
寄件者: Rich Gold <[REDACTED]>
寄件日期: 2025年11月14日星期五 11:39
收件者: tpbpd/PLAND
副本: Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1177 - Submission of Further Information
附件: KTN1177_P23044_FI_14.11.2025.pdf

類別: Internet Email

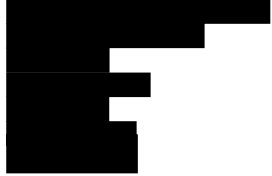
Dear Sir/Madam,

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

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)



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GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1177

Our Ref.: P23044/TL25386

14 November 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

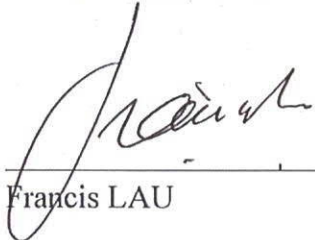
Dear Sir,

Submission of Further Information (FI)

**Temporary Animal Boarding Establishment with Ancillary Facilities and associated
Filling of Land for a period of 5 years in "Agriculture" Zone,
Lot Nos. 1493 (Part) and 1500 (Part) in D. D. 107 and Adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-KTN/1177)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and a drainage record 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.: Mr. Ivan FUNG) *By E-mail only*

Further Information for Planning Application No. A/YL-KTN/1177**Response-to-Comments****Comments from Environmental Protection Department**

(Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)

I.	Comments	Responses
1.	The applicant is advised to: i. ensure all dogs are kept inside the proposed dog kennels during non-operation hours (i.e., 7:00 p.m. to 9:00 a.m.); ii. ensure the proposed dog kennels are enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system, such that the dogs would not rely on open window for ventilation; the ventilation system should be properly designed to minimise noise impact and facing away from sensitive receivers in vicinity; iii. ensure no public announcement system, whistle blowing, portable loud speaker or any form of audio amplification system is allowed to be used on the Site; iv. follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites"; v. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department"; vi. provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and vii. observe the statutory requirements under relevant environmental legislation.	Noted.

Comments from Fire Services Department

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

II.	Comments	Responses
1.	i. For enclosed structure with gross floor area not exceeding 230m², only fire extinguisher and Stand-alone Fire Detector shall be provided; 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; iii. The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and iv. Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.	Please see the revised FSI Proposal (Plan 7a) for details.

Comments from Lands Department

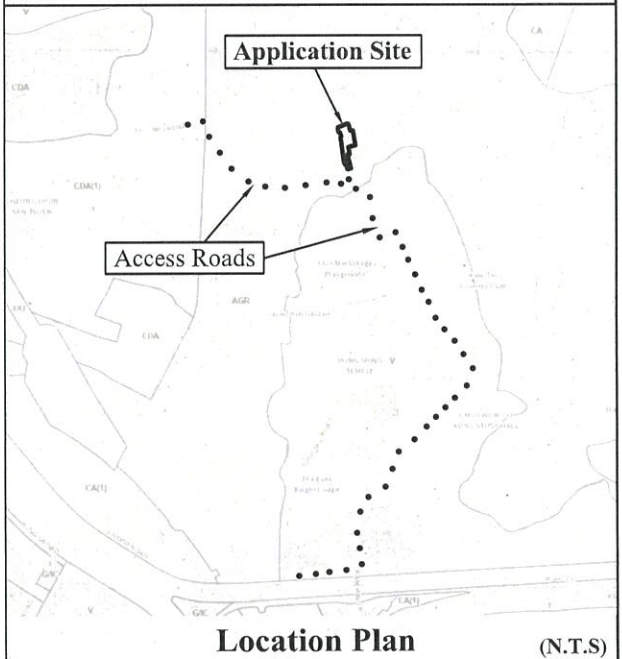
(Contact Person: Ms. S.L. CHENG; Tel.: 2443 1072)

III.	Comments	Responses
1.	LandsD has reservation on the planning application since there/is/are unauthorised structure(s) and/or uses on Lot No. 1500 in D.D. 107 which is/are already subject to leases enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lot.

