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寄件日期: 2024年12月30日星期一 17:42
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主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information
附件: A_YL-KTN_1074_Lr to TPB_FI_update Justifications & Plans_30.12.2024.pdf
類別: Internet Email

Dear Sir/Madam,

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

Regards,
Alan Poon

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[Goldrich Planners and Surveyors Ltd.](#)

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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL24622

30 December 2024

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

By Post and Email:
tpbpd@pland.gov.hk

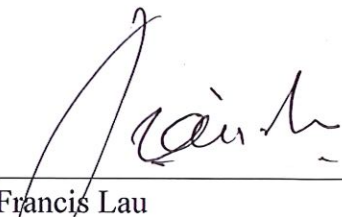
Dear Sir,

Submission of Further Information

**Temporary Place of Recreation, Sports or Culture and
Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land
Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107,
Yuen Long, New Territories**

We would like to submit updated Justifications (Appendix I) and plans (Plans 3a, 5a, 8 and 9) for the captioned application.

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



Francis Lau

Encl.

Justifications

Application Background

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply a fresh application to continue the operation.

Applied Use

5. The applied use is ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities’ for a Period of 3 years and Associated Filling of Land.

Location

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

Site Area

7. The site area is about 3,071m². No Government Land is involved.

Planning Context

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow

arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

Mode of Operation

12. There are two modes of operation for the application:
 - a. Animal Boarding Establishment; and
 - b. Social event activities.

a. Animal Boarding Establishment

13. The site provides animal boarding service between 9 a.m. to 7 p.m. Pet owners may leave their pets on site for boarding service. No overnight boarding service is provided.
14. The open grass land, the area under the open sheds and multi-function rooms are used for pet activity.
15. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function room when more than one pet is in the room.
16. Pet owners may play with their pets on site.
17. It is estimated a maximum of 10 pets will be kept on site.

18. The estimated trip attraction and trip generation rates for animal boarding establishment are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	2	1	0	0
18:00-19:00	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

b. Social event activities

19. Customers could make reservation for social events (e.g. social gathering and wedding ceremonies) between 9 a.m. to 11 p.m.
20. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles to play.
21. Pet owners may bring their pets for social gathering. Pets could play on the open grass land or the open shed. Pet owners exchange their experience in keeping the pets.
22. For wedding ceremonies, the marriage couple and their parents will come to the site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or a coach (29 seats, 7m in length) to the site.
23. One coach will be arranged by the applicant for round trip between Kam Sheung Road Station and the application site. Please refer to the plan showing the route of the coach (Plan 9).

24. The estimated trip attraction and trip generation rates for social events are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	0	0
10:00-11:00	0	0	0	0
11:00-12:00	0	2	1	2
12:00-13:00	0	2	1	2
13:00-14:00	0	0	0	0
14:00-15:00	1	2	0	2
15:00-16:00	1	2	0	2
16:00-17:00	0	2	1	2
17:00-18:00	0	2	1	2
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	1	2	0	2
22:00-23:00	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
Total:	<u>4</u>	<u>16</u>	<u>4</u>	<u>16</u>

25. Videos for wedding ceremonies will be displayed on the display screen. The display screen does not have a loudspeaker. The sound of the videos will be broadcasted through a loudspeaker which is placed under structure 1.

26. Microphone and loudspeakers will be used on site. The operator will follow the standard stated in Noise Control Ordinance Cap.400.

27. The operator will not provide food or drinks for the recreational activities.

28. It is estimated a maximum number of 200 persons for social events. Maximum number of staff would be about 10 persons.

29. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the site is used for social events.

30. In bad weathers such as rainy days, activities could be held under the open rain shelter and the multi-function rooms.

