
寄件者: Rich Gold <[REDACTED]>
寄件日期: 2025年11月17日星期一 18:03
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1177 - Submission of Further Information
附件: KTN1177_P23044_FI_17.11.2025.pdf; KTN1177_P23044_Trial run_17.11.2025.mp4

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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Your Ref.: A/YL-KTN/1177

Our Ref.: P23044/TL25392

17 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, an updated drainage proposal (Plans 6.1a & Plan 6.2a), hydraulic calculations and drainage record for the captioned application.

The updated drainage proposal is to reflect the actual situation. The local track at the north has had a lower ground level than the application site for many years. The surface runoff from the local track will not flow to the application site. Please refer to attached photograph (viewpoint 10) for consideration.

In view of the amendments made in the FI, we enclose the following revised pages for your consideration:

1. Pages 12 & 19 of Form S16-I;
2. Pages 2 & 7 of Planning Statement (Appendix I); and
3. Layout Plan (Plan 3a).

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



Francis LAU

Encl.

c.c.

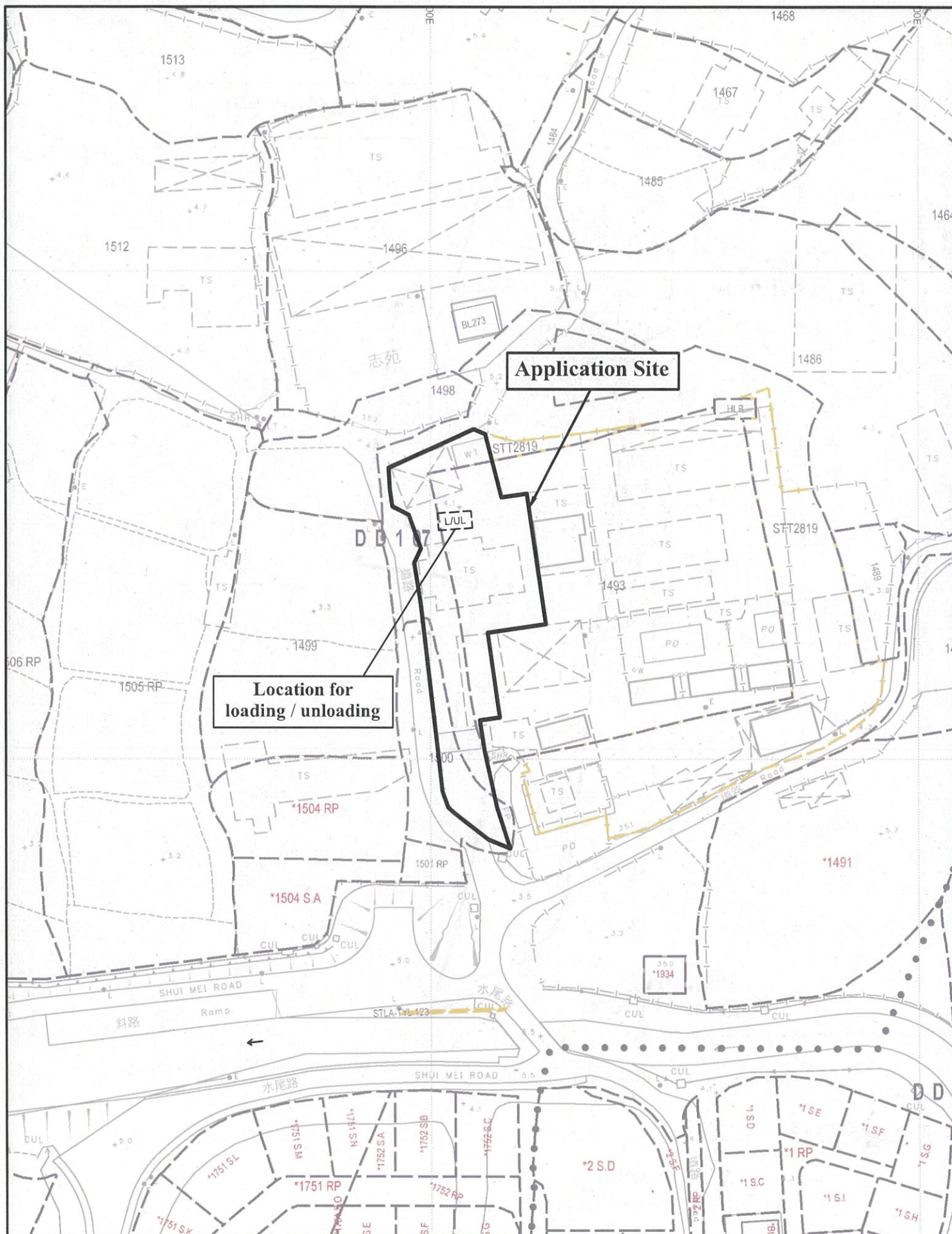
DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN / Mr. Ivan FUNG) *By E-mail only*

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

(Contact Person: Mr. Phil CAI; Tel.: 2399 2421)

I.	Comments	Responses
1.	The proposed loading / unloading is located outside the site area. The applicant shall seek comments from relevant government department who is managing and maintaining that area.	The proposed loading / unloading area is revised. Please refer to the updated Plan showing Location for Loading / Unloading (Plan 8a), Swept Path Analysis (Plan 11) and the video of a trial run for details.
2.	The applicant should note the local access between Castle Peak Road - Tam Mi and the site is not managed by this Department.	Noted.