- END -

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



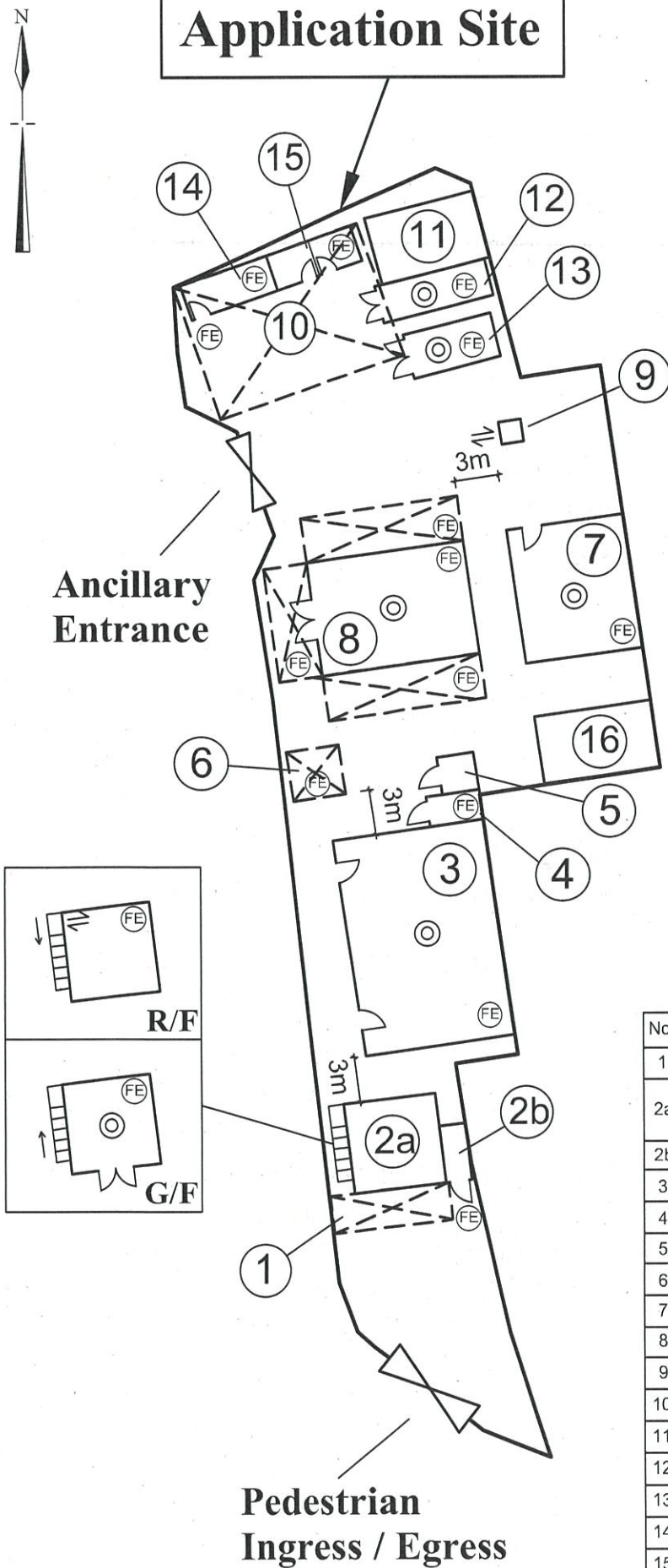
Legend

- FE 5.0kg CO2 Gas type Fire Extinguisher x16
- Stand-alone Fire Detector x6

Site Area (about) : 1,381m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Canopy	19.5 m ²	19.5 m ²	1	3.5m
2a	R/F : Rooftop seating area	36 m ²	36 m ²	2	5m
	G/F : Ancillary Office	36 m ²			
2b	Storage	7 m ²	7 m ²	1	5m
3	Dog kennel	146 m ²	146 m ²	1	5m
4	Storeroom	7.2 m ²	7.2 m ²	1	3.5m
5	Toilets	6.3 m ²	6.3 m ²	1	3.5m
6	Open shed	12 m ²	12 m ²	1	3.5m
7	Dog kennel	70 m ²	70 m ²	1	5m
8	Dog kennel	172 m ²	172 m ²	1	5m
9	Storeroom	9 m ²	9 m ²	1	3.5m
10	Open shed	121 m ²	121 m ²	1	8m
11	Water tank	34 m ²	34 m ²	1	1m
12	Storeroom	19 m ²	19 m ²	1	3.5m
13	Storeroom	18 m ²	18 m ²	1	3.5m
14	Storeroom	under structure 10	under structure 10	1	3.5m
15	Storeroom	under structure 10	under structure 10	1	3.5m
16	Water tank	35 m ²	35 m ²	1	1m
Total Area : (About)		748 m ²	712 m ²		

