

Urgent Return receipt Expand Group Restricted Prevent Copy

From:

Sent: 2024-04-23 星期二 17:14:36

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc:

Subject: Re: S.16 Planning Application No. A/YL-KTN/987 - Submission of Further Information

Attachment: KTN987_P23044_FI_20240423.pdf

Your Ref.: A/YL-KTN/987

Our Ref.: P23044/TL24206

Dear Sir/Madam,

We refer to the captioned application. We write to **withdraw** the previously submitted FI in our preceding emails dated 18.4.2024 and 19.4.2024.

We submit a new set of further information for the captioned application. Hard copy will be delivered to the Board.

Regards,

Encl.

Your Ref.: A/YL-KTN/987

Our Ref.: P23044/TL24206

23 April 2024

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

**Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot Nos. 1493 (Part) and 1500 (Part) in D. D. 107 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-KTN/987)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department (Contact person: Mr. Y. Y. MO; Tel.: 3168 4047) via e-mail dated 1.3.2024 for the captioned application.

We also submit a drainage proposal (**Plans 5.1 and 5.2**) for the captioned application.

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



Francis LAU
Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN / Mr. Y. Y. MO)

By E-mail only

Further Information for Planning Application No. A/YL-KTN/987**Response-to-Comment****Comments from the Lands Department**

I.	Comments	Responses
1.	The Government Land within the application site has been fenced off with unauthorised structure(s).	Noted. The Applicant will apply for Short Term Tenancy for the concerned Government Land within the Site upon receiving relevant approval from the Board.

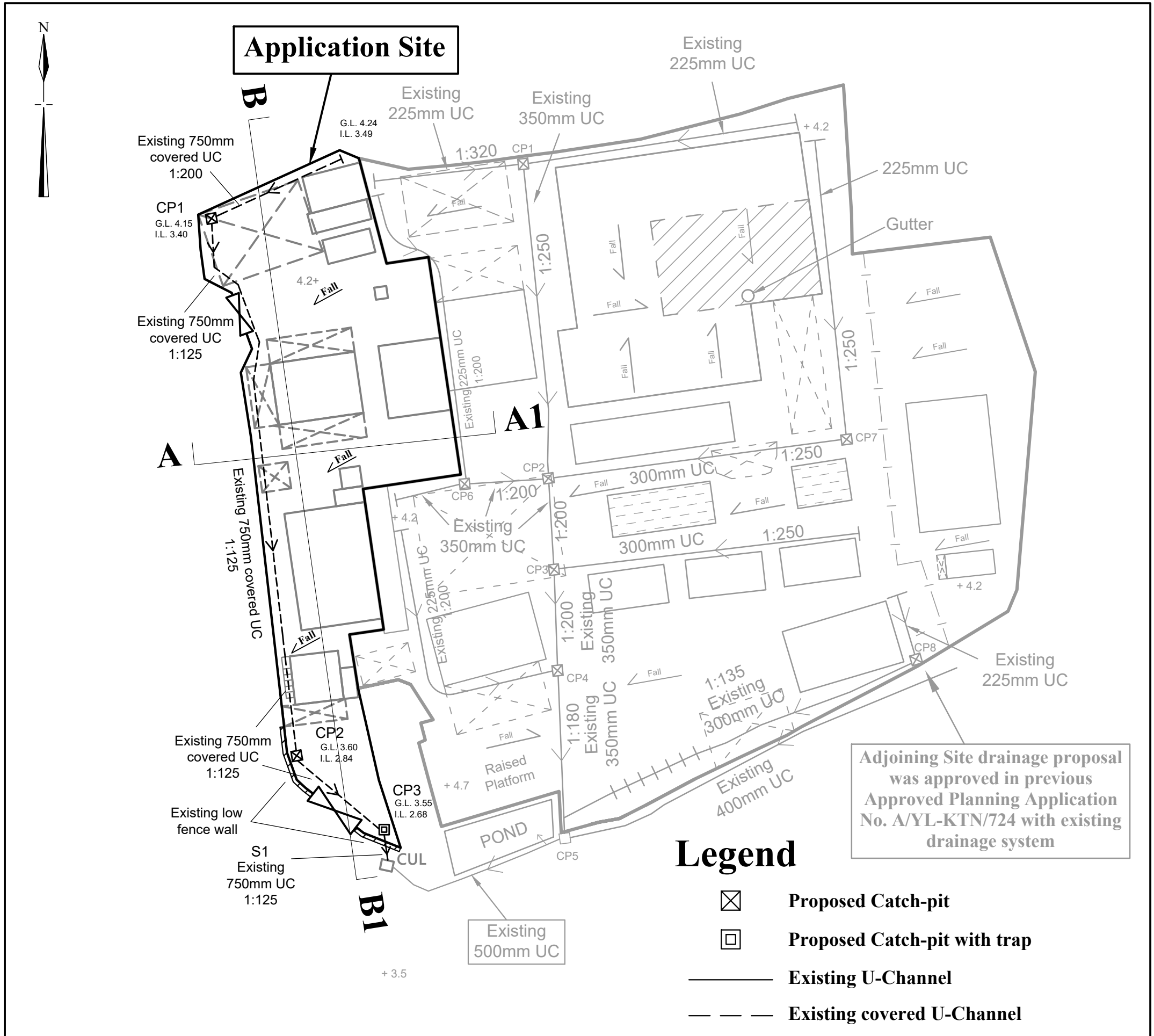
Comments from the Fire Services Department

