

Date : 23 August 2024
Our Ref. : PPCL/PLG/10156/L004

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Section 16 Application for Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106, Kam Tin South, Yuen Long
(Planning Application No. A/YL-KTS/1009)

Submission of Further Information 1

Refence is made to the captioned application, which was submitted to the Town Planning Board (“**the Board**”) on 16.7.2024.

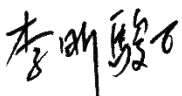
To address departmental comments received on 19.8.2024 and 22.8.2024, we herewith submit, on behalf of the Applicant, a Further Information (“**FI**”) in support of the captioned application, for the consideration of the Board. The enclosed materials in the current submission include:

- Responses-to-Comments Table
- Annex 1 – Revised Plan for the Fire Services Installation Proposal

The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned . Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Derek Li
Assistant Town Planner

Encl. As above
c.c. Mr. Pang Yiu Fai, Christopher (Town Plnr/Yuen Long E 5)
Mr. Mo Ying Yeung (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1)
The Applicant



**Section 16 Application for
Proposed Temporary Animal Boarding Establishment
for a Period of 5 Years and Filling of Land
at Lot 1185 S.E RP in D.D. 106,
Kam Tin South, Yuen Long, New Territories**

Planning Application No. A/YL-KTS/1009

Further Information 1

Prepared by : PlanPlus Consultancy Limited

August 2024

Reference : PPC-PLG-10156

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses																				
1. Comments from the Fire Services Department																						
1.	Based on the submitted FSI proposal, I have the following comments: i) The separation distance between each structure shall be clearly indicated on plan; and ii) In relation to i. above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m 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 .	Noted. The separation distances between structures have been indicated on the revised plan (Annex 1 refers). Noted.																				
2. Comments from the Transport Department																						
1.	(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Shui South Road and the local access; and	Noted. Supplementary information of trip generation and attraction due to the development has been provided in the Table below, which echoes with Para. 4.3.4 and Table 4 of the Planning Statement that the peak hour traffic generation and attraction rate for Light Goods Vehicle shall be at most 3 vehicles. Hence, no adverse impacts on the surrounding road network, including Kam Shui South Road and the local access, shall be anticipated. Table of Estimated Trip Generation and Attraction <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th rowspan="3">Time Period</th> <th colspan="2">Trip Generation and Attraction</th> <th rowspan="3">Two-Way Total</th> </tr> <tr style="background-color: #cccccc;"> <th colspan="2">LGV</th> </tr> <tr style="background-color: #cccccc;"> <th>In</th> <th>Out</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Trips at AM peak per hour (i.e. 8 a.m. to 9 a.m.)</td> <td>3</td> <td>0</td> <td>3</td> </tr> <tr> <td style="text-align: left;">Trips at PM peak per hour (i.e. 6 p.m. to 7 p.m.)</td> <td>0</td> <td>3</td> <td>3</td> </tr> <tr> <td style="text-align: left;">Traffic trip per hour (average)</td> <td>1.5</td> <td>1.5</td> <td>3</td> </tr> </tbody> </table>	Time Period	Trip Generation and Attraction		Two-Way Total	LGV		In	Out	Trips at AM peak per hour (i.e. 8 a.m. to 9 a.m.)	3	0	3	Trips at PM peak per hour (i.e. 6 p.m. to 7 p.m.)	0	3	3	Traffic trip per hour (average)	1.5	1.5	3
Time Period	Trip Generation and Attraction			Two-Way Total																		
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Item	Departmental Comments	Applicant's Responses
	(b) The applicant should note the local access between Kam Shui South Road and the site is not managed by this Department.	Noted.
2.	The proposed run-in/out shall be designed wide enough for 7m LGV manoeuvring, e.g. especially the one entering the site from Kam Shui South Road westbound. The applicant shall review accordingly.	Noted. According to Para. 4.3.2 of the Planning Statement, the swept path analysis of the traffic run-in/out proposal demonstrates the feasibility of manoeuvring by a 7m LGV, such that entering the Site from Kam Shui South Road westbound is possible.
3. Comments from the Agriculture, Fisheries and Conservation Department		
1.	There is a watercourse located to the north of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation. Moreover, a mitigation woodland along Kam Shui South Road (next to the subject site) is currently managed by AFCD. Please be reminded that the proposed use should avoid encroaching the mitigation woodland during construction and operation, or otherwise, compensation for the loss of the mitigation woodland would be required.	Noted. The Application Site is already in operation for the applied use, including filling of land. No substantial filling work was performed apart from minor levelling of ground levels of the Site for construction of a hard paving for vehicle manoeuvring. Hence, the watercourse to the north of the Site has not been, and will not be, disturbed. All the proposed works shall be carried out at least 10 m away from the top bank of the watercourse. Fencing along the site boundary shall be available to avoid interaction between the watercourse and the subject site at operational stage. Finally, the need to avoid encroachment of the mitigation woodland is well-noted.

