

Your Ref.: A/YL-KTN/990

Our Ref.: P13035/TL24239

13 May 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

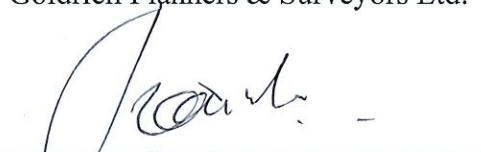
Dear Sir,

Submission of Further Information (FI)

**Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part)
in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-KTN/990)**

We write to submit FI in response to comments from Fire Services Department conveyed by the Planning Department (Contact person: Ms. Olivia NG; Tel.:) via e-mail dated 6.5.2024 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 / Ms. Olivia NG)

By E-mail only

Further Information for Planning Application No. A/YL-KTN/990
Response-to-Comment

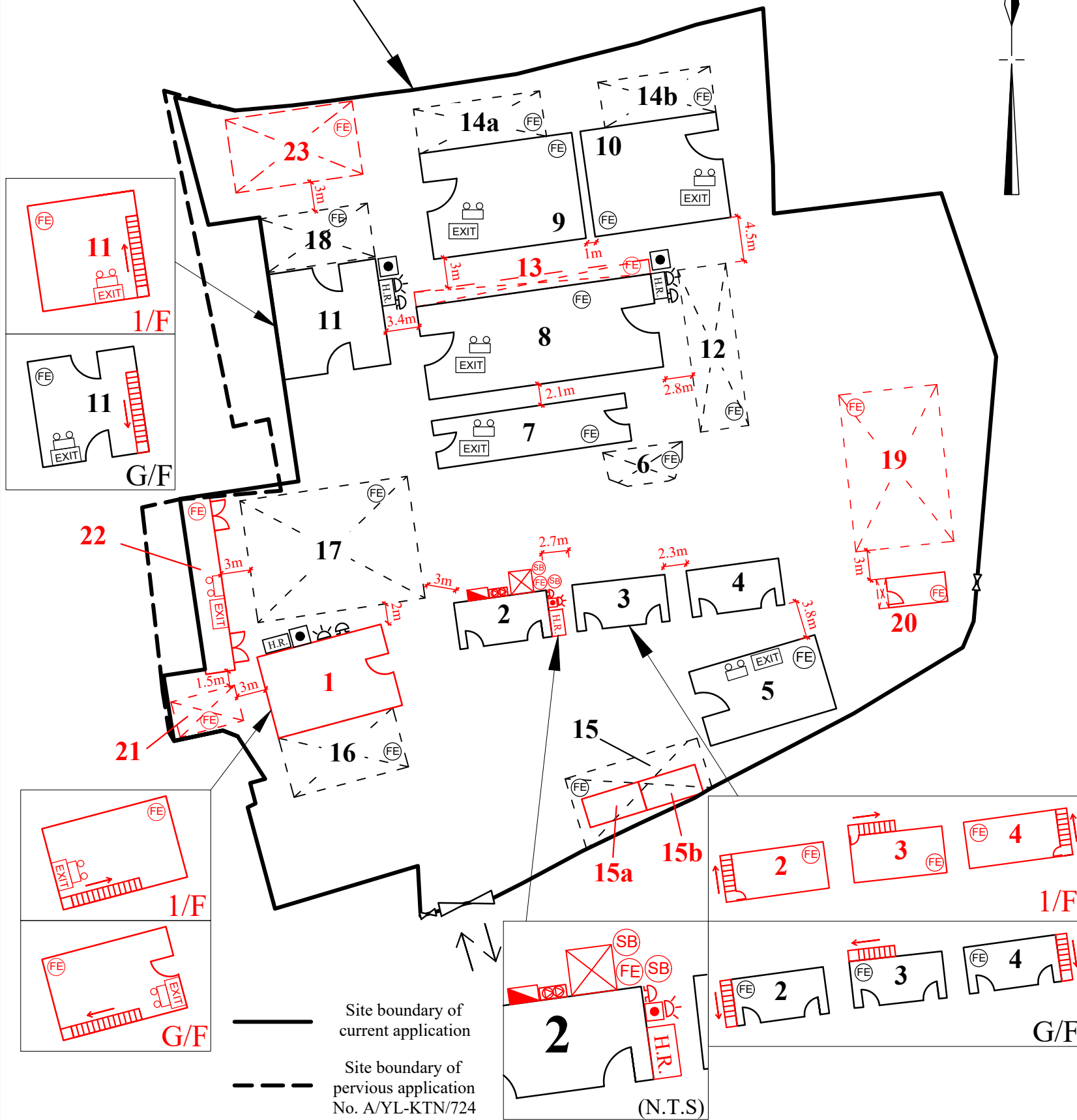
Comments from the Fire Services Department