Development Parameters

31. Please refer to Layout Plan (Plan 3a) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter	600m ²	600m ²	7m	1
2.	Multi-function Room (Animal activity room, social event room and ancillary office)	126m ²	198m ²	8m	2
3.	G/F Staff Pantry and Toilet	94m ²	94m ²	8m	2
	U/F Animal activity room		56m ²		
4.	3 nos. of 20ft. container storage	44m ²	44m ²	5m	1
5.	Rain Shelter	32m ²	32m ²	5m	1
6.	Rain Shelter	18m ²	18m ²	5m	1
7.	Display screen	6m ²	6m ²	5m	1
8.	Meter Room	<u>2m²</u>	<u>2m²</u>	3m	1
Total:		<u>922m²</u>	<u>1,050m²</u>		

32. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
33. Structures 2 and 3 are soundproofing and fully air-conditioned.
34. 3 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 nos. of parking space for coaches (29 seats, 7m in length) are provided on site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site (Plan 5a). No parking, reversing or turning of vehicles on public road is expected.
35. Visitors are encouraged to take public transports which are available at a distance of about 190 m to the south of the site. The estimated walking time is about 2 minutes (Plan 6).

Similar Applications

36. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
37. Approval of the current application is in line with the decisions of the RNTPC.

No Adverse Impact to the Surroundings

38. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
39. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4) and attached drainage photographs for details.
40. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
41. Part of the site (about 1,039m² (34%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
42. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

