



Our Ref.: PD/HFHD/06
Your Ref.: TPB/A/NE-KLH/636

27 December 2023

By Email

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

Dear Sir/ Madam,

APPLICATION NO. A/NE-KLH/636
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

We refer to the comments in regard to the captioned application.

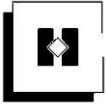
Our responses to public comments are attached at Annex 1 while our responses to departmental comments are attached at Annex 2. The updated layout plans are attached at Annex 3. Please also find attached replacement pages with highlighted amendments of our submitted planning statement at Annex 4.

There is a minor amendment to the layout, to incorporate Structure H of about 9 sq.m. as an open shelter. There is no change for the compliance of ABEL Recommended Internal Requirements and the updated development parameters are as follow:

Major Development Parameters	
Site Area	About 392 sq.m.
No. of Structures	8
Covered Area	About 146 sq.m.
Plot Ratio	About 0.37
Height of Structures	About 3 m
Site Coverage	About 37%

We would like to stress that, the Proposed Development will adopt a series of measures to minimise the environmental nuisance and hygiene issues, including but not limited to 24-hour mechanical ventilation and air-conditioning to be provided such that possible smell will be diluted and discharged away; surrounding with 1.5m metal fence; Sound proofing materials will be provided to the ABE structures, etc. For further details, please refer to the submitted planning statement.

According to TPB PG No. 32B, the resultant change in total gross floor area is about +6.5% (from 137sq.m. to 146 sq.m.) and hence it should not be considered as "material" change to the original application. Since there is no material change to the application, this further information submission should be accepted by the Town Planning Board.



Should you require further information or have any query, please feel free to contact the undersigned or Emily Hui at 2586 1737.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.
c.c. the Applicant
Ms. Jenny Chan (TP/CPE2)



Section 16 Application for Proposed Temporary Animal Boarding Establishment for Homeless Dogs and Filling of Land at Lot No. 942 in Demarcation District 7 at Wai Tau Tsuen in Tai Po for a period of 5 Years

Annex 1 - Response to Public Comments Table

No.	Comments Received	Our Responses
a	The sewage and chemical substances generated on the site would contaminate the existing drainage pipes and the surrounding agricultural land. The contaminated water is also odorous which causes annoyance to the nearby residents.	<p>The sewage and water generated by the dogs inside the kennels and in the outdoor area will be collected properly by the internal drainage. They will be conveyed into and stored in the cesspool and disposed off at regular intervals.</p> <p>The solid waste generated by the dogs in the outdoor area will be removed immediately by the staff and volunteers. Dogs will be kept in the indoor areas during rainy days.</p> <p>The external channel receives uncontaminated stormwater flow from the roof of the structures and divert the stormwater away from potentially contaminated area.</p> <p>Also, only healthy dog would stay at the site, no veterinary medication and medical care will be conducted on site. Therefore, no sewage and chemical substances will be diverted to the existing drainage pipes and agricultural land in the surrounding area.</p>
b	Noise pollution generated by the dogs on the site causes disturbance to the surrounding residents.	In order to minimize noise nuisance to the vicinity, all the dogs will stay indoor from 5pm to 9am. During daytime, only a maximum of 8 dogs will be allowed in the outdoor area at the same time.
c	Increased number of outsiders due to the proposed animal boarding establishment would cause safety and security concerns in the village.	Only staff and volunteers are allowed to enter the site. No outsiders will be attracted.
d	There are concerns related to the drainage issue as the proposed site was recently flooded due to the adverse weather.	The site already has an established drainage system that has always been able to handle the rainwater discharge. As mentioned,



Section 16 Application for Proposed Temporary Animal Boarding Establishment for Homeless Dogs and Filling of Land at Lot No. 942 in Demarcation District 7 at Wai Tau Tsuen in Tai Po for a period of 5 Years