II.	Comments	Responses
1.	In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval.	Please refer to the enclosed FSI proposal (Plan 6).

Comments from the Urban Design and Landscape Section, Planning Department

III.	Comments	Responses
1.	The proposed pedestrian ingress/egress, water tank, structures 12 and 13 may be in conflict with the existing trees/vegetation.	The water tank, structure nos. 12 & 13 and pedestrian ingress/egress are existing structures within the Site, which are not in conflict with any tree or vegetation. Please refer to the enclosed photos in Appendix I .
2.	The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	3 nos. of tree are found within the Site. 2 nos. of tree planted by the Applicant, namely <i>Terminalia mantaly</i> (小葉欖仁) and <i>Roystonea regia</i> (王棕), are located on both sides of the pedestrian ingress/egress at the Site. 1 no. of <i>Celtis sinensis Pers.</i> (朴樹) is found at the northeastern edge of structure no. 2a. Please refer to the locations of existing trees (Plan 7) and photos in Appendix II .

- END -

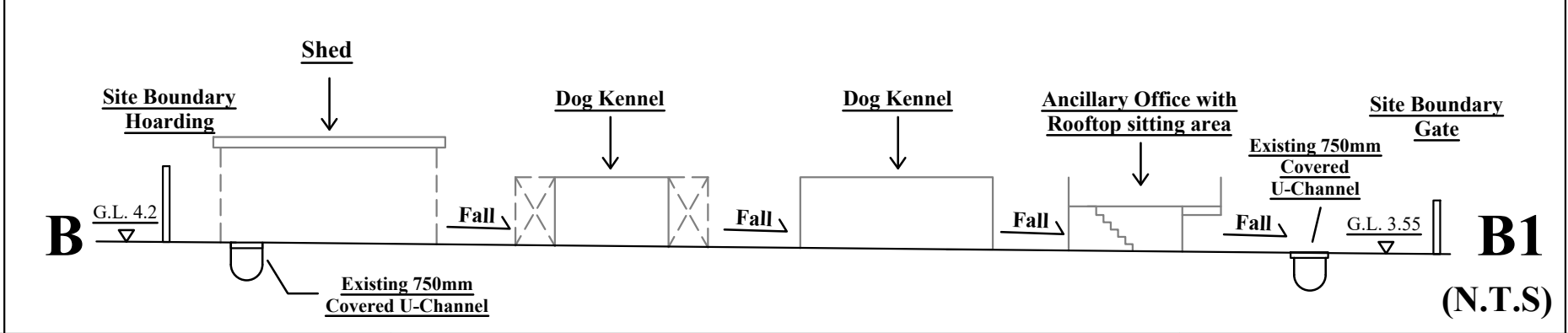
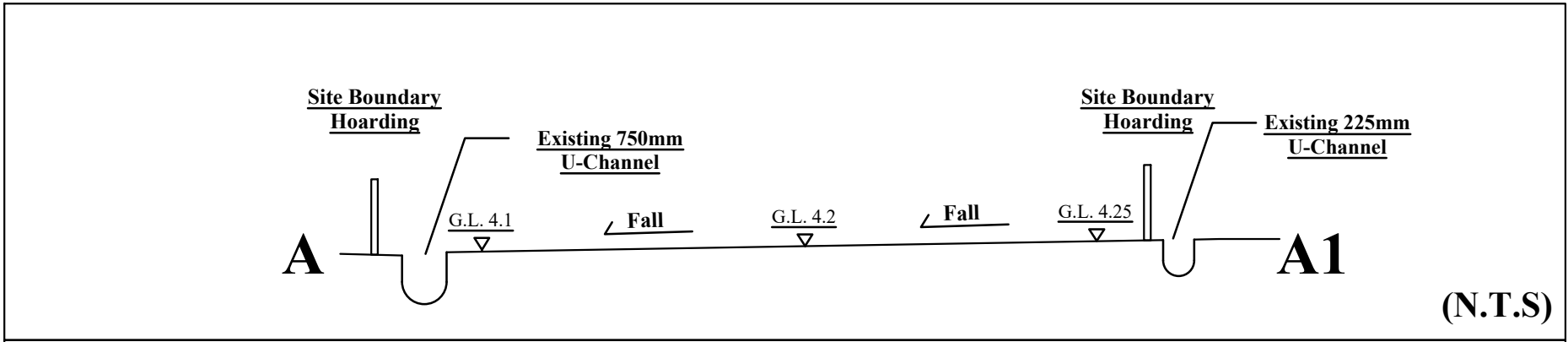


Adjoining Site drainage proposal was approved in previous Approved Planning Application No. A/YL-KTN/724 with existing drainage system

Legend

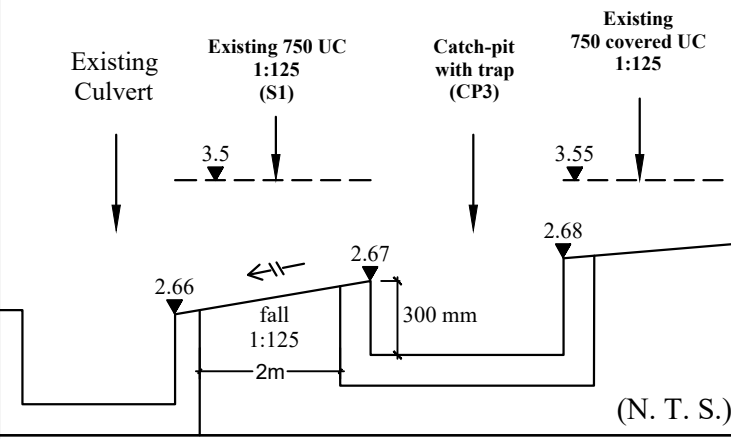
- Proposed Catch-pit**
- Proposed Catch-pit with trap**
- Existing U-Channel**
- Existing covered U-Channel**
- Pedestrian access**

Site Area(about) : 1,381m²

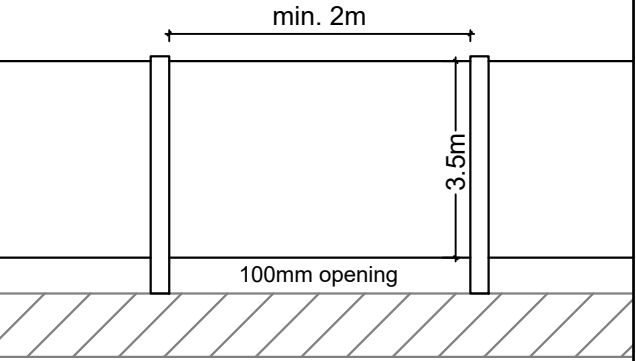


1:500 (A3)	<h2 style="margin: 0;">Drainage Proposal</h2> <p style="margin: 0;">Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories</p>	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 5.1 (P 23044)