Application Site



1:300 (A3)

November 2025

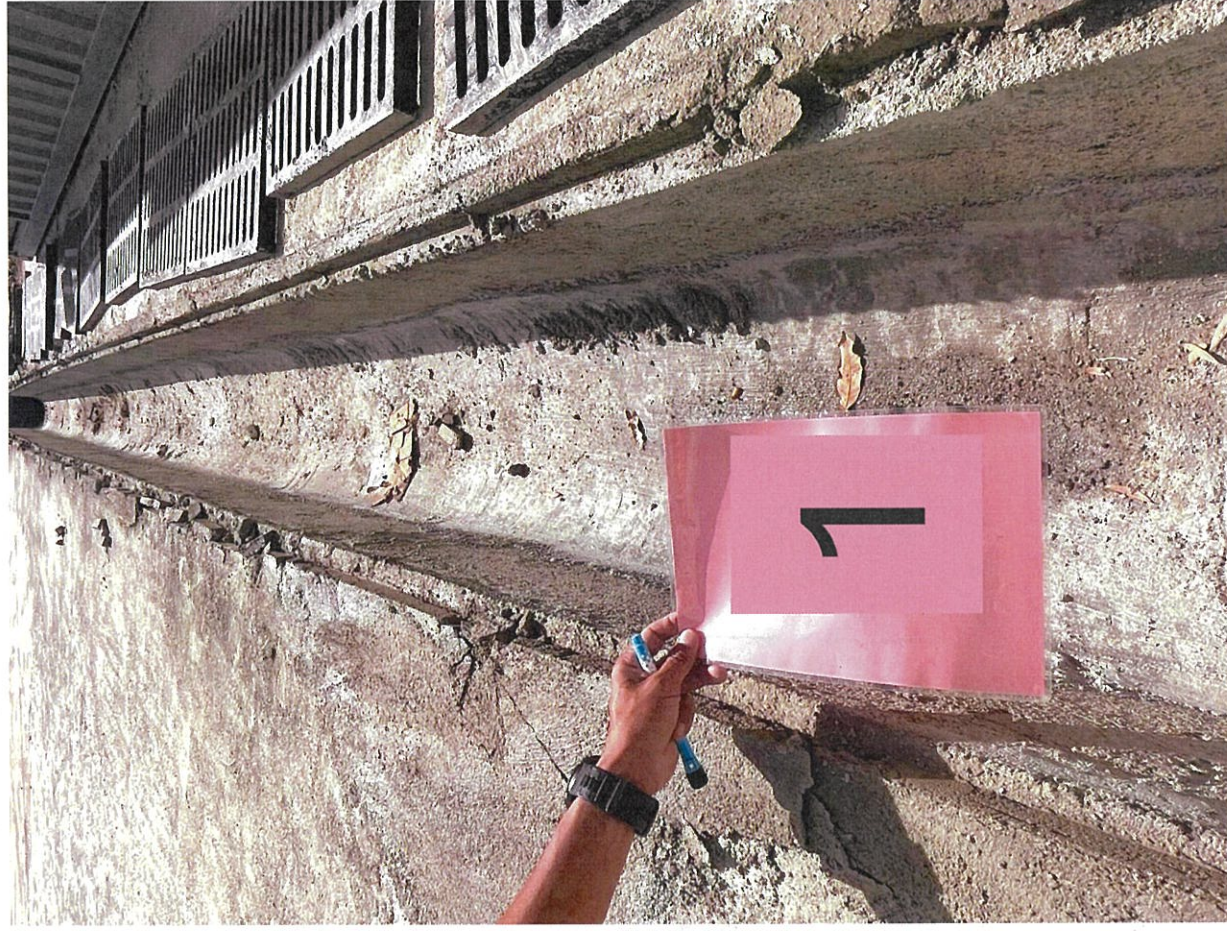
Fire Service Installations Proposal

Lots 1493 (part), 1500 (part) in DD. 107
and adjoining government land
Kam Tin North, New Territories