Annex 2 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>1. Comments from the Water Supplies Department (Contact Person: Ms. Victoria Suen (Tel: 21525752))</i>		
A	The application site for animal boarding establishment is located within upper indirect water gathering ground (WGG).	<p>As the application site is located within upper indirect WGG, avoidance of infiltration can prevent any potential contamination of underground water which contributes to the water source. Dogs within the proposed development would only be allowed to pee on hard paved areas, and they are not allowed to enter the unpaved area outside the site boundary such that potential contamination of the underground water does not exist. For other residue and excretion, the staff and volunteers will remove them immediately so that no contamination of water is anticipated.</p> <p>Also, the injured dog will receive appropriate medical care before</p>
B	Compared to the previous submission, the significant change is to propose the use of two sets of 150mm U-channel for confining the discharge inside the application site. However, the use of U-channel cannot fully eliminate the risk of pollution to the WGG due to operation and maintenance of the proposed animal boarding establishing; and to prove that there would be no material increase in pollution effect within WGG. Hence, our previous comments should remain valid	<p>Construction of two independent channels in parallel can avoid potential pollution via infiltration due to operation and maintenance of the proposed animal boarding establishing as the inner channel will collect all surface flows within the proposed development for further arrangement.</p> <p>Besides, the operator of the proposed animal boarding establishing will strictly follow the “Conditions of Working within Water Gathering Ground” to be imposed by WSD.</p> <p>Furthermore, there will be internal guideline in regards to the treatment of the waste, including but not limited to the following:</p> <ul style="list-style-type: none">• All solid waste will be collected manually immediately and will be brought to disposal to outside the subject