Connection details of proposed outfall between CP3, S1 and existing culvert

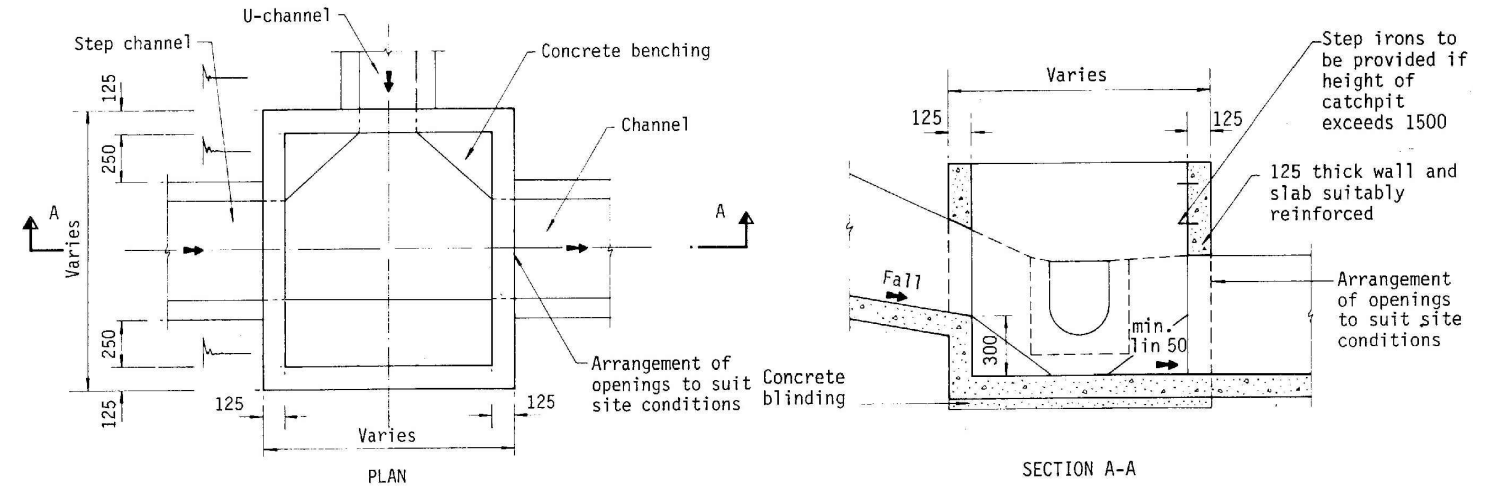


(N. T. S.)