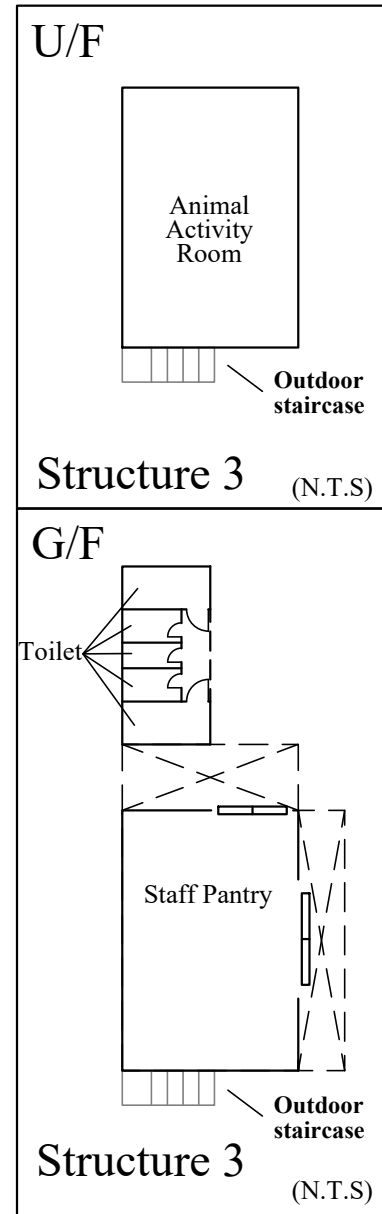
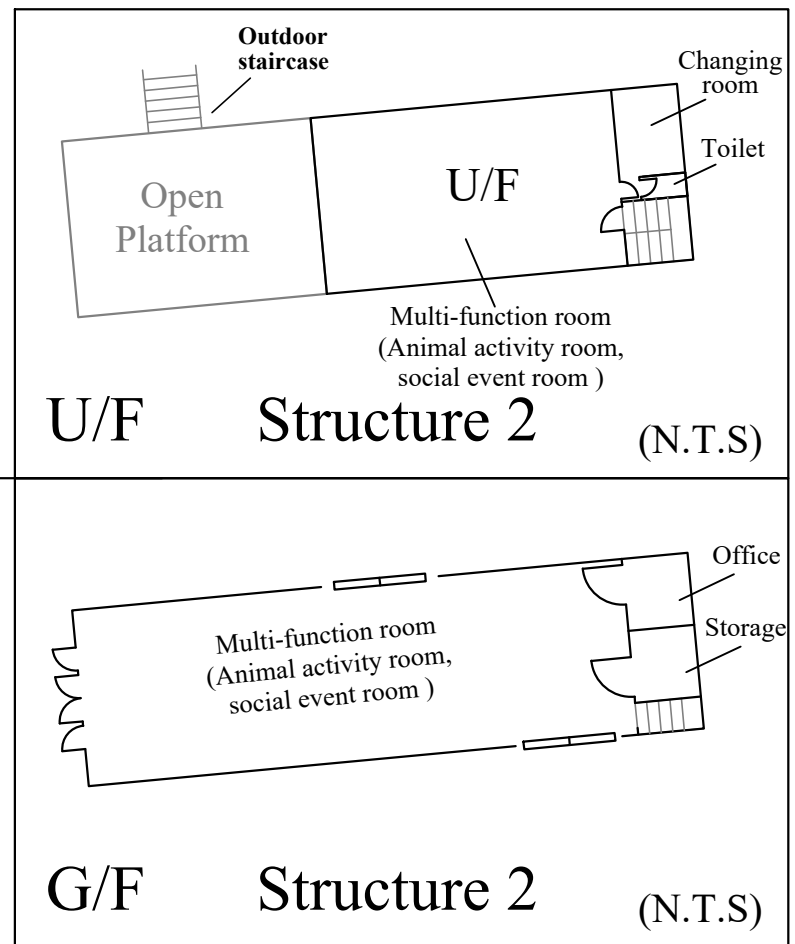
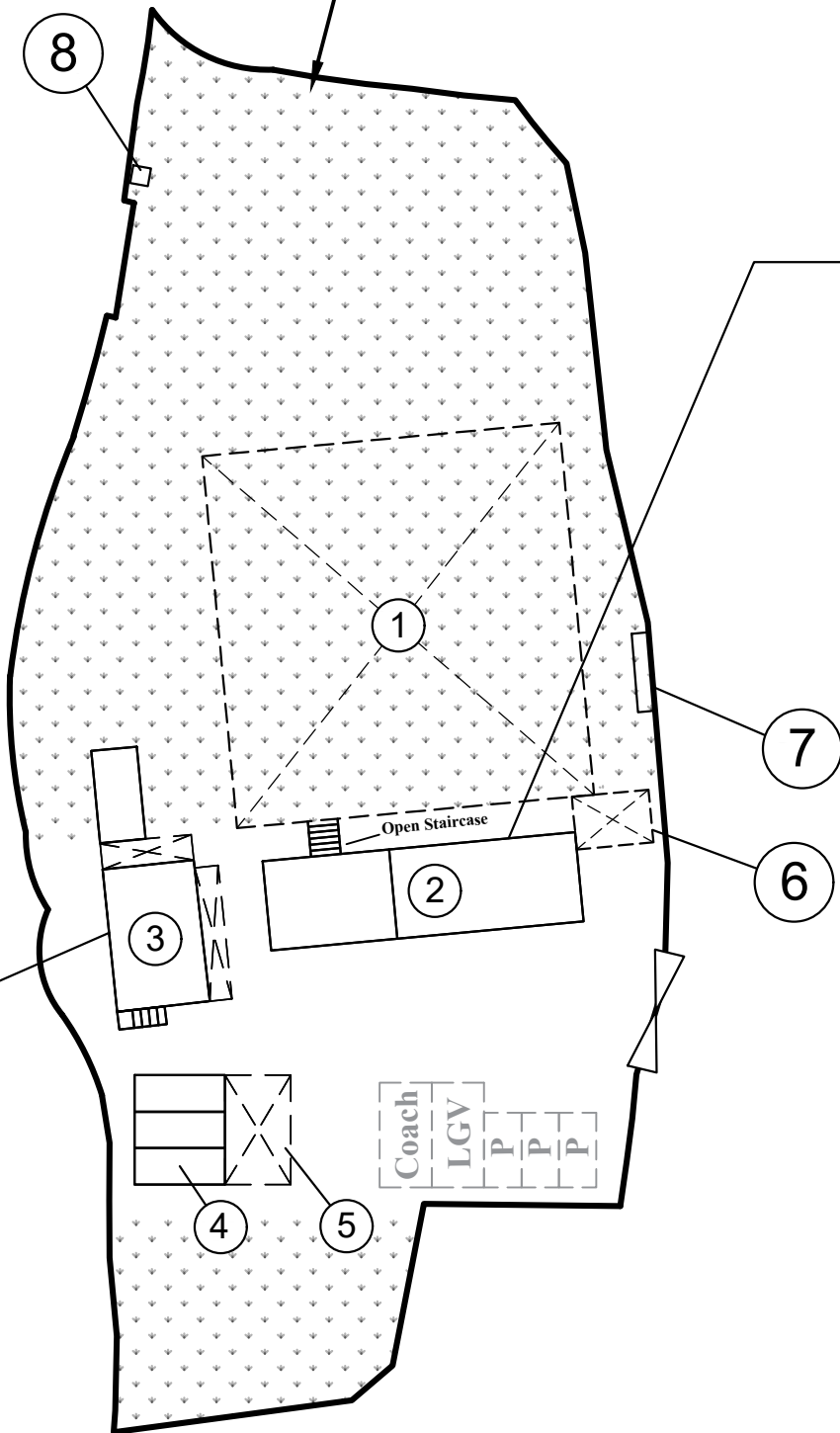
Planning gain

