

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年03月12日星期三 16:41
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information
附件: A_YL-KTN_1074_FI_RtC_12.3.2025.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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[REDACTED]

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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL25083

12 March 2025

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 a response-to-comment to respond to the comments from Government Departments.

Structure 5 is enlarged to reflect the actual situation on site. We submit updated Executive Summary, Justifications and Plans for the change.

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



Francis Lau

Encl.

Comments from Lands Department dated 13.1.2025

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

Comments	Responses
<p>The application site comprises Old Schedule Agricultural Lot Nos. 1499, 1500, 1504 S.A and 1504 RP all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p> <p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 1499, 1500 and 1504 RP all in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>The lot owner(s) will apply to the Lands Department for Short Term Waivers to regularize the structures on lots.</p>

Comments from Environmental Protection Department dated 20.1.2025

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

Comments	Responses
<p>It is noted from the justifications first submitted that “dogs will be kept in enclosed structures with soundproofing materials and fully air-conditioned between 7 p.m. to 9 a.m”. However, the updated justifications submitted in the further information state that “no overnight boarding service is provided”. As such, please ask the applicant to clarify the operation mode of the proposed animal boarding use and whether dogs would only be involved for the applied use.</p> <p>Also, the applicant is asked to clarify whether there would be outdoor activities for pets at the site.</p> <p>Lastly, please ask the applicant to confirm no public announcement system and whistle blowing will be allowed at the application site.</p>	<p>We clarify that no overnight boarding service is provided.</p> <p>We clarify that there will be outdoor activities for pets. Whistle blowing will not be allowed at the site</p> <p>The proposed mode of operation (social event activities) requires the use of public announcement system. The applicant will control and monitor the sound levels in compliance with the Noise Control Ordinance Cap. 400. It is expected that the nuisance to the residents nearby will be kept to the minimal.</p>