- END -



1:1000

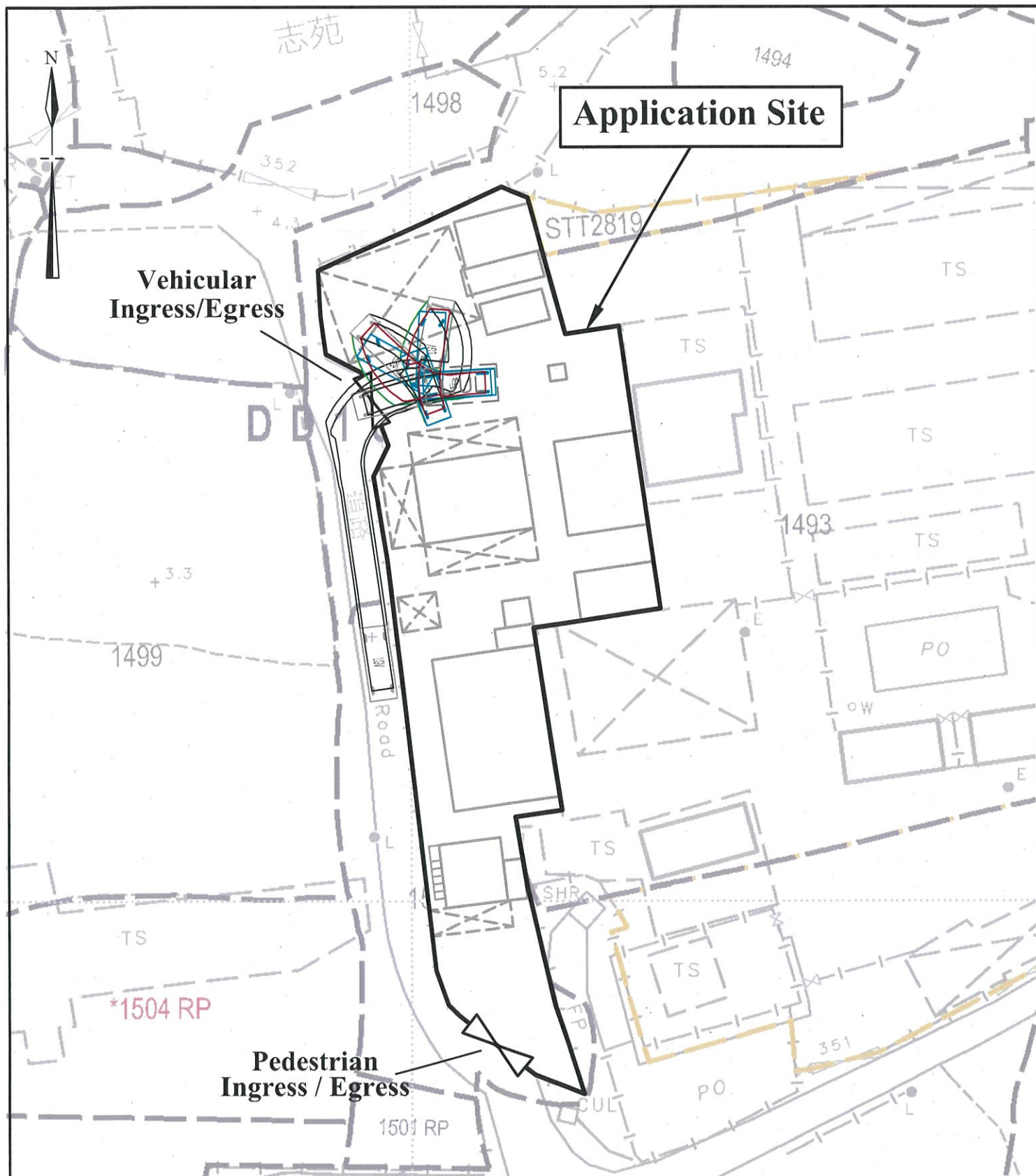
Plan Showing Location for Loading / unloading

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November 2025

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

Plan 8a
(P 23044)