43. The proposed use would help to satisfy the huge demand for recreational activities area and animal boarding services in the vicinity.

- End -



Application Site



Legend

- P Parking space for private cars (5m (L) x 2.5(W))
- LGV Parking space for light goods vehicles (7m (L) x 3.5(W))
- Coach Parking space for cocaches (7m (L) x 3.5(W))

	<u>Area (about)</u>
 Paved Area:	1,039m ² (34%)
 Grassland Area:	2,032m ² (66%)
Site Area:	<u><u>3,071m² (100%)</u></u>

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (Not Exceeding)	No. of Storeys
1	Rain Shelter	600m ²	600m ²	7m	1
2	Multi-function room (Animal activity room, social event room and Ancillary office)	126m ²	198m ²	8m	2
3	G/F Staff Pantry and Toilet	94m ²	94m ²	8m	2
	U/F Animal Activity Room		56m ²		
4	3 nos. of 20ft. container storage	44m ²	44m ²	5m	1
5	Rain Shelter	32m ²	32m ²	5m	1
6	Rain Shelter	18m ²	18m ²	5m	1
7	Display Screen	6m ²	6m ²	5m	1
8	Meter room	2m ²	2m ²	3m	1
Total:		<u>922m²</u>	<u>1,050m²</u>		

1:500 (A3)