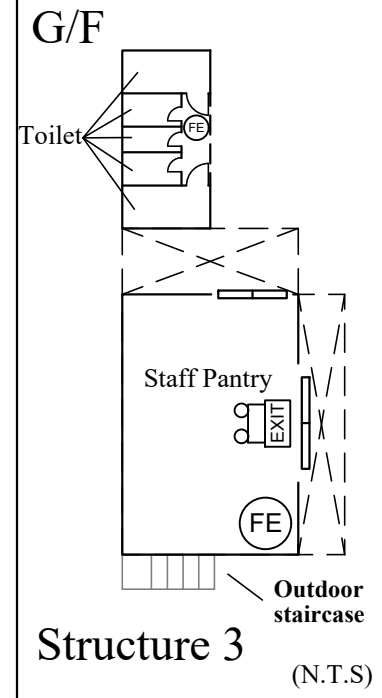
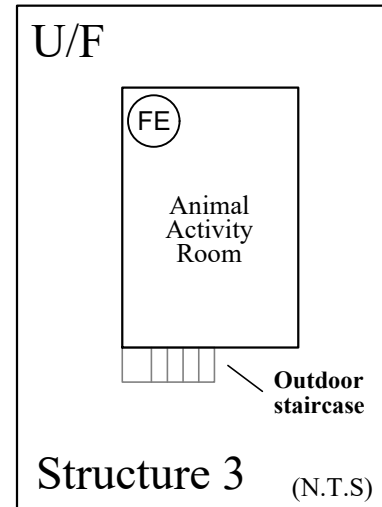
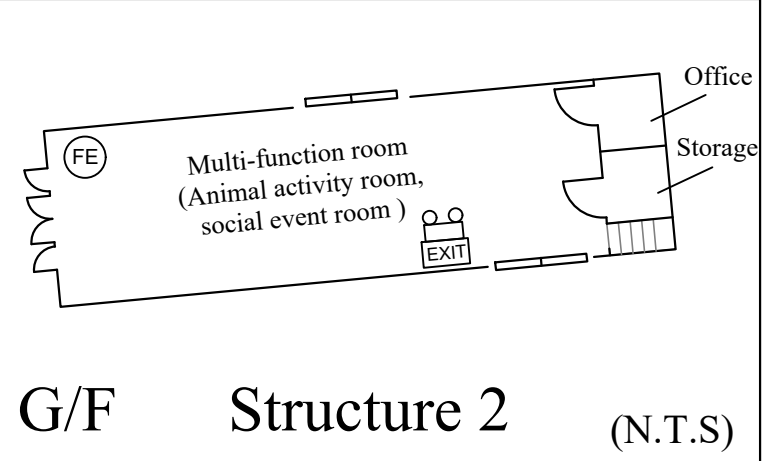
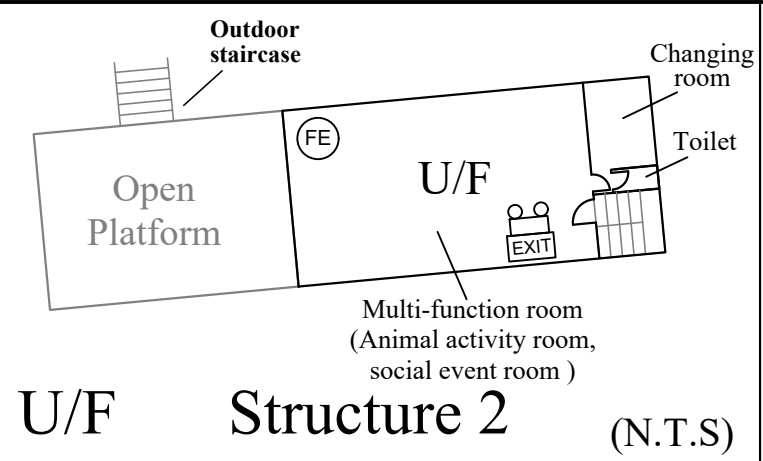
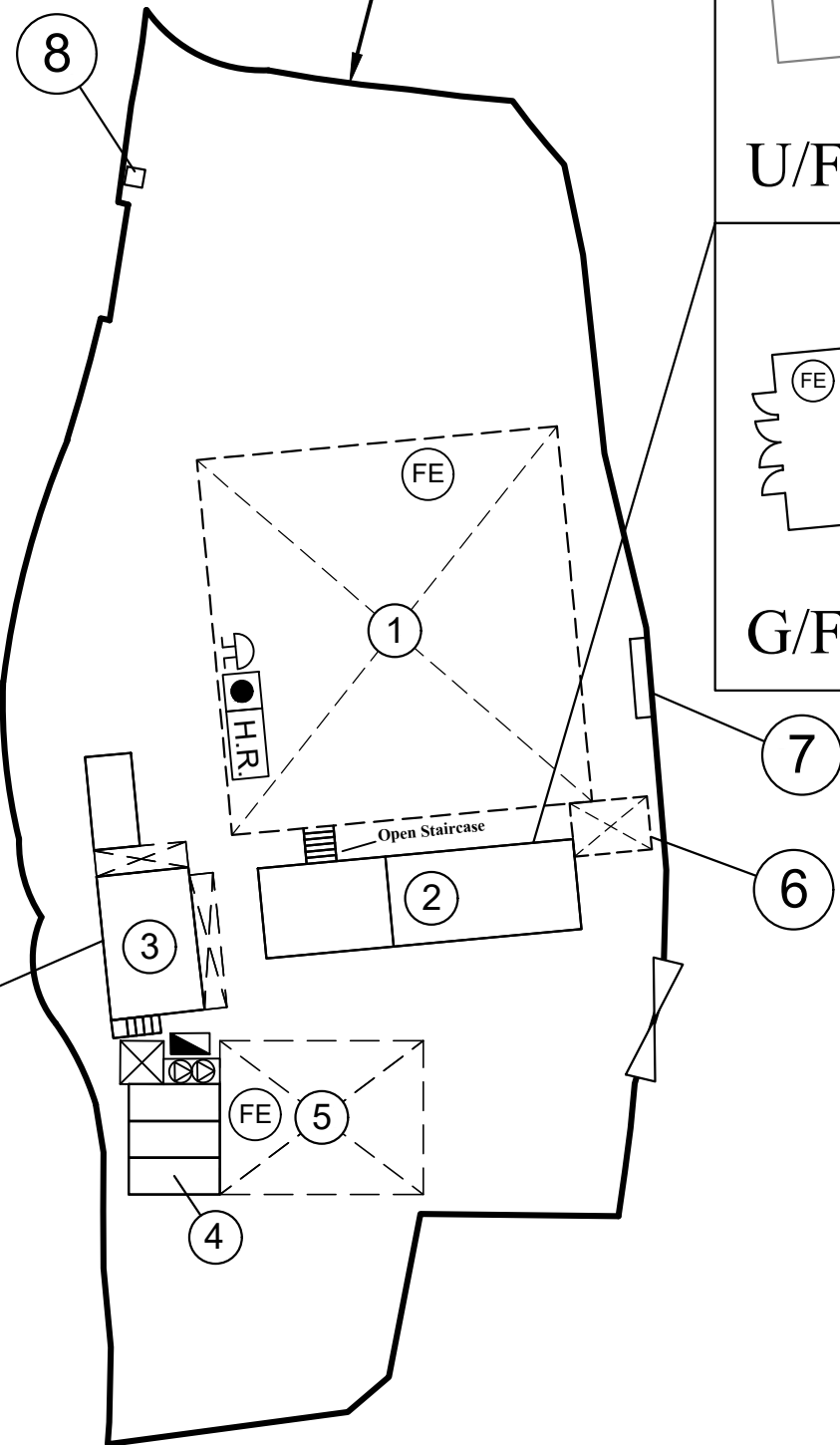
Comments from Fire Services Department dated 20.1.2025

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

	Comments	Responses
	With regard to the submitted FSI proposal in your preceding email, I have the following comment:	-
i.	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and	Please refer to updated FSI Proposal (Plan 8a) for details.
ii.	Modified hose reel system, manual fire alarm, exit sign and emergency lighting should be provided for sheds of area over 230m ² .	Please refer to updated FSI Proposal (Plan 8a) for details.