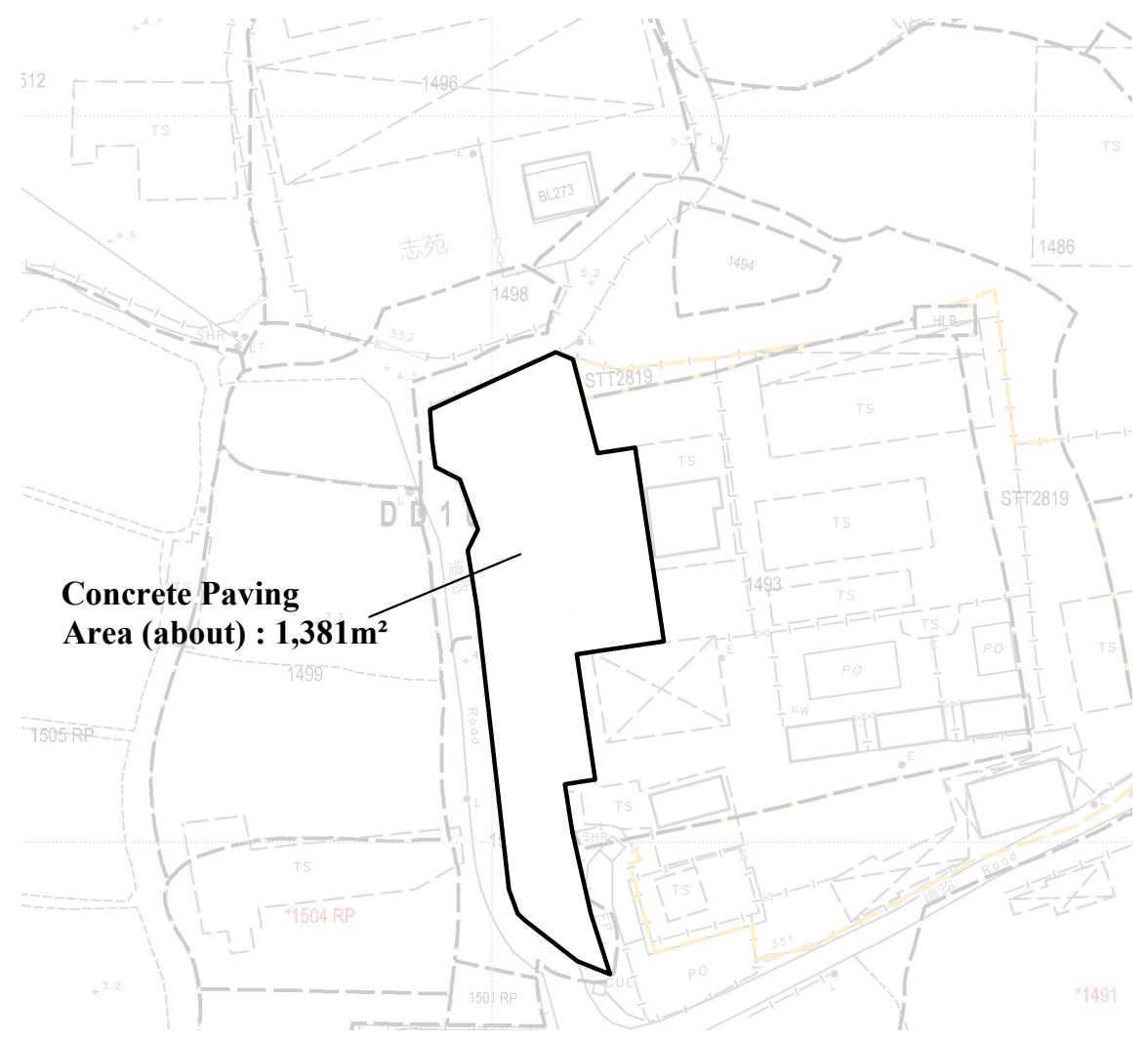


Details of hoarding with 100mm opening

(N. T. S.)