1:500

Swept Path Analysis

**Goldrich Planners &
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November 2025

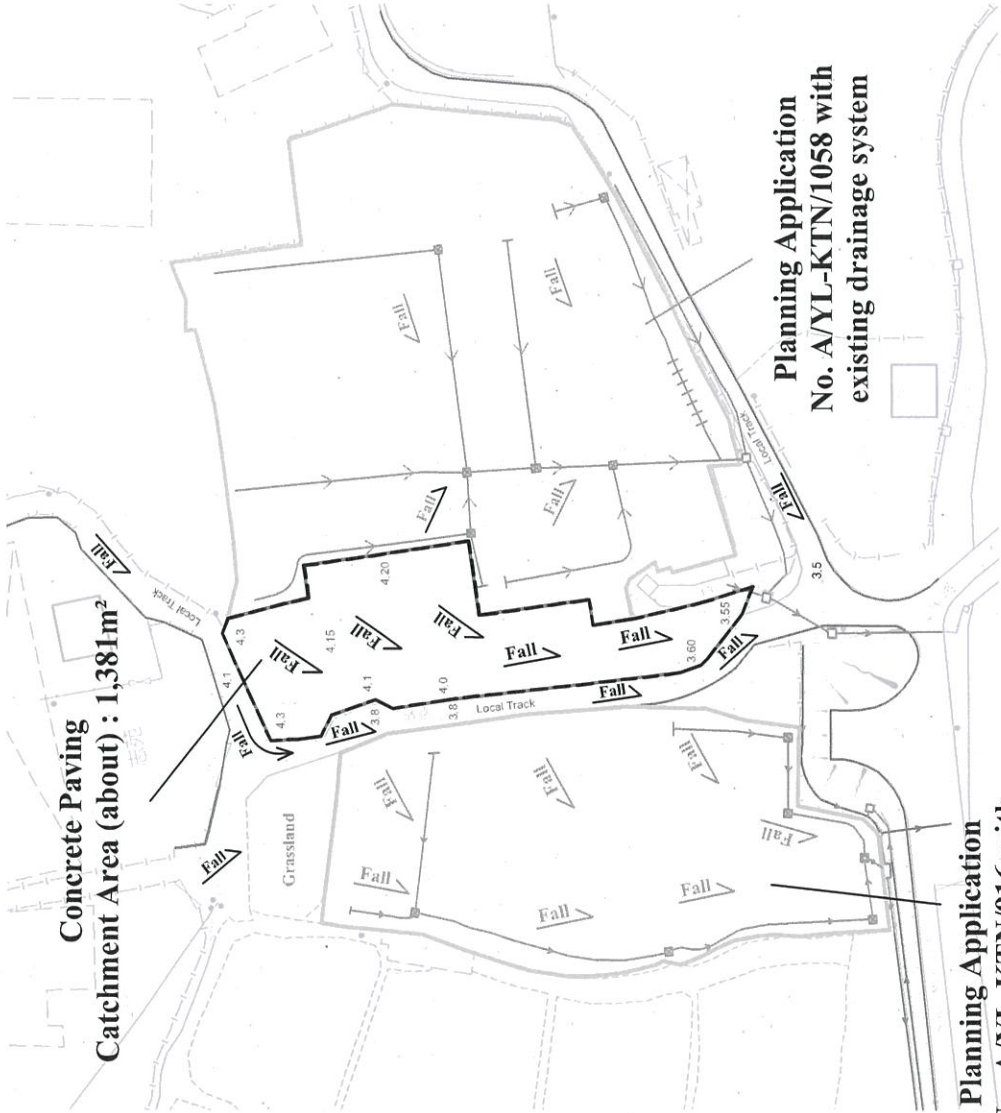
Lots 1493 (part), 1500 (part) in DD. 107
and adjoining government land
Kam Tin North, New Territories

**Plan 11
(P 23044)**



Concrete Paving

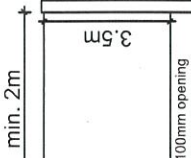
Catchment Area (about) : 1,381m²



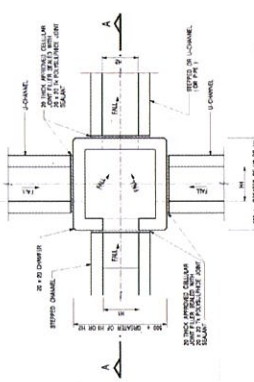
Planning Application
No. A/YL-KTN/1058 with
existing drainage system

Planning Application
No. A/YL-KTN/916 with
existing drainage system

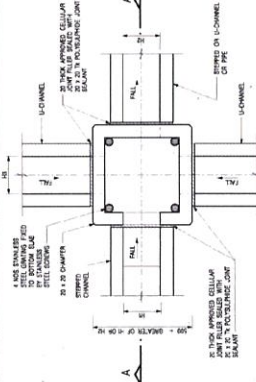
AREA OF CATCHMENT
(N.T.S.)



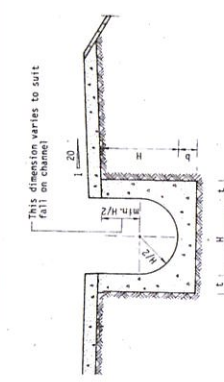
Details of hoarding with 100mm opening
(N.T.S.)



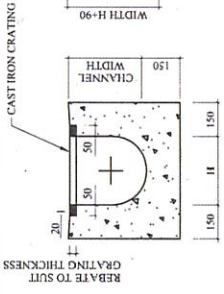
TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2406/1)



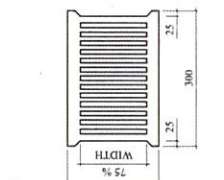
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U-CHANNEL
(Refer to DSD's technical note
to prepare a drainage submission)



TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)



TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)

Drainage Proposal

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

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November 2025

Plan 6.2a
(P 23044)

1 For Catchment Area of Subject Site

Area, A = 1381 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 25 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (25) / (0.1^{0.2} \times 1381^{0.1}) = 2.8 \text{ min}$$

Ref.

SDM 7.5.2 (d)

2 For Existing 500mm U-Channel to SCH1028760

	From	To
Ground level (mPD)	4.30	3.55
Invert level (mPD)	3.61	2.75

Width of u-channel, w = 500 mm
 Length of u-channel, L_c = 86 m
 Depth of vertical part of u-channel, d = 550 mm
 Gradient of u-channel, S_f = (3.61-2.75)/86 = 0.0100

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 250^2 + 500 \times 550 \times 0.9 \\ &= 0.336 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2 d = 3.14 \times 250 + 2 \times 550 \\ &= 1.885 \text{ m} \\ \text{Hydraulic radius, } R &= a / p \\ &= 0.178 \text{ m} \end{aligned}$$

SDM 9.3 (b)
Sedimentation Reduction

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.178)^{1/6} x (0.178 x 0.01)^{1/2} / 0.016
 = 1.98 m/s
 Time of flow, t_f = 0.7 min