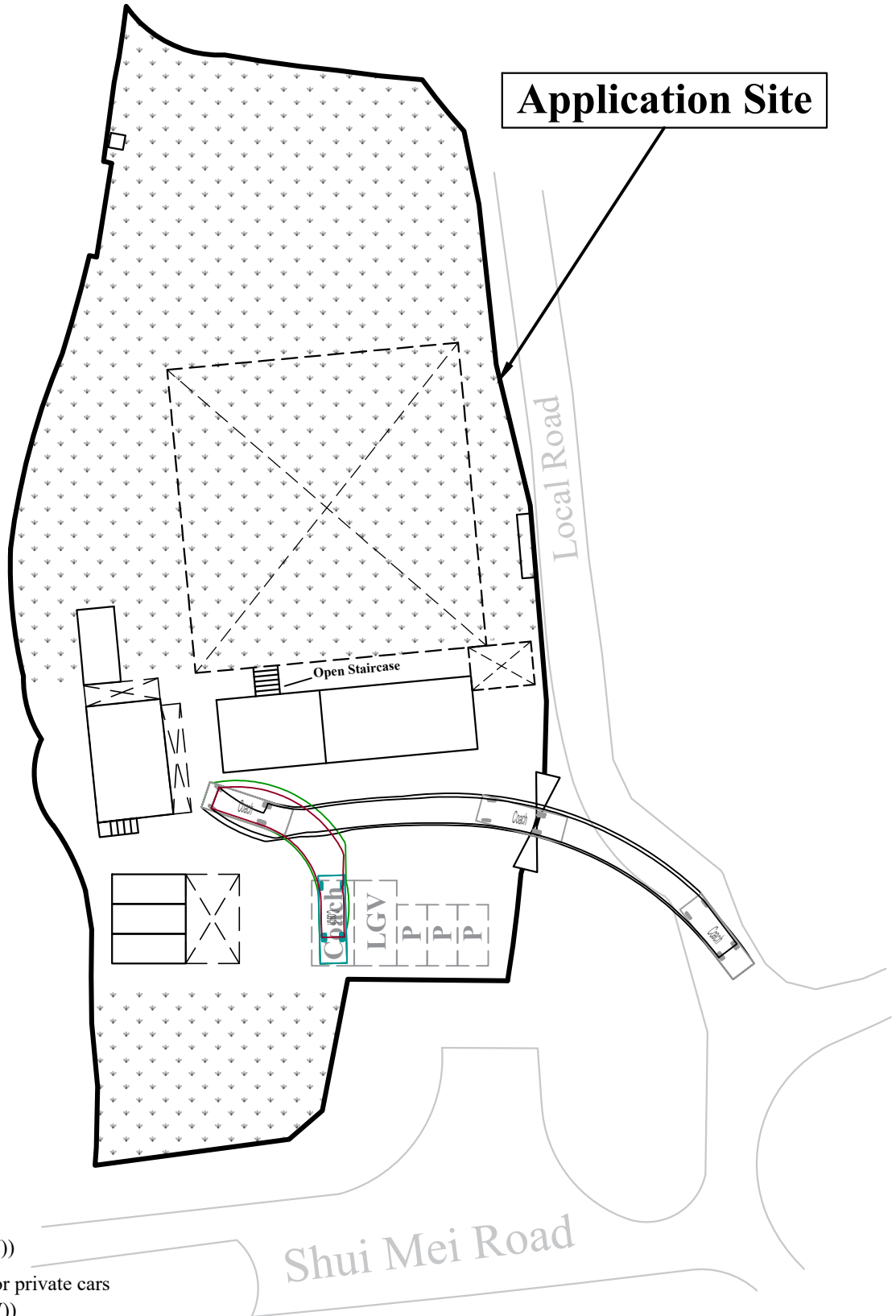
December 2024

Layout Plan





Lots 1499 (Part), 1500 (Part), 1504 S.A
and 1504 RP in D. D. 107
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

**Plan 3a
(P 21098)**



LEGEND

-  Coach
(7m (L) x 2.5(W))
-  Parking space for private cars
(5m (L) x 2.5(W))
-  Parking space for light goods vehicles
(7m (L) x 3.5(W))
-  Parking space for coaches
(7m (L) x 3.5(W))

1 : 500 (A4)