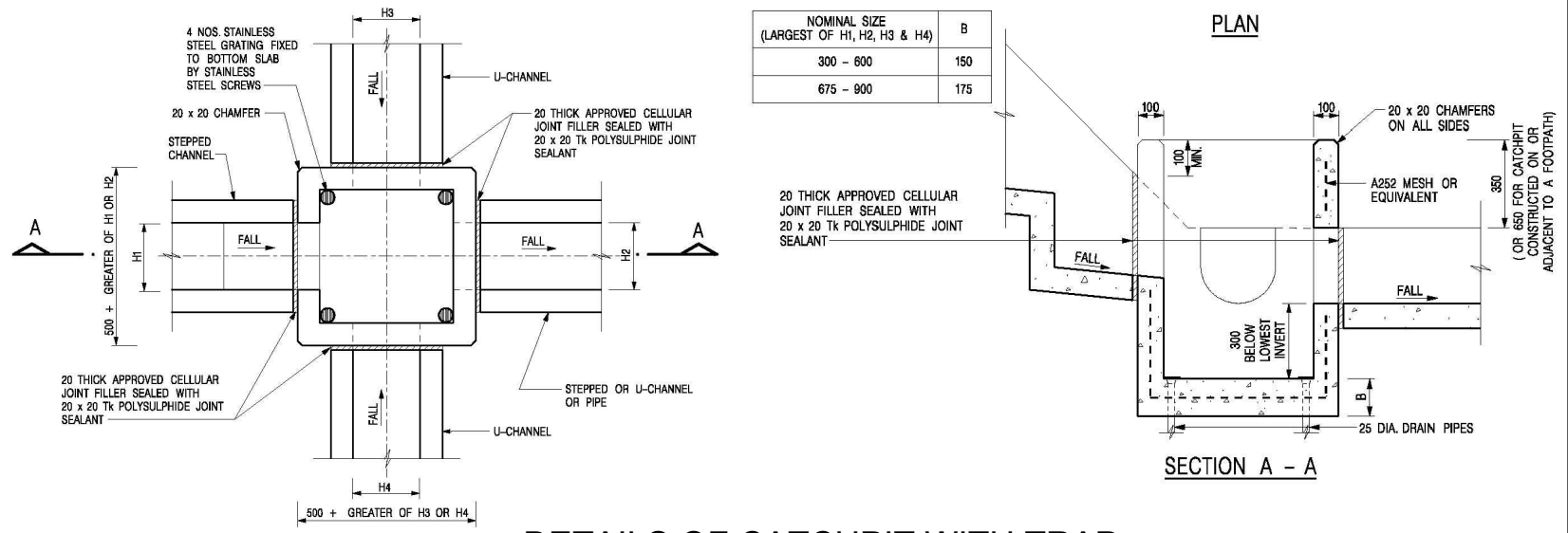


TYPICAL DETAILS OF CATCHPIT

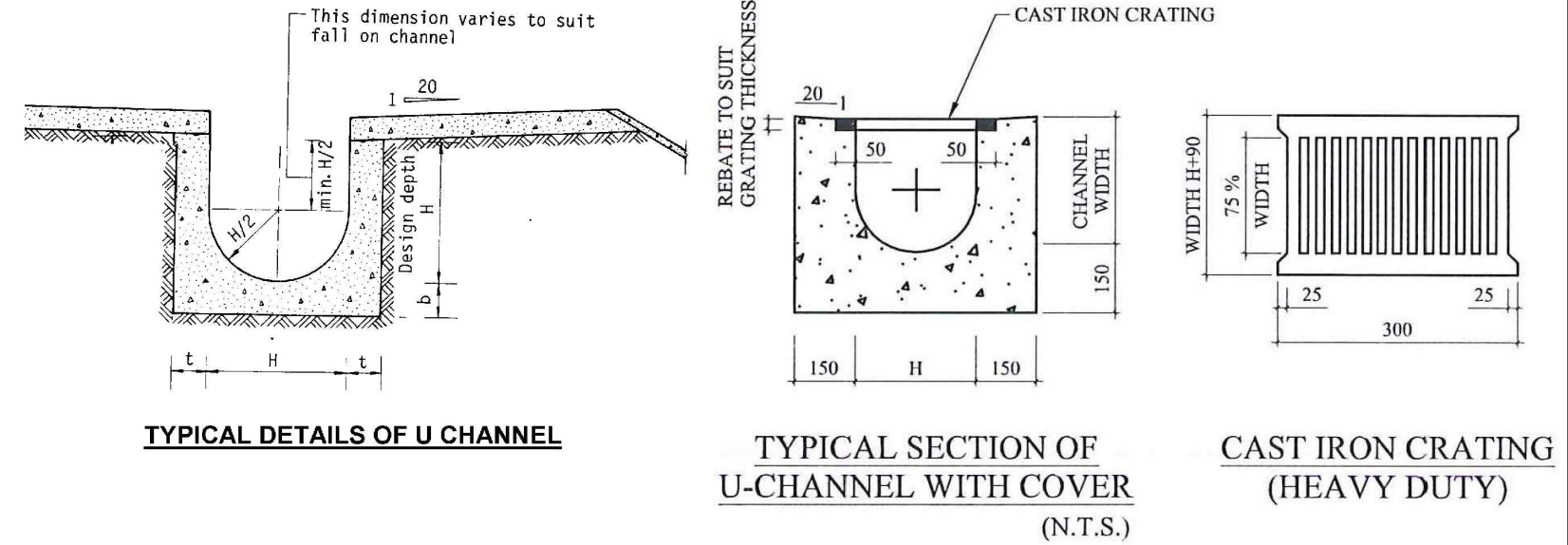


Concrete Paving Area (about) : 1,381m²

AREA OF CATCHMENT (N.T.S)