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.
 - (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
 - (v) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
 - (vi) Duplicated power supplies for all fire Service Installations comprising a cable connected from electricity mains and other teed off before the main switch shall be provide.

Legend

	5.0kg CO2 Gas type Fire Extinguisher	x7
	Emergency Light	x3
	Exit sign	x3
	Break Glass Call Point	x1
	Fire Alarm Bell	x1
	Fire Hosereel	x1
	F.S pump room	x1
	2m ³ FS Water Tank	x1
	Fire Alarm / Hosereel Pump Control Panel	x1
	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:		922m²	1,050m²		

1:500 (A3)

February 2025

Fire Service Installation Proposal

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

Goldrich Planners & Surveyors Ltd.

**Plan 8a
(P 21098)**

Comments from Drainage Services Department dated 4.2.2025

(Contact Person: Mr. Terence TANG Wing-hei, Tel: 2300 1257)

	Comments	Responses
(a)	Viewpoint K, L and M - Please provide internal condition and justify the size of u-channel.	Please refer to attached photographs for details.
i.	Please provide photo record for the connection details to existing culvert.	Please refer to attached photographs for details.
ii.	Please provide photo record for the existing local public drain and justify its size of 1m wide.	Please refer to attached photographs for details.



Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner. There is not enough space to place the catchpit at the corner

Existing Tree

Paved area about 807m²

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 250mm UC 1:200

Existing 250mm UC 1:100

Existing 300mm UC 1:200

Existing 300mm UC 1:200

Existing 300mm UC 1:100

Existing 300mm UC 1:200

Existing 300mm UC 1:100

Discharge to existing culvert

Existing local public drain (about 1m wide)

CUL CUL
To watercourse

LEGEND

- ⊠ Existing catch pit
- ⊞ Existing last catch pit
- CUL □ Existing culvert
- ▨ Greenland
- Existing U-channel
- ++++ Existing U-channel with C. I. cover
- ◁ Viewpoint of photograph

Site Area: about 3,071m²

1 : 500

Plan Showing Viewpoint of Drainage Photographs

Goldrich Planners & Surveyors Ltd.

