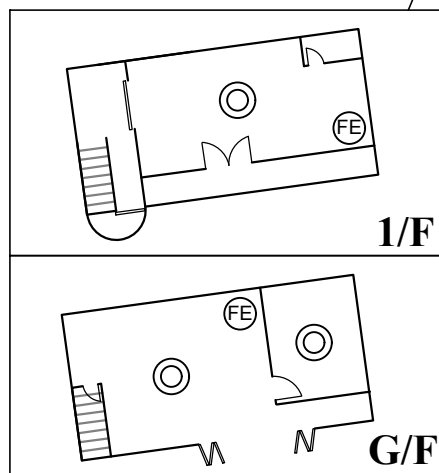
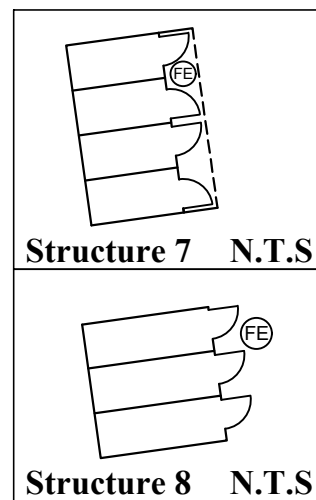
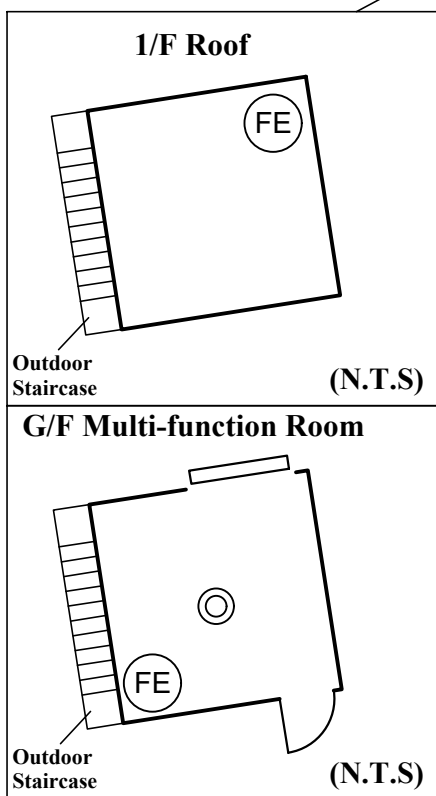
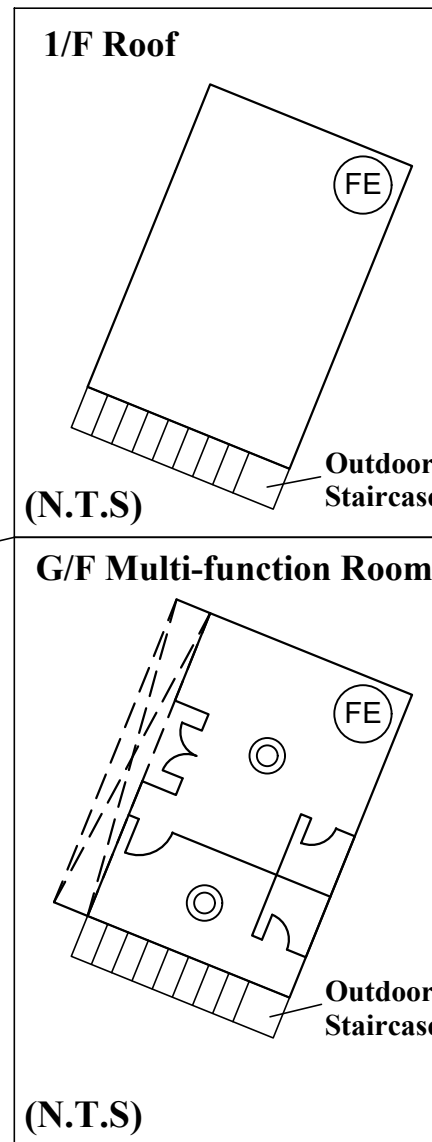
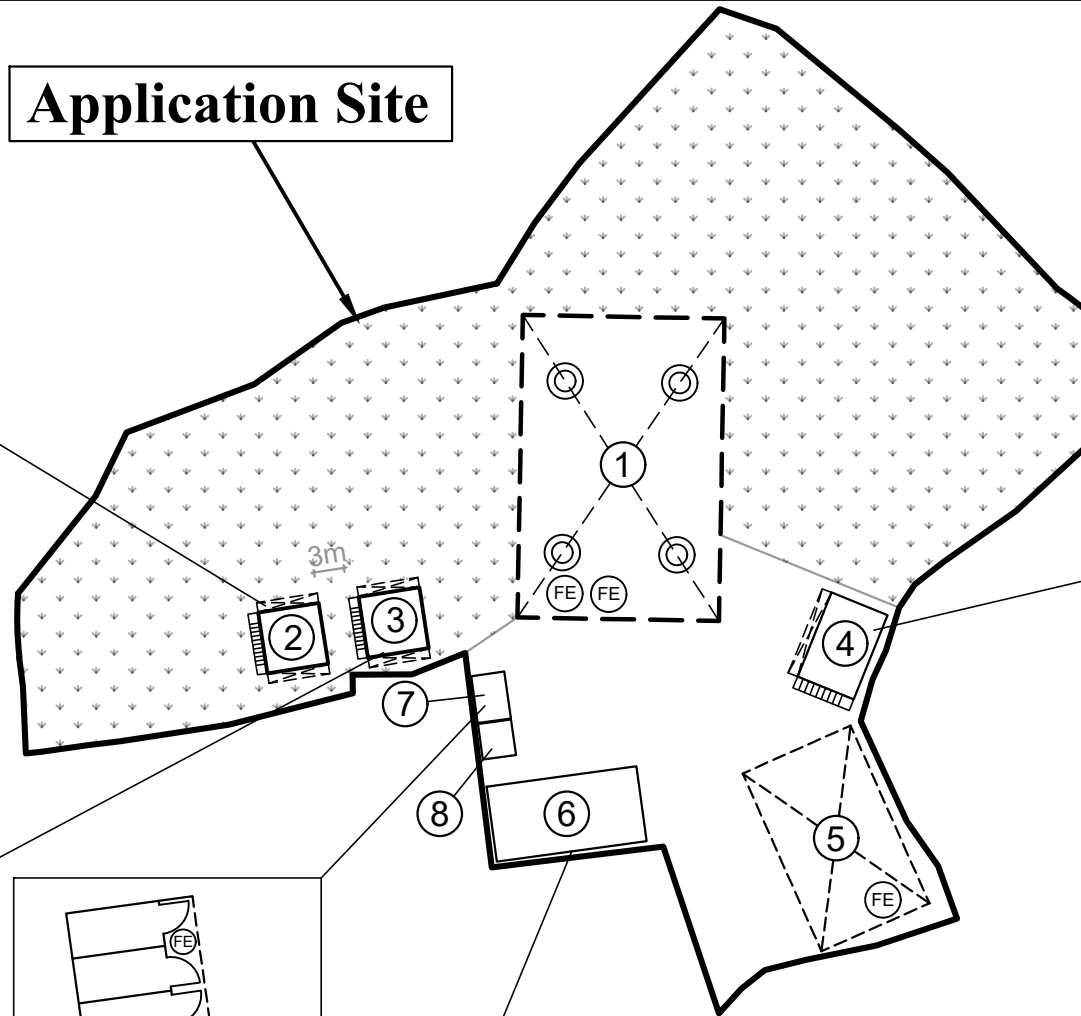
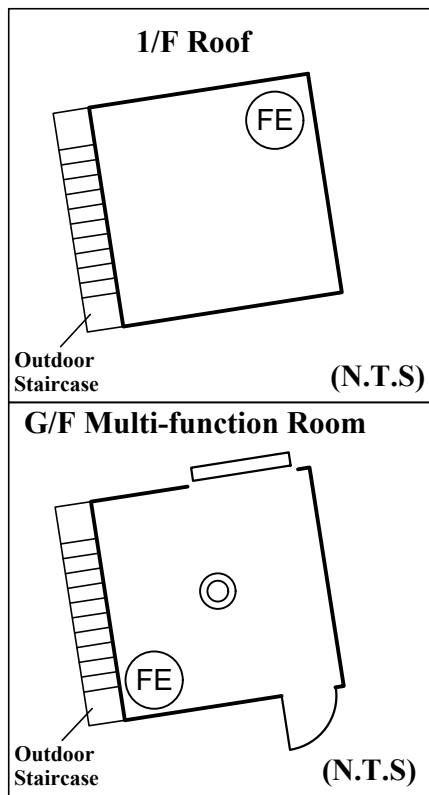
Comments from the Fire Services Department