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



TYPICAL DETAILS OF U CHANNEL

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

CAST IRON CRATING (HEAVY DUTY)

N.T.S

March 2024

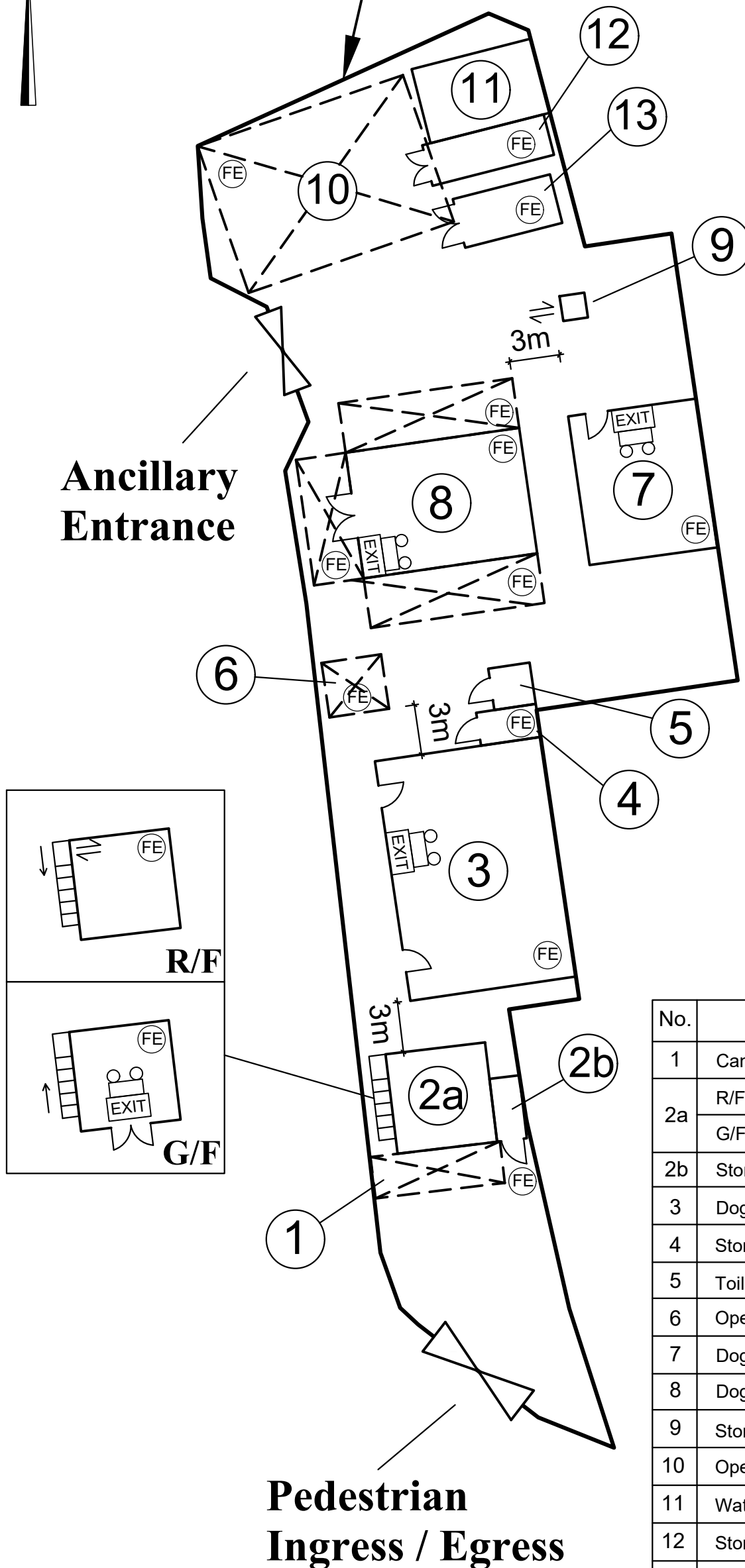
Drainage Proposal

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

Goldrich Planners & Surveyors Ltd.