March 2025

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

**Plan 7a
(P 21098)**

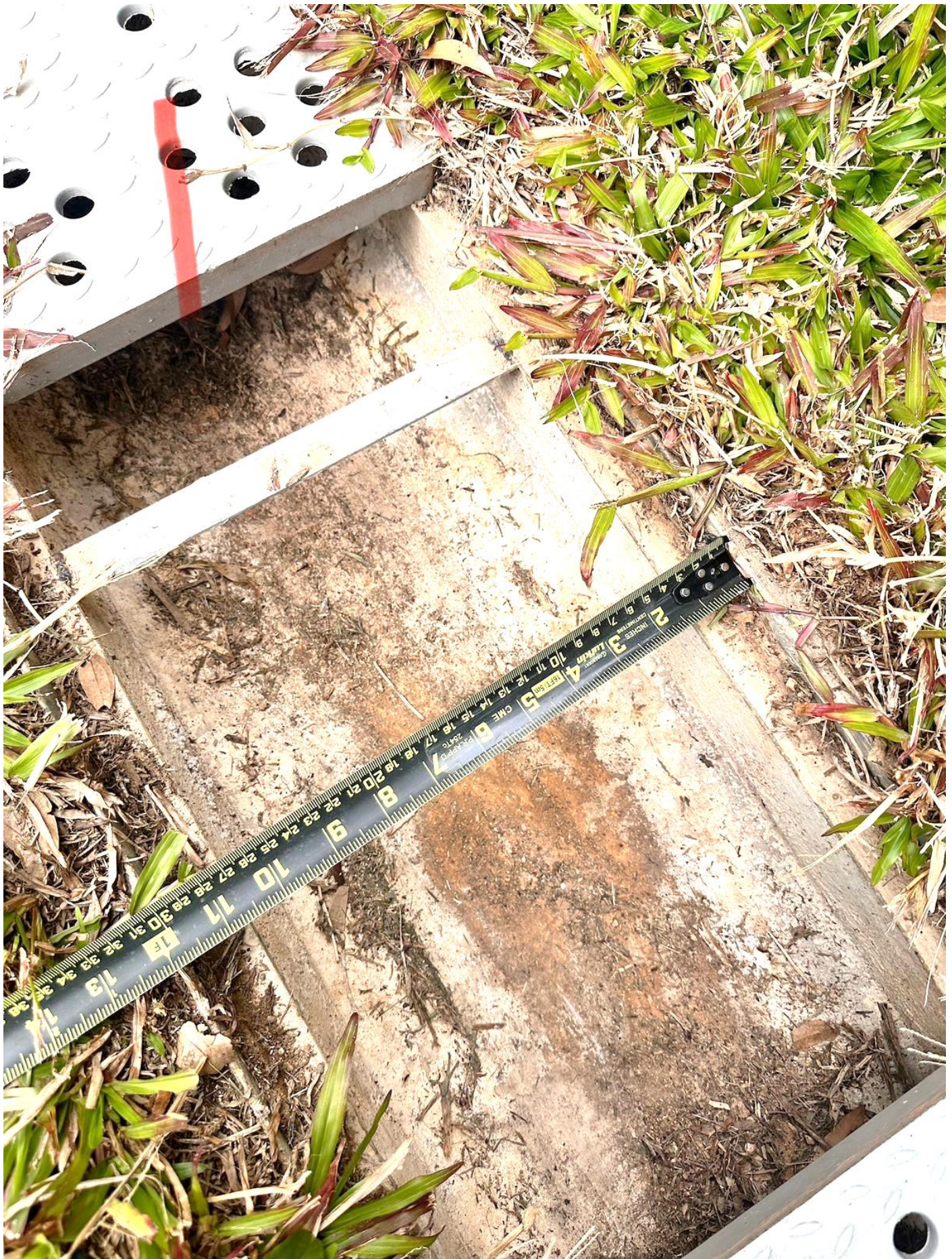
Viewpoint K



Viewpoint L



Viewpoint M



Connection details to existing culvert



Photo record of existing local public drain



1.2m (about)

Comments from Transport Department dated 17.2.2025

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

	Comments	Responses
(a)	The applicant shall note that appropriate permit shall be obtained for shuttle bus service / coach service. Feasibility of shuttle bus service is subject to the permit. We reserve our comment on shuttle bus service until sufficient details are received.	The applicant is not an operator providing coach service. The coach service is not regular and is on an ad-hoc basis when needed. The applicant will book coach service from a company with permit.
(b)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.

Executive Summary

1. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories.
2. The site area is about 3,071m². No Government Land is involved.
3. The site falls within "Agriculture" ("AGR") zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11.
4. 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.
5. 8 temporary structures are proposed on site. The total floor area is about 1,156m².
6. The operation hours are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
7. There are similar planning approvals for Proposed Temporary Place of Recreation, Sports or Culture and Animal Boarding uses in the vicinity.
8. The proposed uses would help to satisfy the huge demand for recreational activities and animal boarding service in the vicinity.

行政摘要

1. 申請地點位於新界元朗丈量約份第 107 約地段第 1499 號 (部分)、第 1500 號 (部分)、第 1504 號 A 分段及第 1504 號餘段。
2. 申請面積約 3,071 平方米。不涉及政府土地。
3. 申請地點處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 的「農業」地帶。
4. 申請用途為「臨時康體文娛場所及臨時動物寄養所連附屬設施」(為期 3 年)及相關填土工程。
5. 申請地點擬議提供 8 個構築物。總樓面面積約 1,156 平方米。
6. 營業時間為每天上午 9 時至晚上 11 時 (星期日及公眾假期照常營業)。
7. 申請地點附近有類似的規劃批准作擬議臨時康體文娛場所或動物寄養所用途。
8. 申請用途有助滿足當地對康體文娛場所及動物寄養所的大量需求。

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	138m ²	138m 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>1,028m²</u>	<u>1,156m²</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.