SDM Table 13
SDM Table 12**4 Use "Rational Method" for calculation of design flow**

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 505.5 / (2.8 + 0.7 + 3.29)^{0.35} \text{ for return period } T = 50 \text{ years} \\ &= 256 \end{aligned}$$

SDM 4.3.2
Corrigendum 1/2024
SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	1381.0	1312.0
SUM =			1312.0

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_j A_j \times 1.16 + Q_u \text{ where } A_j \text{ is in km}^2 \\ &= 0.278 \times 256 \times 1311.95 / 1000000 \times 1.16 + 0 \\ &= 0.108 \text{ m}^3/\text{s} \end{aligned}$$

SDM 7.5.2 (a)
Corrigendum 1/2022

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.336 \times 1.98 \\ &= 0.598 \text{ m}^3/\text{s} \end{aligned}$$

$$> Q_d \text{ (O.K.)}$$

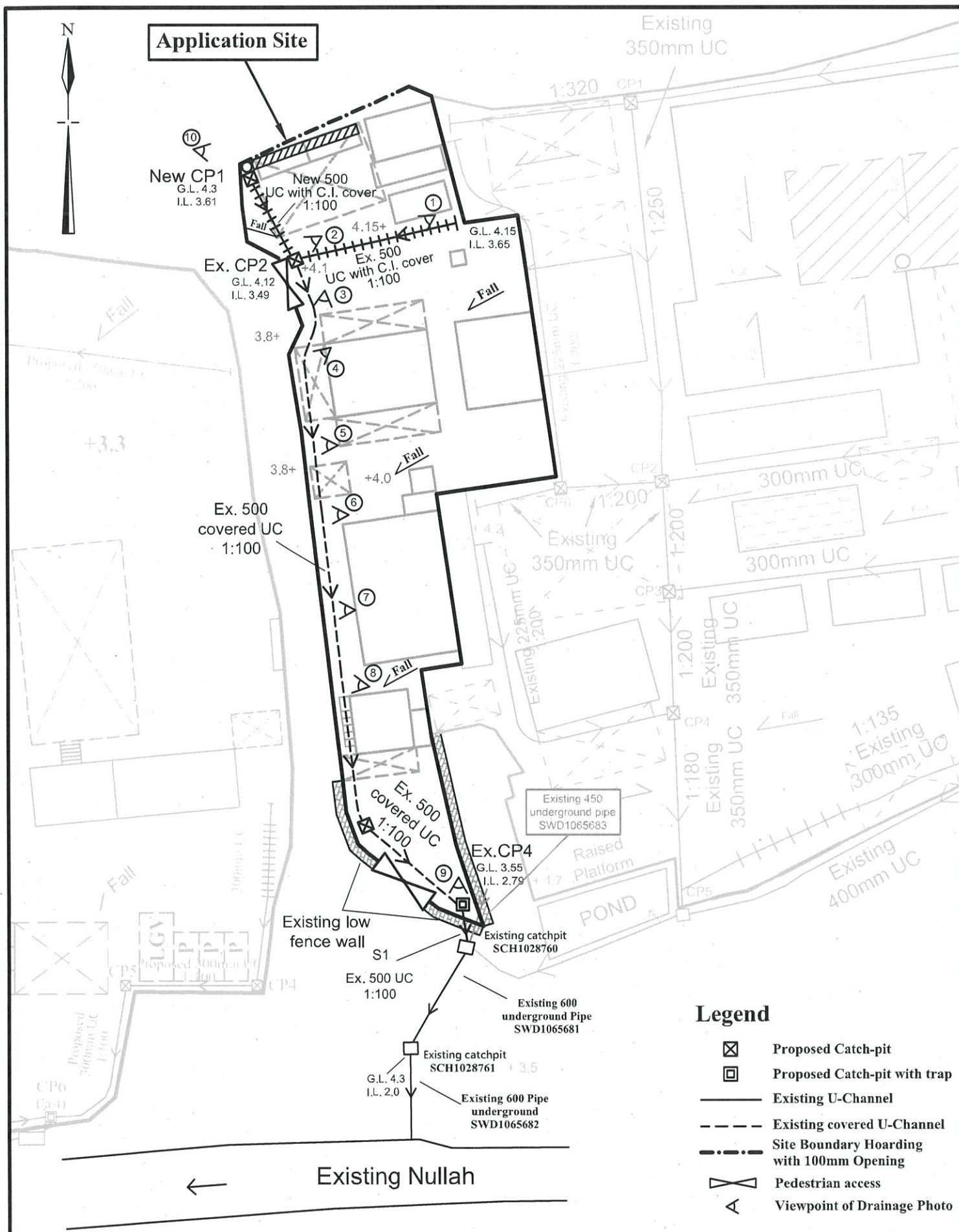
Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic CalculationGoldrich Planners &
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November 2025

Lots 1486 (Part), 1489 (Part)
and adjoining Government Land in D. D. 107
Yuen Long, N. T.Page 1
(P23044)