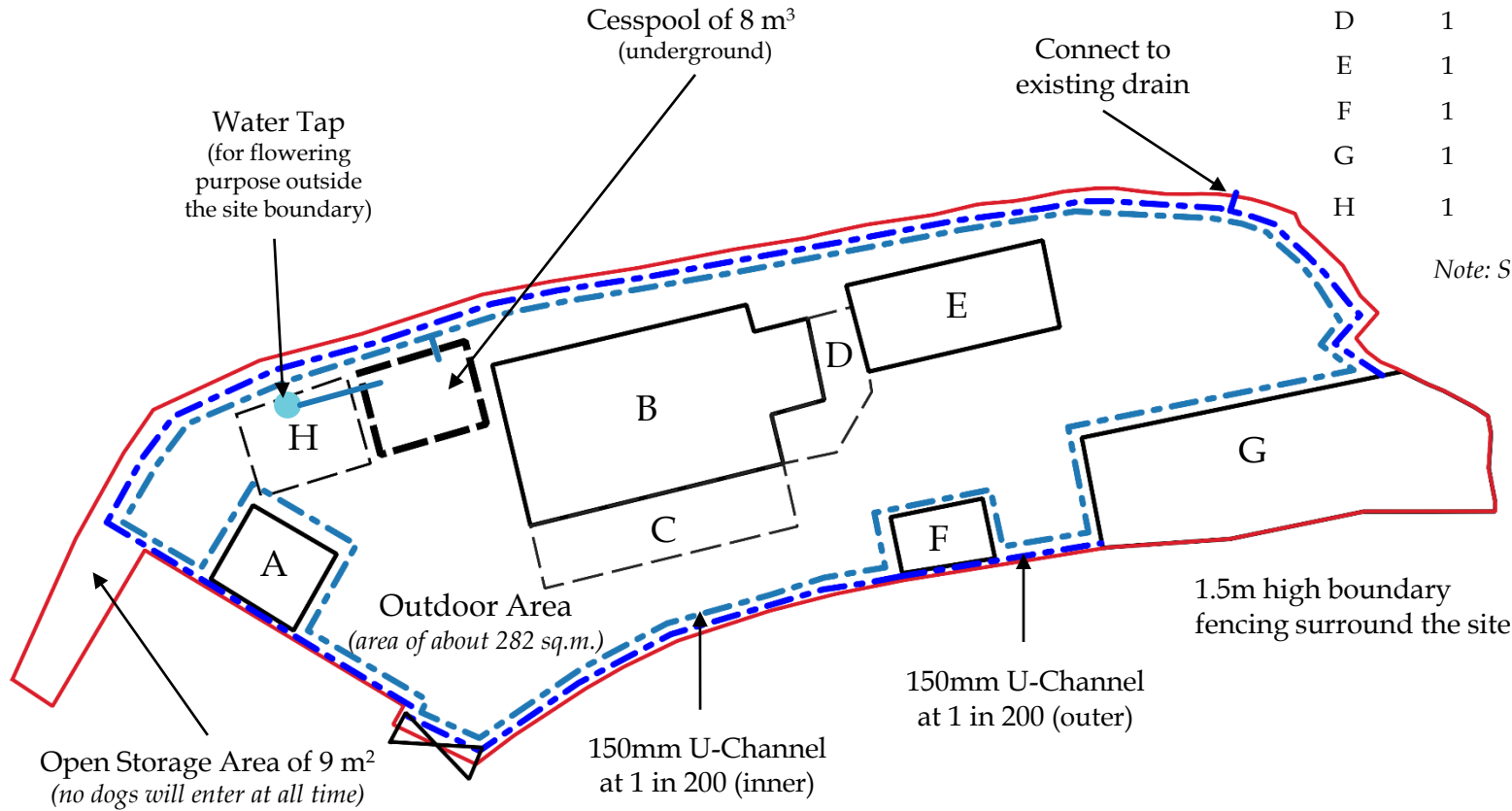


		<p>development at regular intervals by the staff/ volunteer;</p> <ul style="list-style-type: none">• In raining period all dogs will be kept at the indoor area;• Site cleaning will be performed every two hours. <p>With these measures, there shall be no pollution risk in regarding to the operation and maintenance of the Proposed Development. We considered there would be no material increase in pollution effect within the WGG.</p>
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Total Site Area: About 392 sq.m.
 Covered Area: About 146 sq.m. (A + B + C + D + E + F + G + H)
 Open Storage Area: about 9 sq.m.
 Outdoor Area: About 268 sq.m. (including C, D & H)

No.	Storey	Area (sq.m.)	Proposed Usage
A	1	8	Ancillary Storage
B	1	42	Dog Kennels with Ancillary Toilets
C	1	15	Open Shelter
D	1	7	Open Shelter
E	1	16	Dog Kennels
F	1	5	Ancillary Storage
G	1	44	Dog Kennels
H	1	9	Open Shelter

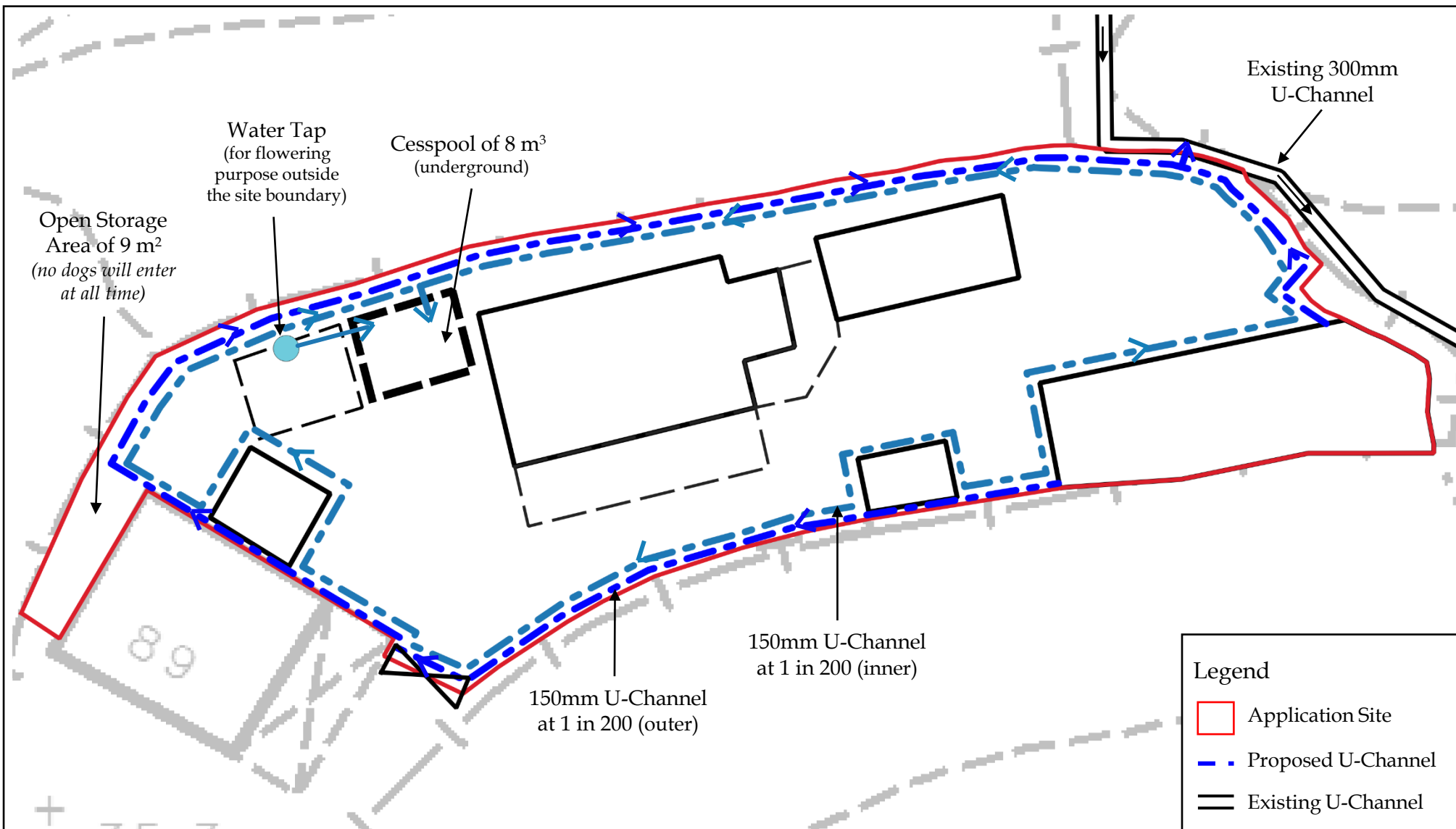
Note: Structures with a height of about 3 m