August 2024

PlanPlus Consultancy Limited

Ref: PPCL-PLG-10156

Annex 1



LOT 1185 S.E RP IN DD106, KAM TIN SOUTH
BLOCK PLAN (N.T.S)

FIRE SERVICES NOTES:

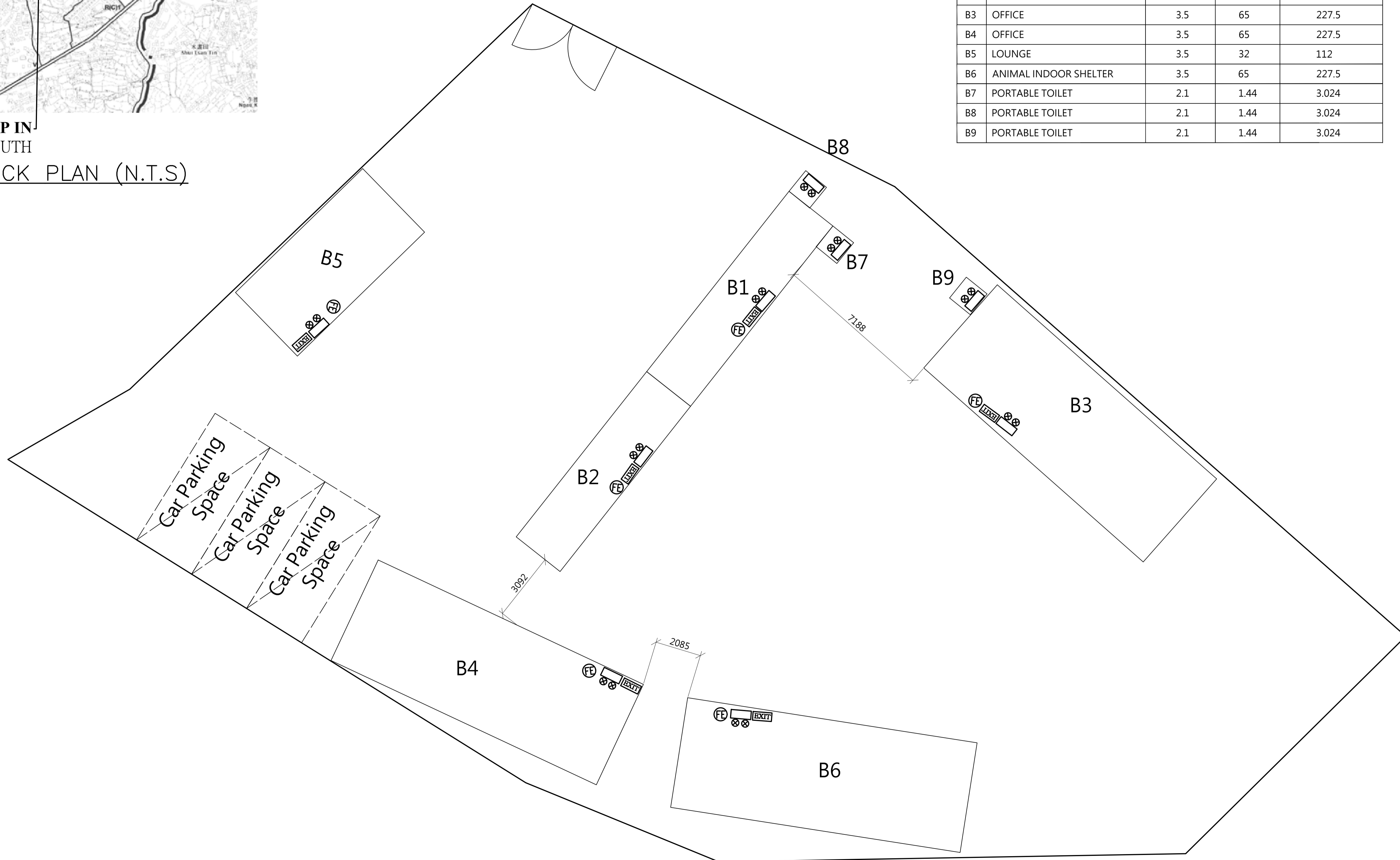
1. EMERGENCY LIGHTING
 - 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. EXIT SIGN
 - 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. MISCELLANEOUS F.S. INSTALLATION
 - 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.

LEGEND:

- Emergency Lighting complete with 2 hours battery backup
- Exit Sign complete with 2 hours battery backup
- 5KG CO² TYPE Fire Extinguisher

SUMMARY OF STRUCTURE CONTENT:

NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M ²)	VOLUME: (M ³)
B1	CONTAINER-TYPE STORAGE	2.6	28.8	74.88
B2	CONTAINER-TYPE STORAGE	2.6	28.8	74.88
B3	OFFICE	3.5	65	227.5
B4	OFFICE	3.5	65	227.5
B5	LOUNGE	3.5	32	112
B6	ANIMAL INDOOR SHELTER	3.5	65	227.5
B7	PORTABLE TOILET	2.1	1.44	3.024
B8	PORTABLE TOILET	2.1	1.44	3.024
B9	PORTABLE TOILET	2.1	1.44	3.024



F.S. LAYOUT PLAN

REV.	DATE	DESCRIPTION	DRAWN
D	5/2024	4TH SUBMISSION	TONY.L
C	11/2023	3RD SUBMISSION	WC
B	06/2023	2ND SUBMISSION	WC
A	11/2022	1ST SUBMISSION	WC

PROJECT
FIRE SERVICES INSTALLATION WORK AT LOT 1185 S.E RP IN DD106 AND ADJOINING GOVERNMENT LAND, KAM TIN SOUTH, YUEN LONG, N.T.

TITLE
FIRE SERVICE INSTALLATION LAYOUT PLAN

DRAWING NO.
EP-21021-FS02

SCALE
1:100 @ A1

DATE
MAY/2024

REVISION
D

R.F.S.I.C.
 MAN LICK ENGINEERING AND TRADING CO. LTD.