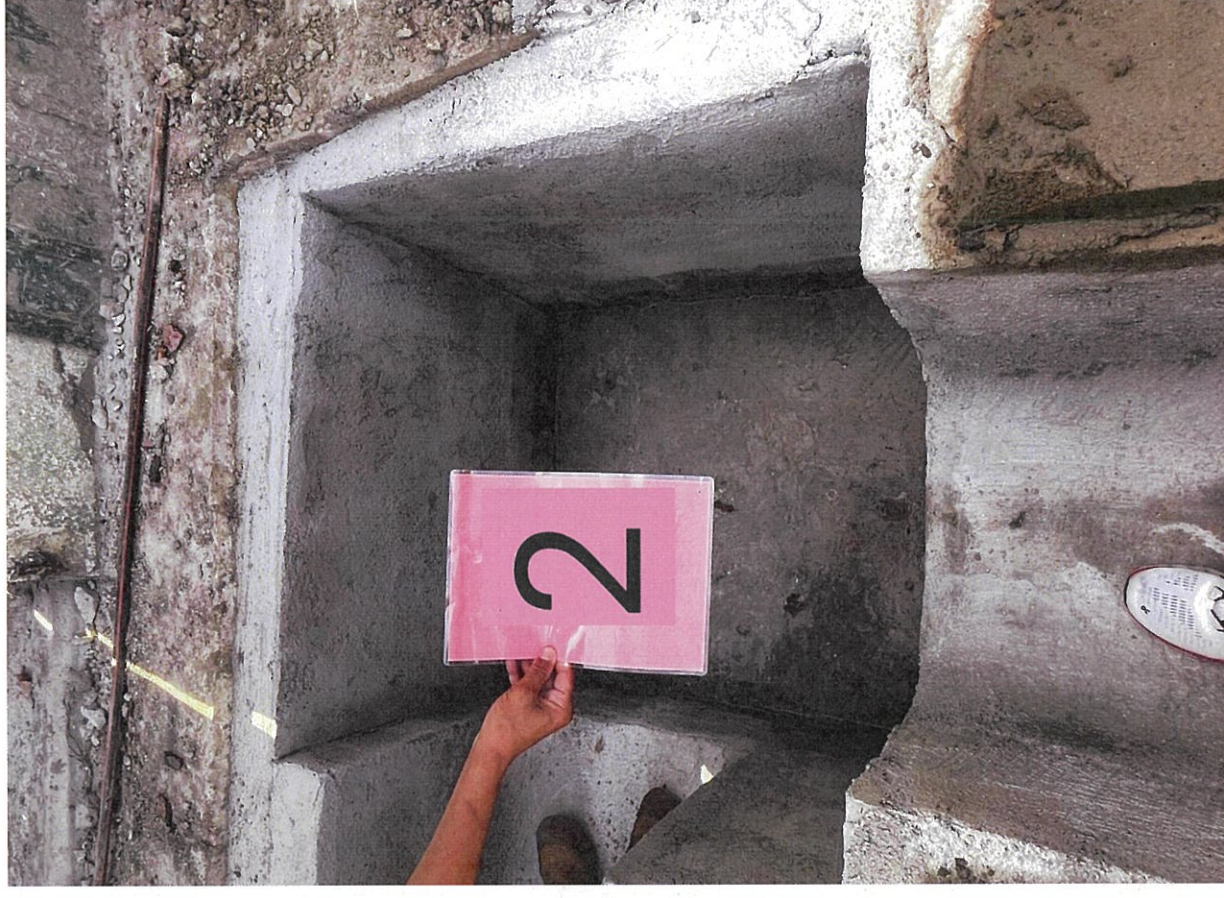
Goldrich Planners &
Surveyors Ltd.