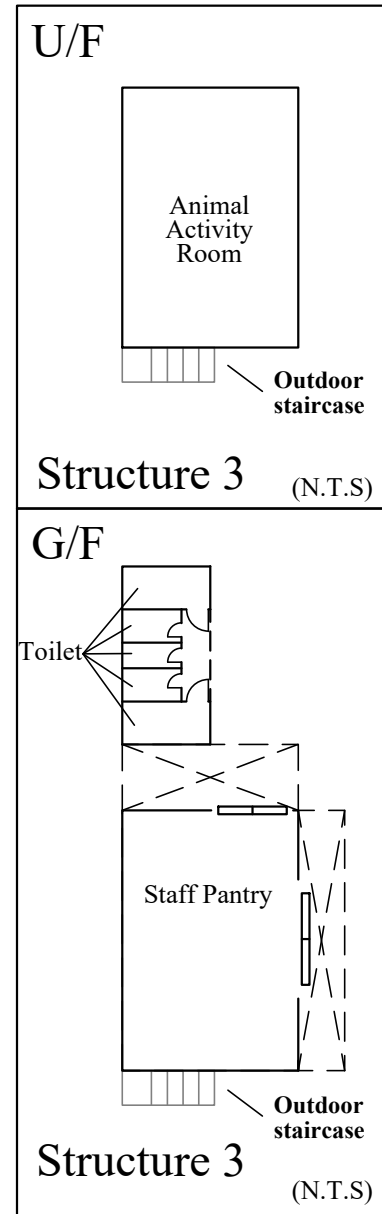
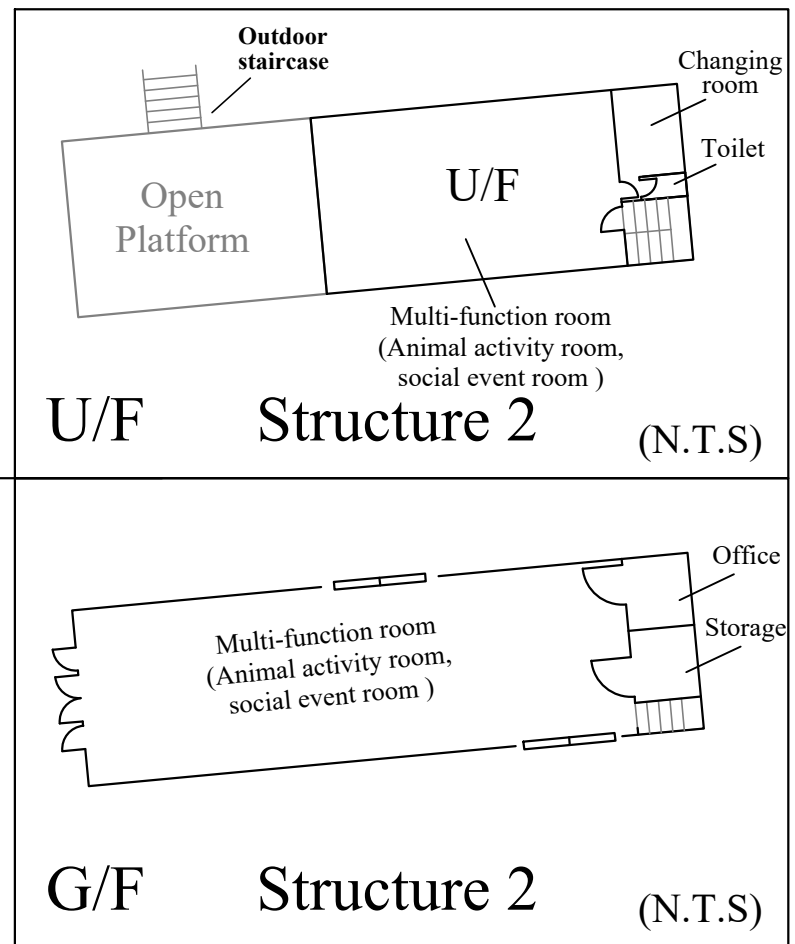
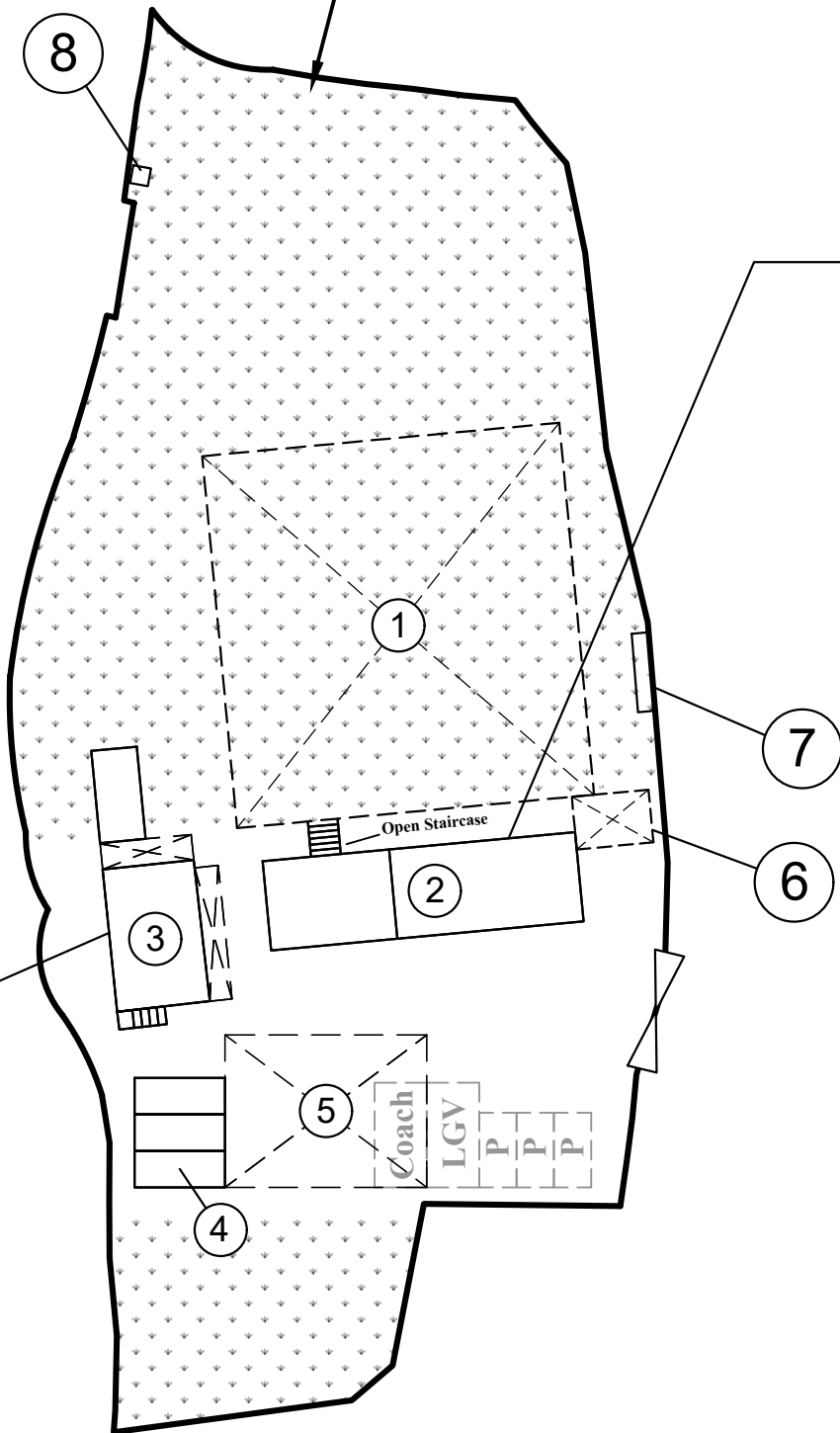
Planning gain