1:500

Plan Showing Viewpoints of Drainage Photographs

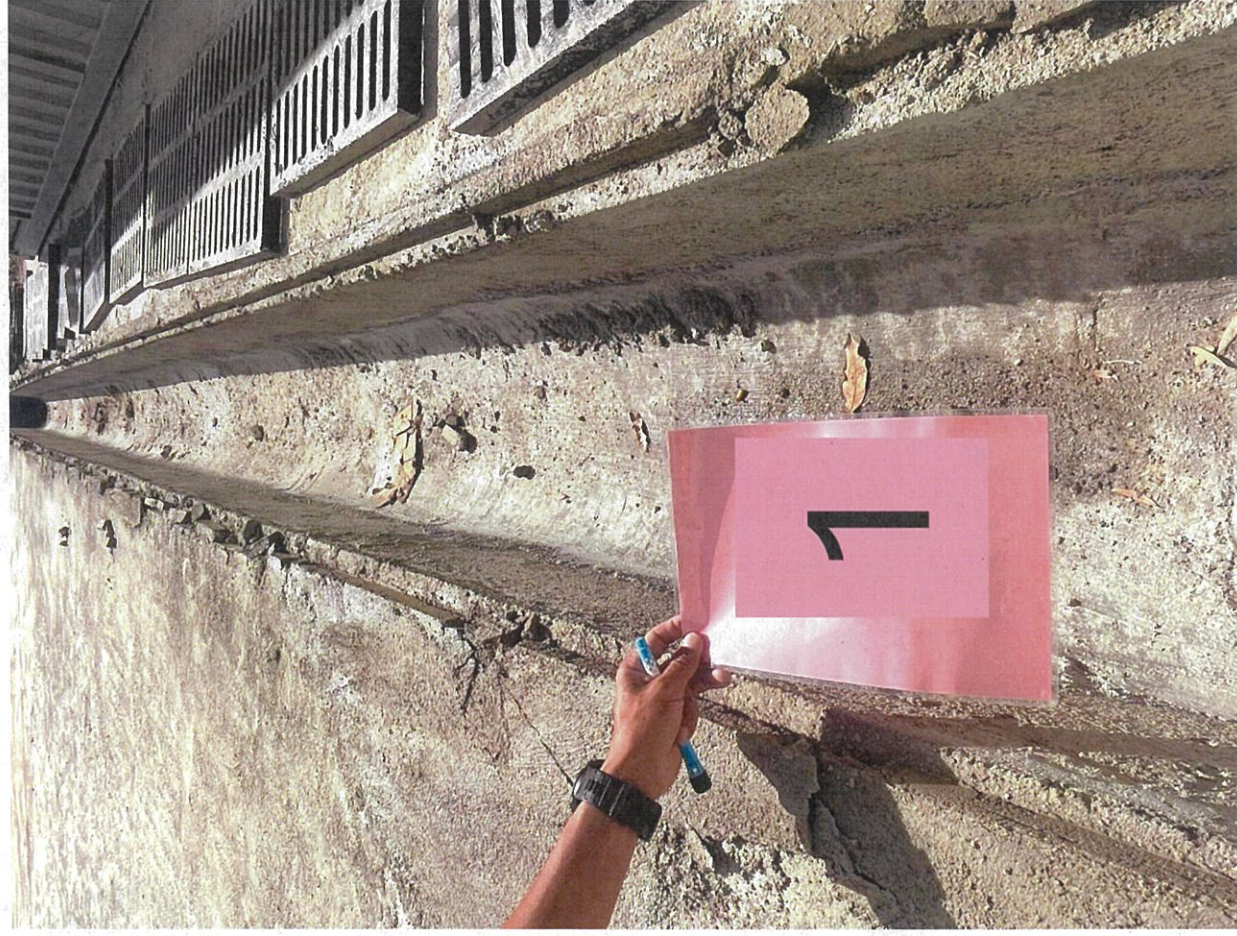
Lots 1493 (part), 1500 (part) in DD. 107
and adjoining government land
Kam Tin North, New Territories