Contact person: Mr CHEUNG Wing-hei (Tel.: 2733 7737)

III.	Comments	Responses
1.	<p>i. For enclosed structure with gross floor area not exceeding 230m², only fire extinguisher and Stand-alone Fire Detector shall be provided;</p> <p>ii. In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone 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;</p> <p>iii. The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire</p>	Please refer to the revised FSI proposal (Plan 6a) for details.

	<p>Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;</p> <p>iv. Modified hose reel system, fire alarm system, emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.</p> <p>v. If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”; and</p> <p>vi. If the applicant self-initiates the provision of modified hose reel system, the standards and specification shall be in accordance with “Code of Practice for Minimum Fire Service Installations and Equipment 2022”;</p>	
2.	Please advise the applicant to clarify whether the 1/F of Structures 2, 3 and 4 is a covered area. If yes, Stand-alone Fire Detectors shall be provided.	1/F of structures 2, 3 and 4 is a rooftop and it is not a covered area.

- END -



No.	Structure / Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Open Shed	600m ²	600m ²	7m	1
2	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56m ²	56m ²	7m	2
	1/F: Roof	37m ²			
3	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56m ²	56m ²	7m	2
	1/F: Roof	37m ²			
4	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	67m ²	67m ²	7m	2
	1/F: Roof	58m ²			
5	Open Shed	226m ²	226m ²	7m	1
6	Multi-function Room (Animal activity room, social event room and ancillary office)	225m ²	112.5m ²	7m	2
7	Toilet	15m ²	15m ²	5m	1
8	Toilet	12m ²	12m ²	5m	1
Total		1,389m ²	1,144.5m ²		

FS NOTES:

- (i) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (ii) The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Detector General Guidelines on Purchase, installation & Maintenance [Sep 2021]"
- (iii) Where two or more Stand-alone Detectors are installed in an enclosed structure, all Stand-alone Detector shall be interconnected (either wired or wirelessly) such that when one of the Stand-Alone Fire Detectors is triggered, all connected Stand-Alone Fire Detectors shall sound an alarm simultaneously

Legend:

- ⊙ FE 5.0kg CO2 Gas type Fire Extinguisher x13
- ⊙ Stand-alone Fire Detector x11
- Sliding Door
- ▨ Canopy / Open Shed

1:750 (A3)

October 2025

Fire Service Installation Proposal

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)
and adjoining Government Land in D. D. 107
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 6a
(P 22034)