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	138m ²	138m 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>1,028m²</u>	<u>1,156m²</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 3b
(P 21098)**

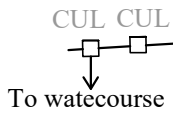


Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner. There is not enough space to place the catchpit at the corner



Existing local public drain (about 1m wide)

LEGEND

- ⊠ Existing catch pit
- ⊠ Existing last catch pit
- CUL ⊠ Existing culvert
- ⊠ Greenland
- Existing U-channel
- ++++ Existing U-channel with C. I. cover

Site Area: about 3,071m²

1 : 500

Drainage Proposal

Goldrich Planners & Surveyors Ltd.

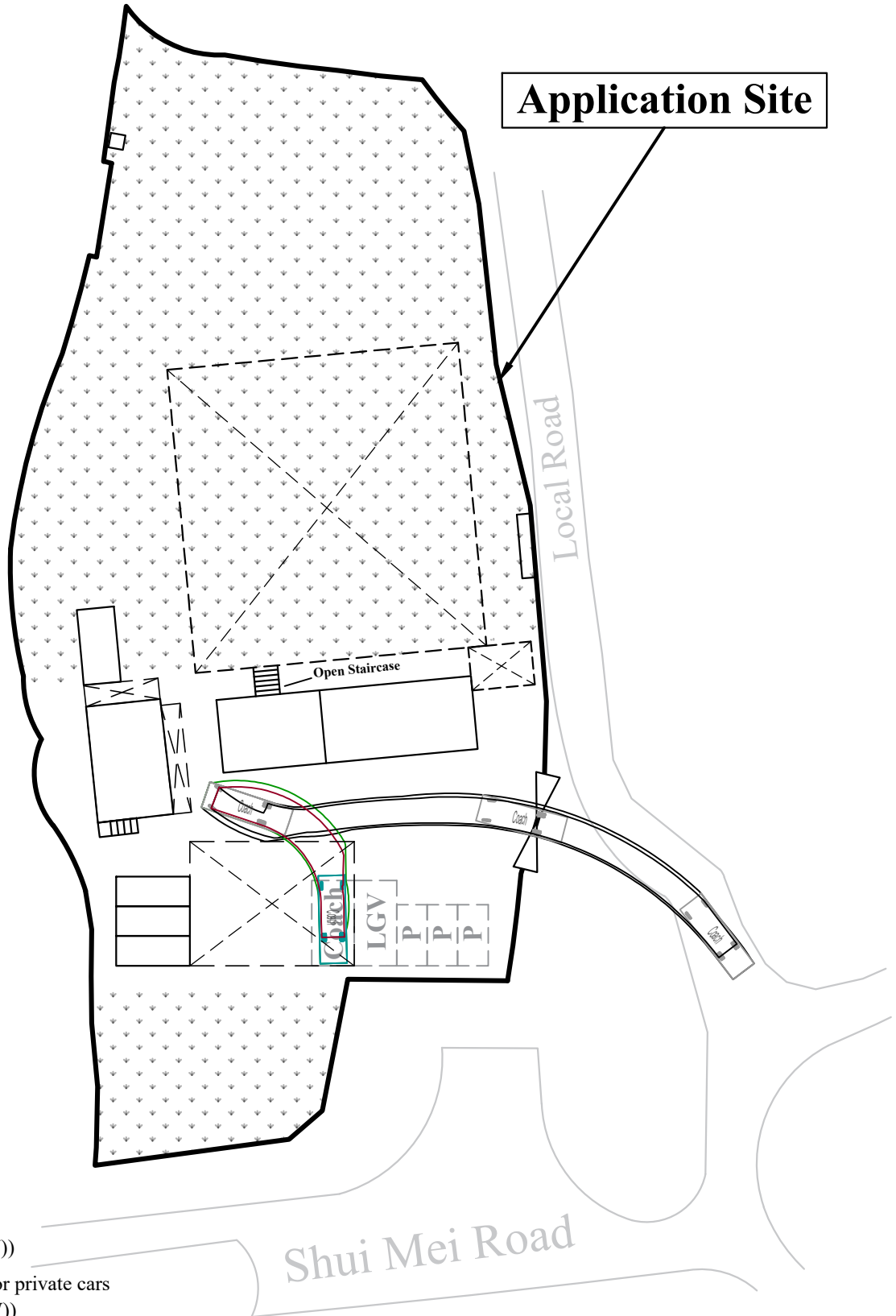
February 2025

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





**Plan 4a
(P 21098)**



Application Site



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)