December 2024

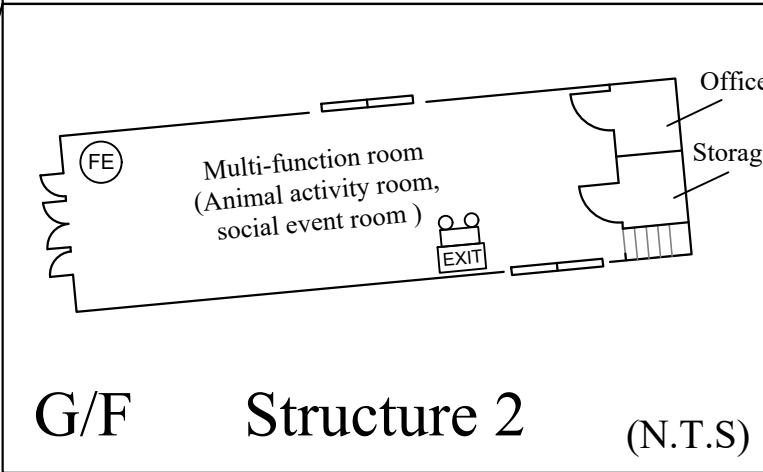
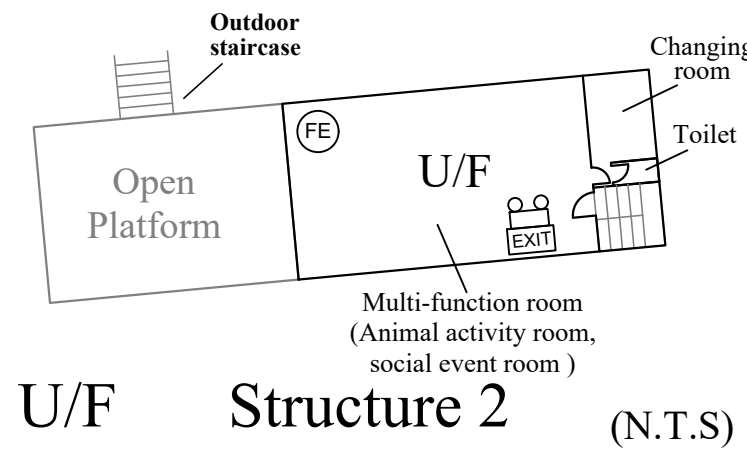
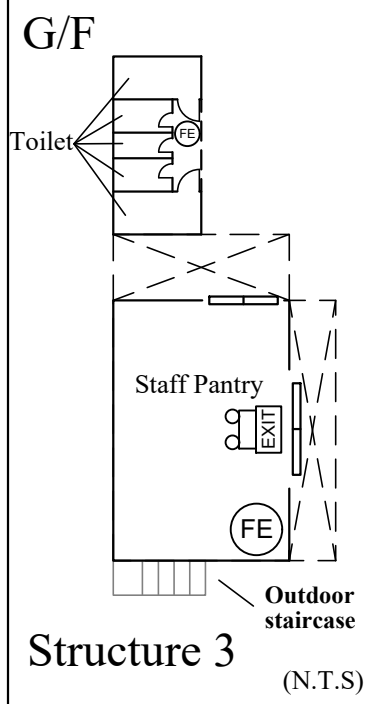
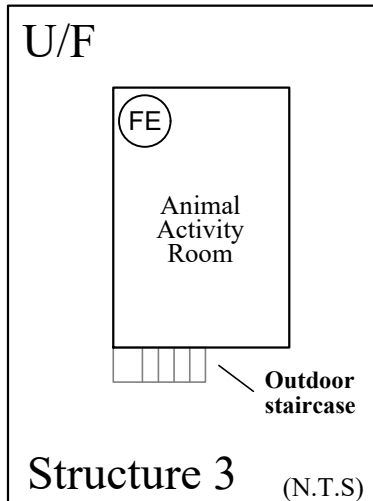
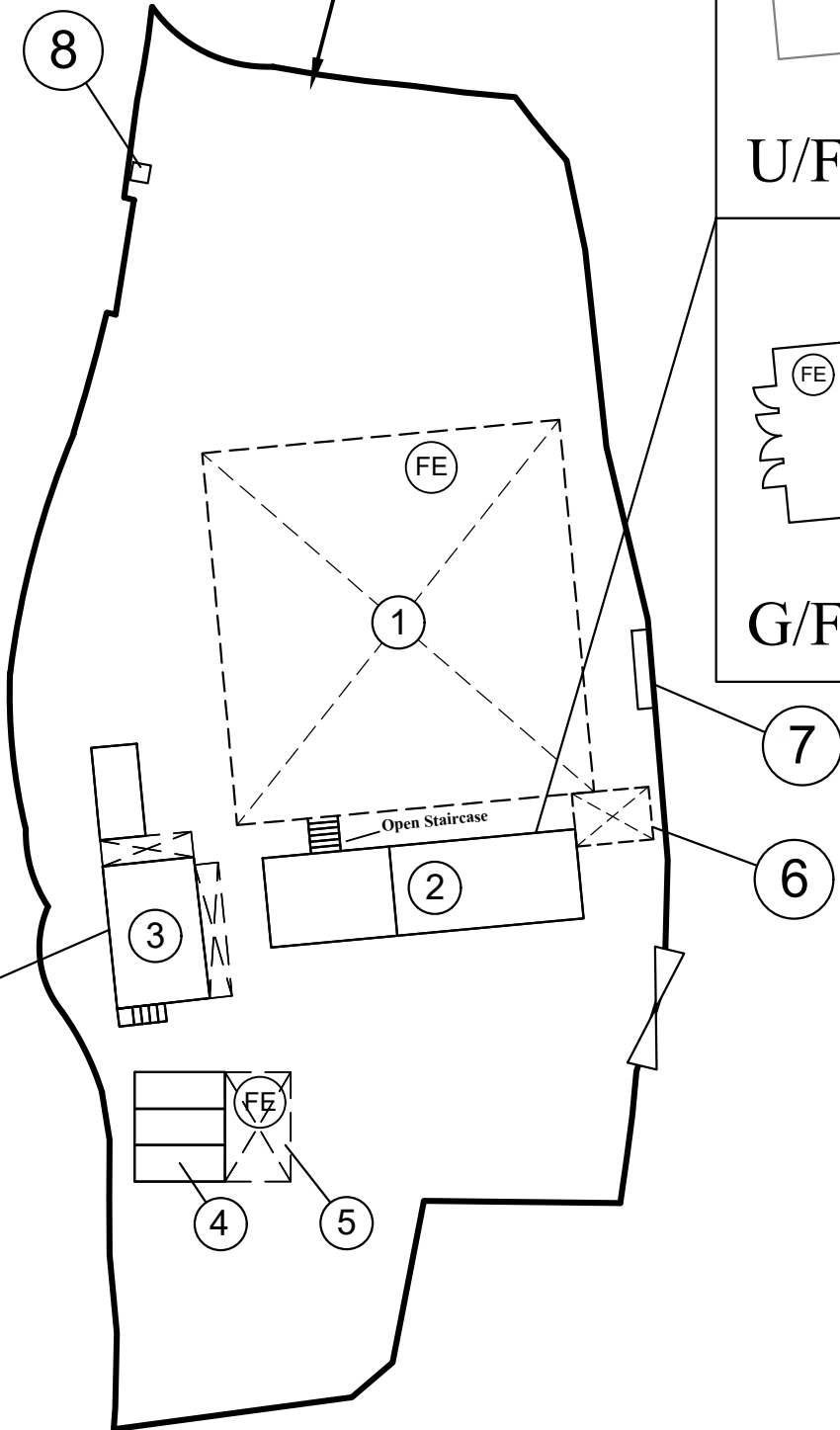
Swept Path Analysis
Lots 1499 (Part), 1500 (Part), 1504 S.A
and 1504 RP in D. D. 107
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 5a
(P 21098)**