**Goldrich Planners &
Surveyors Ltd.**

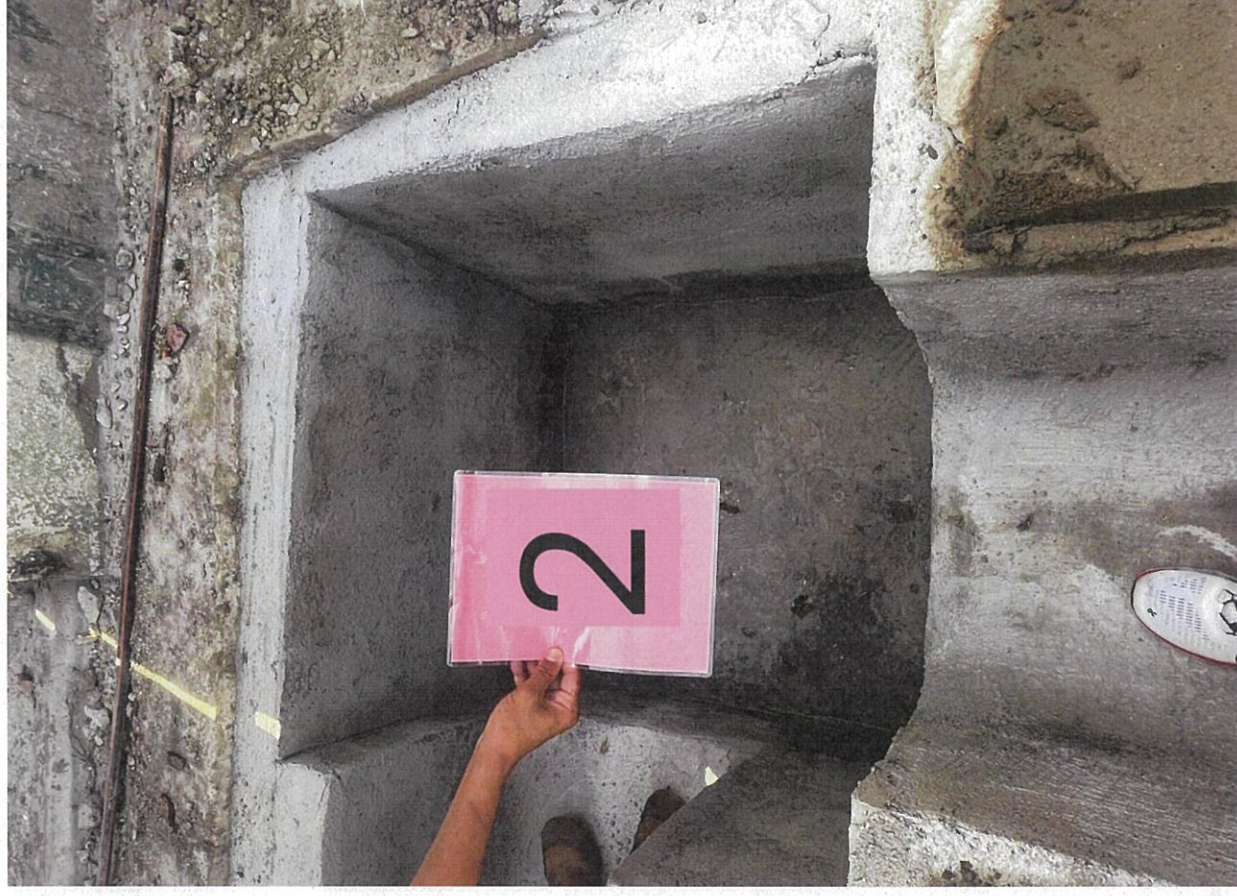
November 2025

**Plan 10
(P 23044)**

Viewpoint 1



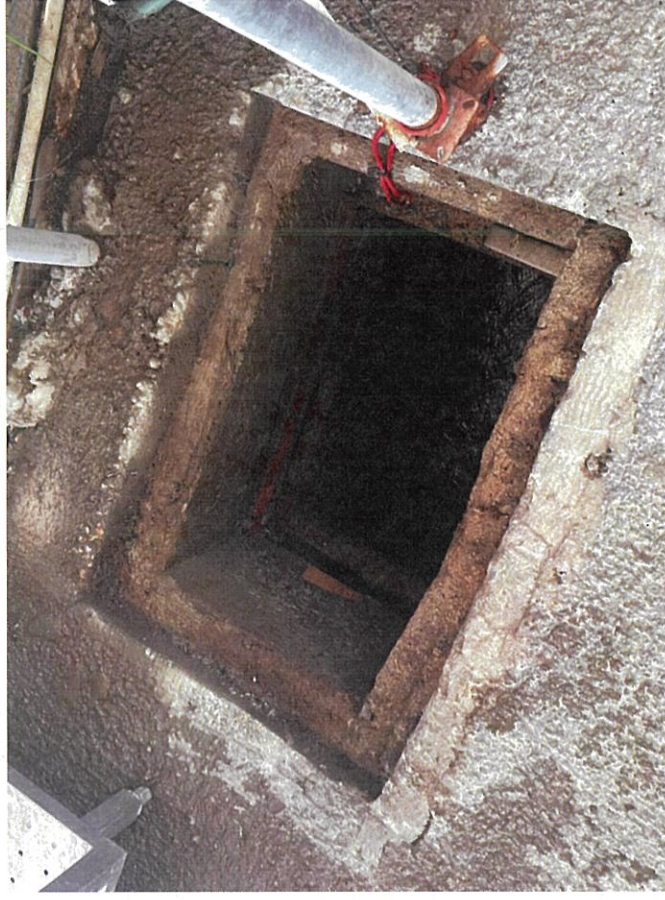
Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