Plan 5.2 (P 23044)

Application Site

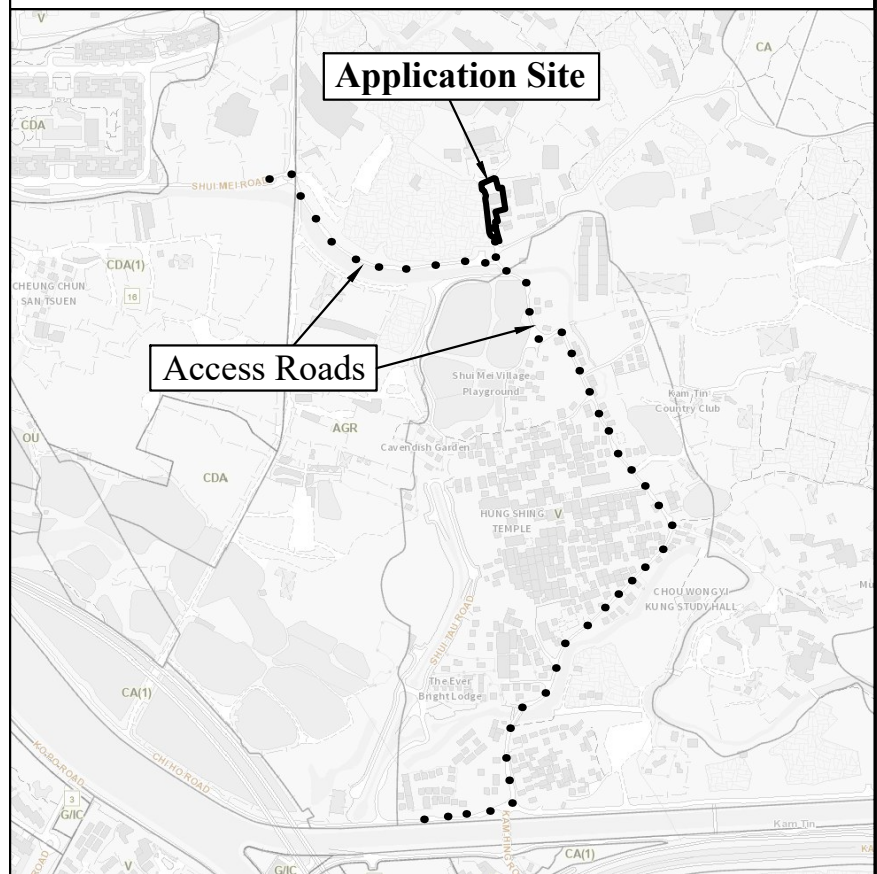


Ancillary Entrance

Pedestrian Ingress / Egress

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.



Location Plan (N.T.S)

Legend

- 5.0kg CO2 Gas type Fire Extinguisher x14
- Emergency Light x4
- Exit sign x4

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 Cabinet	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
Total Area : (About)		<u>713 m²</u>	<u>677 m²</u>		

1:300 (A3)

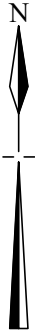
March 2024

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 6 (P 23044)



Application Site

Ancillary Entrance



**Pedestrian
Ingress / Egress**

Site Area (about) : 1,381m²

No.	Existing Tree	Height
T1	Terminalia mantaly (小葉欖仁)	5m
T2	Roystorea regia (王棕)	5m
T3	Celtis sinensis Pers. (朴樹)	10m

1:500

Plan showing Tree Locations

**Goldrich Planners &
Surveyors Ltd.**

April 2024

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

**Plan 7
(P 23044)**



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Tree 1



Tree 2



Tree 3