Legend	
	Application Site with 1.5m high boundary fencing
	Gate

Figure 5 : Indicative Layout Plan

(For reference only. Not to scale.)



**LCH Planning and Development
Consultants Limited**

Figure 7 : Proposed Drainage Layout

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Animal Boarding
Establishment for Homeless Dogs and Filling of Land for a Period
of 5 Years in Wai Tau Tsuen, Tai Po

(Source: HK GEODATA STORE, HKSAR Government)



- 6) Take photos/ video of the dog, write the dog's description and post on social media for suitable adopters;
- 7) Upon receipt applications, to evaluate all the applications according to the established criteria and look for the best adopter for the dog; and
- 8) Upon transferring the dog to the adopter, to conduct follow-up interview to confirm the dog is in good care.

Daily Operation

4.1.6 The Application Site will be confined by at least 1.5m boundary metal fencing in height. The Proposed Development will accommodate a maximum of 15 dogs. All kennels are located inside the animal establishment boarding structures which will be enforced with soundproofing materials. The three various ABE structures will be equipped with mechanical ventilation and air-conditioning, and the kennels will be maintained in comfortable and hygienic environment.

4.1.7 Only a maximum of 8 dogs will be allowed in the outdoor within the site boundary at the same time. All the dogs will stay indoor from 5pm to 9am to minimise noise nuisance to the vicinity. The Proposed Development operates 24 hours a day, 7 days in a week.

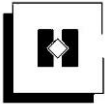
4.2 Development Scheme

4.2.1 The Application Site covers an area of about 392m². There will be three structures for animal boarding establishment of about 102m², two ancillary store rooms of about 13m² and two open shelters of about 22m². Height of the structures will be around 3m. The western tip of about 7m² will be used for open storage and no dogs will enter at all time.

4.2.2 The eastern tip of the Application Site, for about 44m² site area, would be filled up by concrete for not more than 0.3m in depth for site formation of the propose structure G. In the central there will be excavation of about 8 sq.m. for the proposed cesspool with a depth of about 1m.

4.2.3 The proposed structures with indicative layout are shown in **Figure 5** and the proposed filling of land are shown in **Figure 6**. Structures A to F as marked in Figure 5 are existing structures while Structure G is a proposed structure. The development parameters of the Proposed Development are as follow:

Major Development Parameters	
Site Area	About 392 sq.m.
No. of Structures	8
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Site Coverage	About 37%



4.2.4 Structures marked as “Dog Kennels” are intended to be the sleeping area, while the remaining uncovered area would be considered as adjoining exercise area. Table below demonstrates that the proposed provision and the maximum nos. of dogs under this Application would comply with the recommended internal requirements.