Contact Person:

I.	Comments	Responses
1.	The separation distance between each structure shall be clearly indicated on plan. Structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m ² .	The separation distances between structures are provided. Please refer to the revised FSI Proposal for details (Plan 8). No structures are less than 1.8m apart, except structures no. 9 and 10, which are built with brick walls.
2.	Modified hose reel system shall be provided in accordance with the FSI CoP 2022.	Noted.
3.	The FS pump room shall be provided instead of Fire Hose Reel Pump with Enclosure.	A photo of the existing fire hose reel pumps within a metal structure is provided. The same has been approved in the previous Fire Services Installation inspections.
4.	The typo “Building” at FS Notes (vi) shall be rectified.	Noted. The FS Notes has been revised.
5.	Fire extinguisher shall be provided to structure 13.	A fire extinguisher is provided to structure 13. Please refer to the revised FSI Proposal (Plan 8).

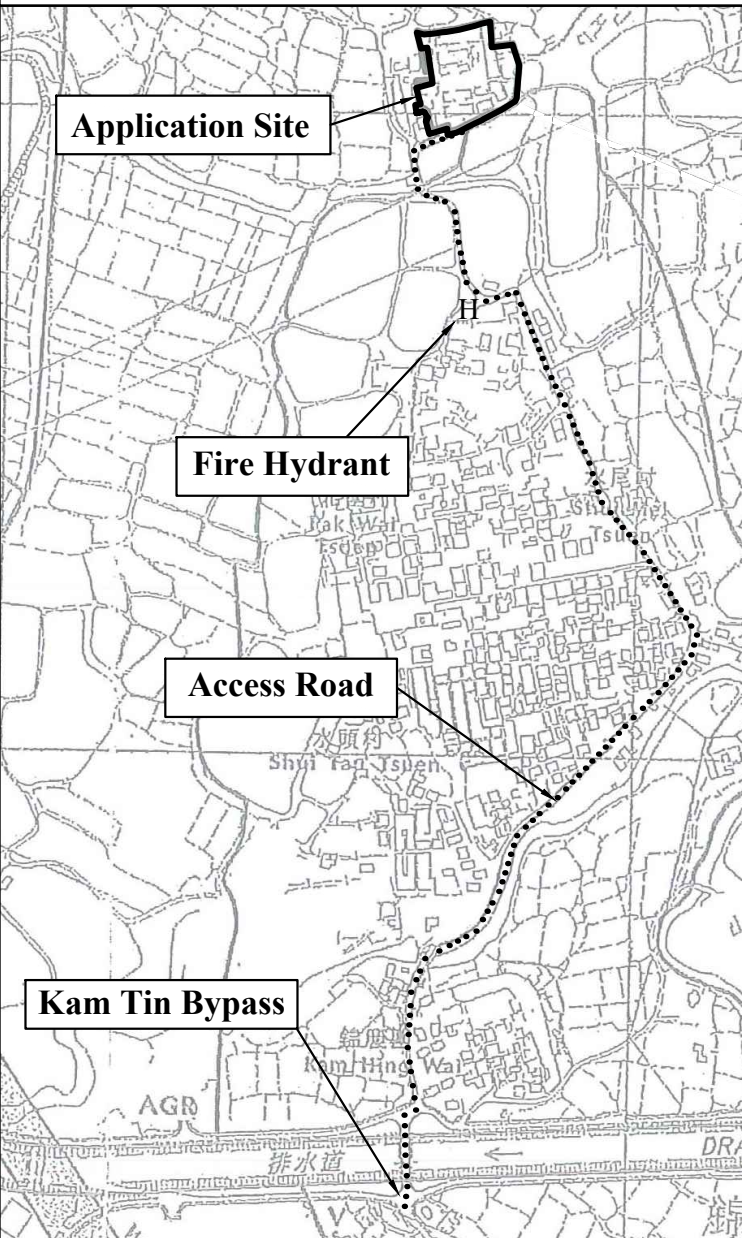
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Application Site