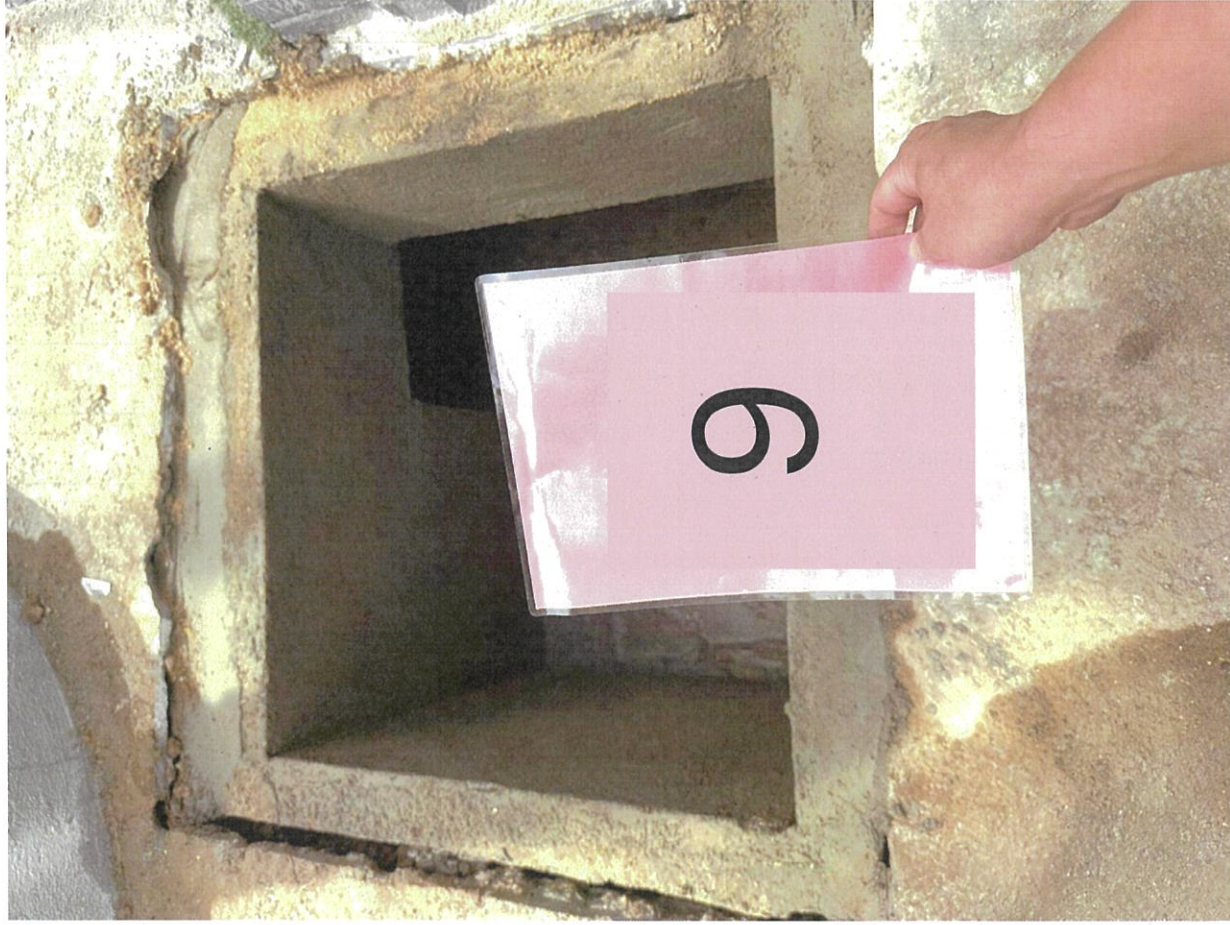
Viewpoint 7



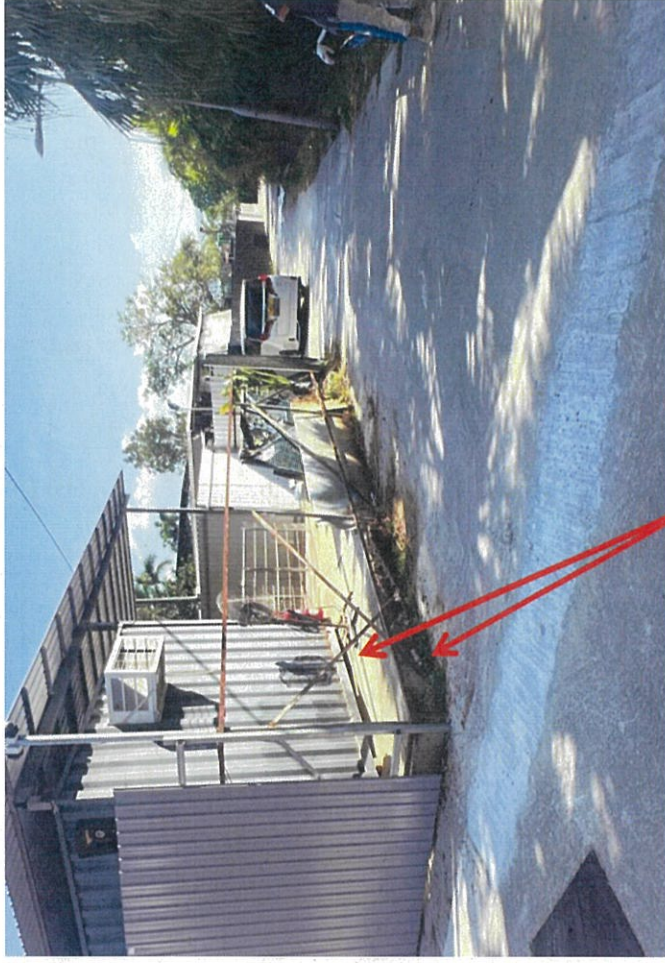
Viewpoint 8



Viewpoint 9



Viewpoint 10



The ground level of the Site has been higher than the local track for many years. The surface runoff from the local track will not flow to the Site.

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Shui Mei Road</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces _____ 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces _____ 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces _____ 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces _____ 的士車位 Coach Spaces _____ 旅遊巴車位 Light Goods Vehicle Spaces <u>1</u> _____ 輕型貨車車位 Medium Goods Vehicle Spaces _____ 中型貨車車位 Heavy Goods Vehicle Spaces _____ 重型貨車車位 Others (Please Specify) 其他 (請列明) _____

		2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積			51.5 % ☒ About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 _____		
	Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ 1 _____		
	Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ 1 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____		

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	19.5	19.5	3.5	1
2a	R/F: Rooftop Seating Area G/F: Ancillary Office	36	36	5	2
		36			
2b	Storage	7	7	5	1
3	Dog kennel	146	146	5	
4	Storeroom	7.2	7.2	3.5	
5	Toilet	6.3	6.3	3.5	
6	Open shed	12	12	3.5	
7	Dog kennel	70	70	5	
8	Dog kennel	172	172	5	
9	Storeroom	9	9	3.5	
10	Open shed	121	121	8	
11	Water tank	34	34	1	
12	Storeroom	19	19	3.5	
13	Storeroom	18	18	3.5	
14	Storeroom	under structure 10	under structure 10	3.5	
15	Storeroom	under structure 10	under structure 10	3.5	
16	Water tank	35	35	1	
Total		<u>748</u>	<u>712</u>		
		Plot Ratio	Site Coverage		
		0.54	51.5%		

10. The Development serves to meet the large demand for animal boarding services in the area.
11. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 15 nos. of dog.
12. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
13. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
14. No parking space is provided within the Site. Staff and visitors are expected to access the Site by public transport services (**Plan 5**).