Compliance of ABEL Recommended Internal Requirements	
Sleeping Area	
Provided	102 sq.m. (<i>Structures B, E & G</i>)
Maximum nos. of medium size dogs with reference to ABEL	About 73 (<i>102 sq.m./1.4 sq.m.</i>)
Adjoining Exercise Area	
Provided	268sq.m. (i.e., = 392-102-9-8-5)
Maximum nos. of medium size dogs with reference to ABEL	About 48 (<i>268 sq.m./5.5 sq.m.</i>)
Proposed Maximum Nos. of Dogs in This Application	15 < 48 under ABEL

4.2.5 It is anticipated that the proposed temporary development would be completed by the first half of 2024 in order to commence as soon as possible.

4.3 Traffic Arrangement

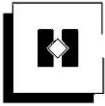
4.3.1 The Applicant Site connects to a local village road of Wai Tau Tsuen via a footpath, and to the east of local village road would reach Tai Wo Service Road West. There is a green minibus route No. 21K travelling from Tai Po Market to Wai Tau Tsuen.

4.3.2 It is anticipated that there will be minimal traffic generation only. Since the Proposed Development is a dog rescue centre but not a dog training centre nor hotel, there will not be frequent visitors going to the Proposed Development. People interested to adopt the dogs will schedule a visit. There will only be around 1 dog adoption in a week. The weekly visitors for dog adoption as well as volunteers will be about 10 only.

4.3.3 The Applicant will recruit volunteers to assist the operation of the Proposed Development. The Applicant intends to recruit a small group of volunteers, of normally not more than 5 people in a week, to the Proposed Development.

4.3.4 Visitors and volunteers can access to the Proposed Development by public transportation like green minibus and taxi to Wai Tau Tsuen, follow with a 5-minute walk from the Wai Tau Tsuen Playground. There is also a car park in Wai Tau Tsuen which can accommodate temporary car parking only. Having said that, the Applicant will strongly advise the visitors and volunteers to access the Proposed Development by public transportation only. Refer to **Figure 3** for the local village road and the footpath to the site.

4.3.5 Prior appointment is required for visitors/ potential adopters to visit the Proposed Development. The Proposed Development will not open to non-scheduled visitors or potential adopters.



4.3.6 Loading/ unloading activities are mainly about the transportation of necessities and the emergency adoption of the abandoned and strayed dogs. The transportation of necessities would be around 2 times per week. These will be occurred at the end of the local village road of Wai Tau Tsuen.

4.3.7 With such a minimal traffic trip generation, it is anticipated that there will be no adverse traffic impact brought by the Proposed Development.

4.4 Environmental Consideration

4.4.1 In view that there are some residential dwellings located in the vicinity, the Proposed Development will adopt the following measures to minimise the environmental nuisance and hygiene issues:

- No public announcement system, whistle blowing activities or sound amplification systems at the Application Site;
- Volunteers will be asked to lowering the volume and avoid making additional sounds when arriving the village area;
- 24-hour mechanical ventilation and air-conditioning to be provided such that possible smell will be diluted and discharged away;
- All the animals will stay indoor from 5pm to 9am;
- The Site is surrounded by 1.5m metal fence in height;
- Sound proofing materials will be provided to the ABE structures; and
- Site cleaning will be performed every two hours. All droppings will be discharged in garbage bags.

4.4.2 Nevertheless, the latest version of “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” will be observed and followed.

4.4.3 For information purpose, the adjacent residential dwelling known as No. 89 Che Tei, Wai Tau Tsuen is owned by the related party of the Applicant.

4.5 Drainage and Sewerage Consideration

4.5.1 The site already has an established drainage system that has always been able to handle the rainwater discharge. Refer to **Figure 7** for the drainage layout. This system will be retained and maintained.

4.5.2 **Only healthy dogs will stay at the subject development, and no veterinary medication and medical care will be conducted at the subject development, there shall not be pharmaceuticals and pathogens generated from operation and maintenance of the proposed ABE.**

Sewage Inside of the Structures

4.5.3 Dogs inside kennels will not cause pollution because their sewage will be properly collected/draind by the internal drainage which will be