Plan 7a
(P 23044)

Viewpoint 1



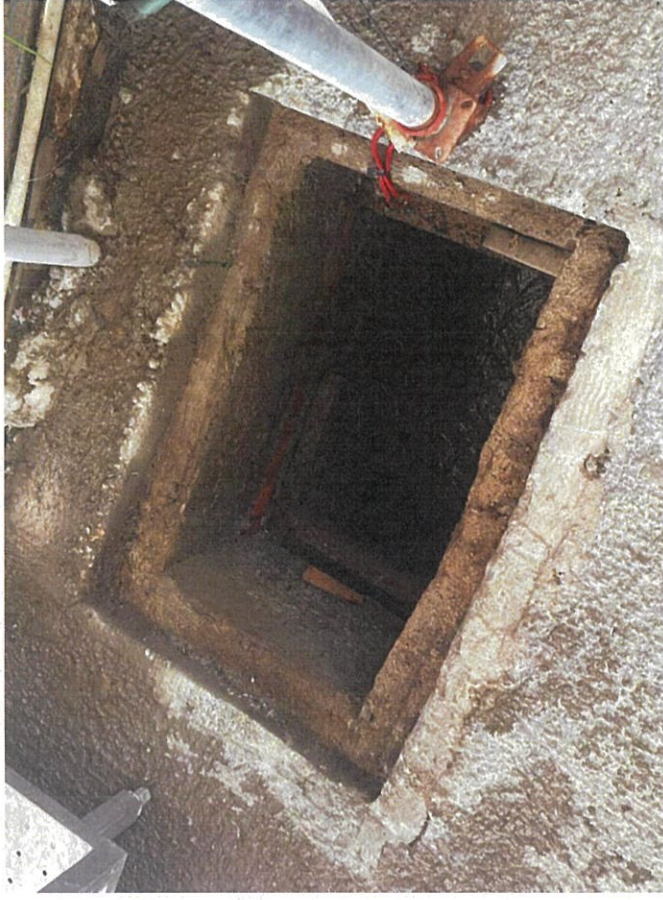
Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



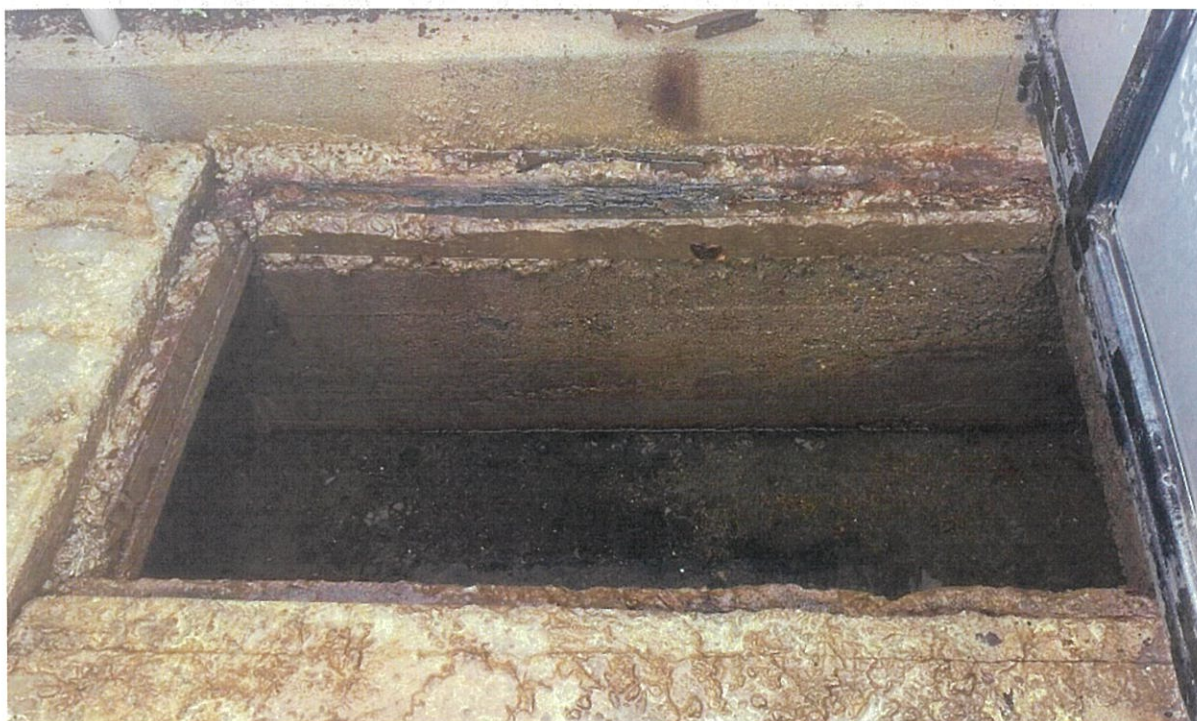
Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9