Drainage

25. There are drainage facilities implemented at the Site (**Plans 6.1 & 6.2**). The Applicant would maintain the existing drainage facilities in good conditions.

Fire Safety

26. The Fire Service Installation (FSI) proposal was accepted by the Director of Fire Services (**Plan 7**). Relevant FS 251 certificates are enclosed at **Annex I**.

Traffic

27. A pedestrian ingress/egress is provided to the south of the Site. The Site does not provide any parking space. Staff and customers are expected to access the Site by public transport services.
28. A loading/unloading space for light goods vehicle is proposed on the northern side of the Site (**Plan 8a**). It is expected that the loading/unloading activity of material would be carried out once per week and would take about 15 minutes. As such, it would not cause adverse traffic impact to the local access road.
29. Public transport services are available in the vicinity of the Site (about 170 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 2 minutes (**Plan 5**).

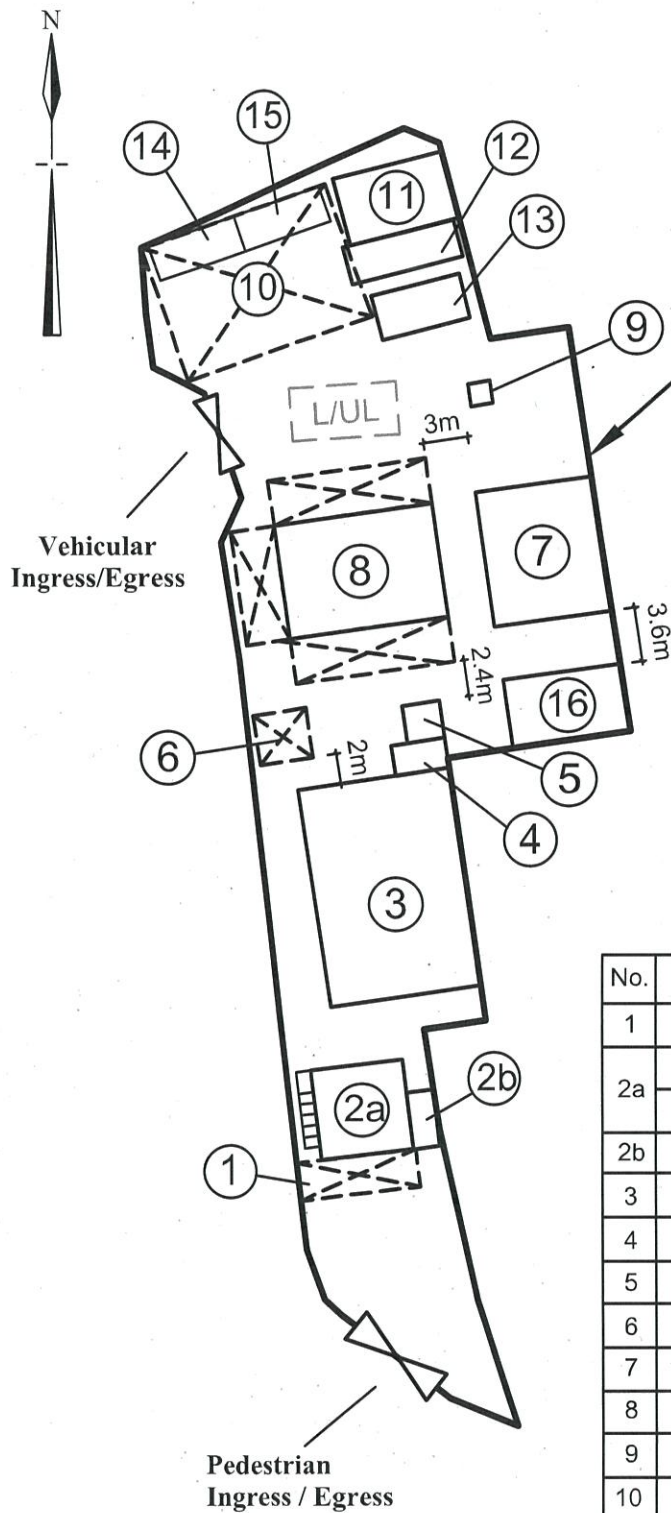
Environment

30. All dogs will stay in the kennels from 7:00 p.m. to 9:00 a.m. and no dog training sessions will be carried out during this period. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.
31. The Applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

Planning Gain

32. The Development serves to meet the huge demand for pet boarding service in the area.

- END -



Application Site

Legend



Vehicular Ingress / Egress



Loading / Unloading Space
(7m (L) x 3.5m (W))

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)		<u>748 m²</u>	<u>712 m²</u>		

1:500

Layout Plan

Goldrich Planners & Surveyors Ltd.

July 2025

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

**Plan 3a
(P 23044)**