Application Site



FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend

- 5.0kg CO2 Gas type Fire Extinguisher x7
- Emergency Light x3
- Exit sign x3
- Sliding Door

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (Not Exceeding)	No. of Storeys
1	Rain Shelter	600m ²	600m ²	7m	1
2	Multi-function room (Animal activity room, social event room and Ancillary office)	126m ²	198m ²	8m	2
3	G/F Staff Pantry and Toilet	94m ²	94m ²	8m	2
	U/F Animal Activity Room		56m ²		
4	3 nos. of 20ft. container storage	44m ²	44m ²	5m	1
5	Rain Shelter	32m ²	32m ²	5m	1
6	Rain Shelter	18m ²	18m ²	5m	1
7	Display Screen	6m ²	6m ²	5m	1
8	Meter room	2m ²	2m ²	3m	1
Total:		<u>922m²</u>	<u>1,050m²</u>		

1:500 (A3)

Fire Service Installation Proposal

Goldrich Planners & Surveyors Ltd.

December 2024

Lots 1499 (Part), 1500 (Part), 1504 S.A
and 1504 RP in D. D. 107
Yuen Long, New Territories

**Plan 8
(P 21098)**



N.T.S

**Plan Showing the Route and
Pick-up / Drop-off Point of Coach**

**Goldrich Planners &
Surveyors Ltd.**

December 2024

Lots 1499 (Part), 1500 (Part), 1504 S.A
and 1504 RP in D. D. 107
Yuen Long, New Territories

**Plan 9
(P 21098)**