February 2025

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 5b
(P 21098)**



Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner. There is not enough space to place the catchpit at the corner

Existing Tree

Paved area about 807m²

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 250mm UC 1:200

Existing 250mm UC 1:100

Existing 300mm UC 1:200

Existing 300mm UC 1:200

Existing 300mm UC 1:100

Existing 300mm UC 1:200

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

Existing 300mm UC 1:100

CUL CUL
To watercourse

Existing local public drain (about 1m wide)

Discharge to existing culvert

LEGEND

- ⊠ Existing catch pit
- ⊡ Existing last catch pit
- CUL □ Existing culvert
- ▨ Greenland
- Existing U-channel
- ++++ Existing U-channel with C. I. cover
- ◁ Viewpoint of photograph

Site Area: about 3,071m²

1 : 500

Plan Showing Viewpoint of Drainage Photographs

Goldrich Planners & Surveyors Ltd.

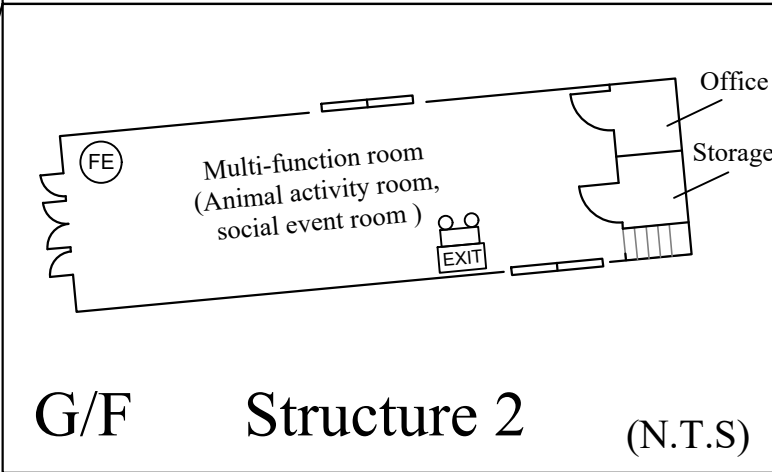
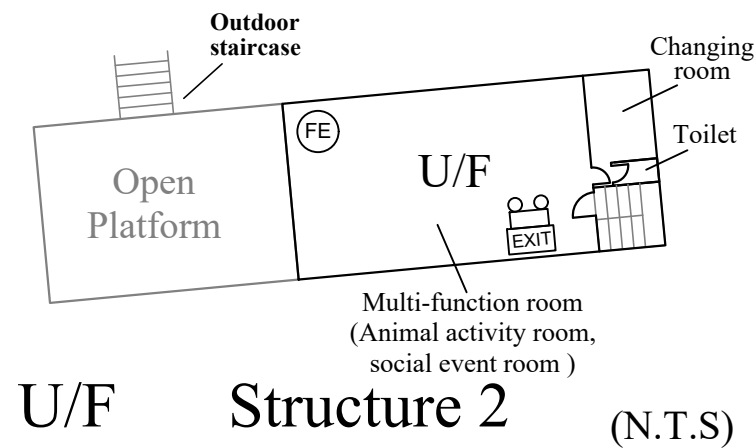