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 in accordance with FSI CoP 2022. 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) Visual fire alarms shall be provided in accordance with BS 5839-1:2017, and FSD Circular Letter No. 2/2012 and follow the Design Manual : Barrier Free Access 2008 published by Buildings Department.



	Structures	Gross Floor Area (GFA)	Height
1.	Ancillary Office (2 Storeys)	8.5m x 13m x 2 = 221m ²	8m
2.	Dog Function Room (2 Storeys)	9.43m x 4.75m x 2 = 89.6m ²	7m
3.	Dog Function Room (2 Storeys)	9.45m x 4.75m x 2 = 89.8m ²	7m
4.	Dog Function Room (2 Storeys)	9.43m x 4.75m x 2 = 89.6m ²	7m
5.	Pantry	13.3m x 7.8m = 103.7m ²	4m
6.	Open Pump Shed	27.3m ²	3.5m
7.	Dog Function Room	19.8m x 4.9m = 97m ²	2.1m
8.	Kennel 1	24m x 9.5m = 228m ²	4.3m
9.	Kennel 2	15.6m x 10.8m = 168.5m ²	3.9m
10.	Kennel 3	13.9m x 10.8m = 150.1m ²	3.9m
11.	Kennel 4 (2 Storeys)	11m x 11m x 2 = 242m ²	7m
12.	Open Shed	16.6m x 5m = 83m ²	3.5m
13.	Open Shed	24m x 1.5m = 36m ²	3.5m
14a.	Open Shed	12.9m x 4.7m = 60.6m ²	3.5m
14b.	Open Shed	11.5m x 4.7m = 54.1m ²	3.5m
15.	Open Shed	90m ²	3.5m
15a.	Toilet (under 15)	6m x 3m = 18m ²	3.5m
15b.	Toilet (under 15)	6m x 3m = 18m ²	3.5m
16.	Open Shed	12m x 6.2m = 74.4m ²	3.5m
17.	Open Shed	12.2m x 18.1m = 220.8m ²	5.2m
18.	Open Shed	11m x 5.5m = 60.5m ²	5.2m
19.	Open Shed	10m x 16m = 160m ²	8m
20.	Multi-function room with Canopy	7m x 3m = 21m ²	3.5m
21.	Open Shed	6.3m x 3.6m = 22.7m ²	5.2m
22.	Pet Grooming Room	18m x 3m = 54m ²	3.5m
23.	Open Shed	13m x 7.5m = 97.5m ²	5.2m
	Total	2,541.2m²	

Legend

	Manual Fire Alarm Call Point	x4
	Visual Fire Alarm	x4
	Fire Alarm Bell	x4
	Sand Bucket	x2
	5.0 Kg CO2 Gas type Fire Extinguisher	x30
	Exit Sign	x10
	Emergency Light	x10
	2m ³ FS Water Tank	x1
	Fire Alarm / Hosereel Pump Control Panel	x1
	Fire Hosereel	x4
	Fire Hose Reel Pump with Enclosure	x1

1 : 500 (A3)

March 2024

Fire Service Installation Proposal

(Based on the approved proposal under pervious application No. : A/YL-KTN/724)
 Lot 1486(Part), 1489(Part), 1493(Part) and House Lot Block(Part)
 in D. D. 107 and adjoining Government Land, Kam Tin North, New Territories

Goldrich Planners & Surveyors Ltd.

**Plan 8
(P 13035)**

Photo of the existing fire hose reel pumps within a metal structure