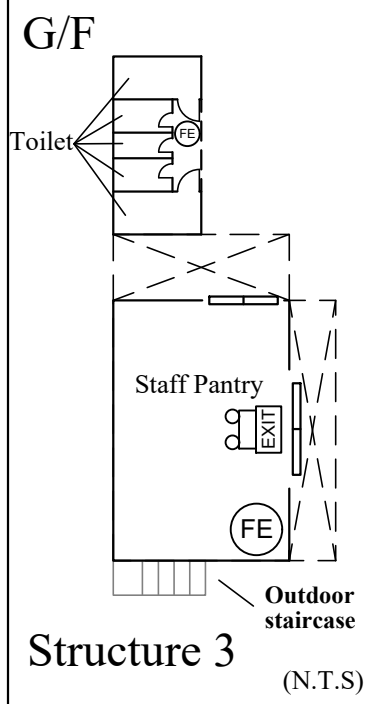
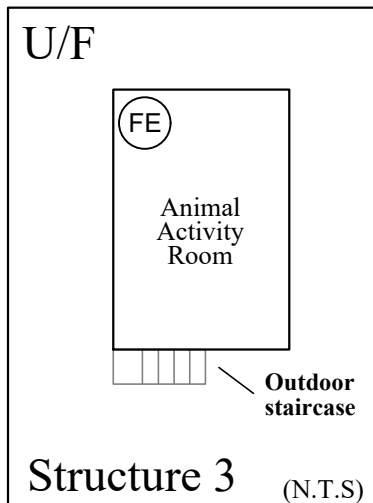
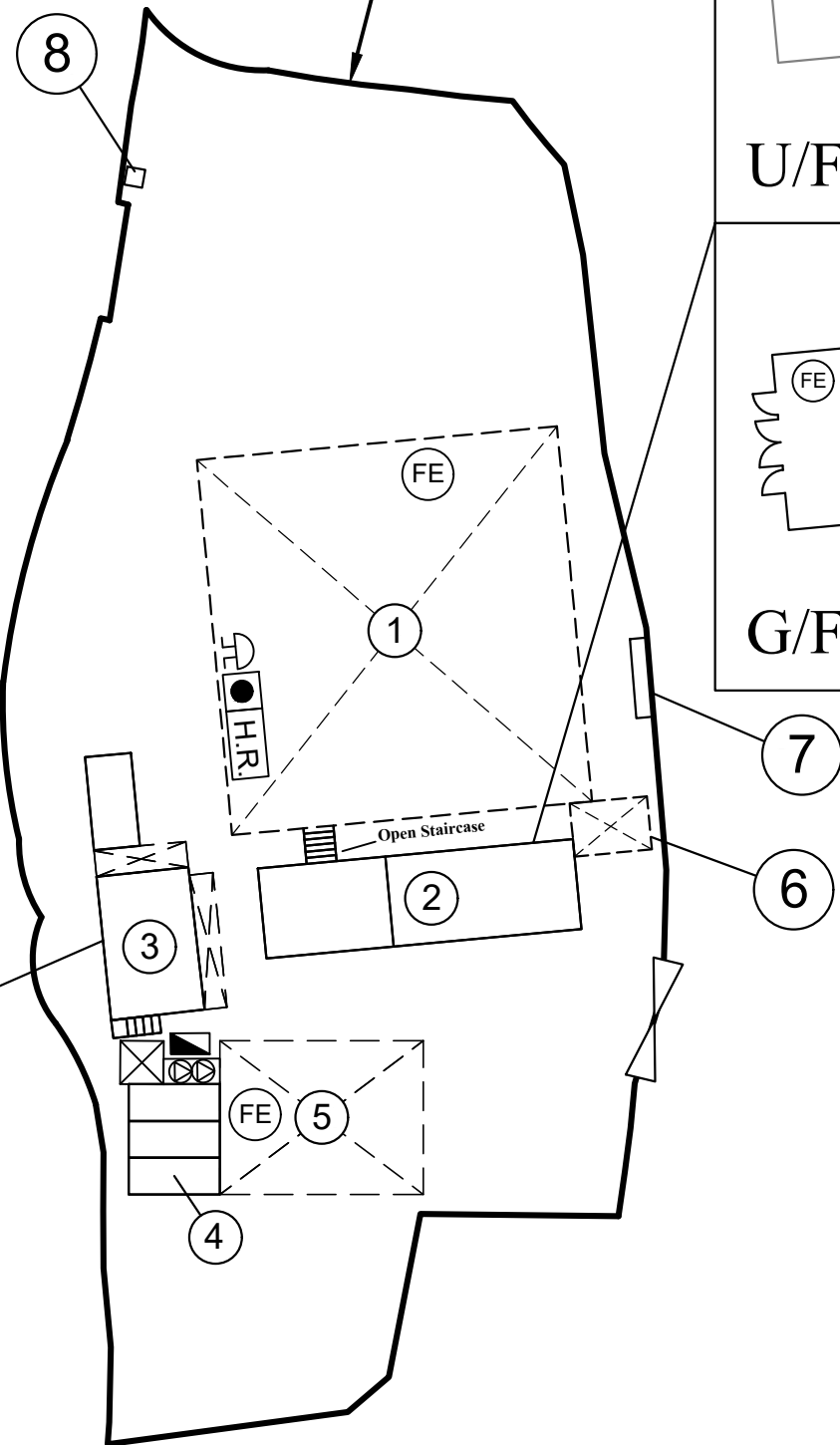
March 2025

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

**Plan 7a
(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.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (vi) Duplicated power supplies for all fire Service Installations comprising a cable connected from electricity mains and other teed off before the main switch shall be provide.

Legend

- 5.0kg CO2 Gas type Fire Extinguisher x7
- Emergency Light x3
- Exit sign x3
- Break Glass Call Point x1
- Fire Alarm Bell x1
- Fire Hosereel x1
- F.S pump room x1
- 2m³ FS Water Tank x1
- Fire Alarm / Hosereel Pump Control Panel x1
- 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:		922m²	1,050m²		

1:500 (A3)

February 2025

Fire Service Installation Proposal

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

Goldrich Planners & Surveyors Ltd.

**Plan 8a
(P 21098)**