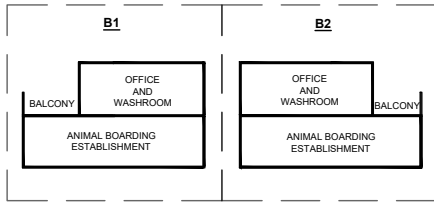
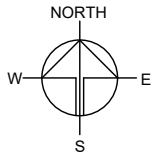


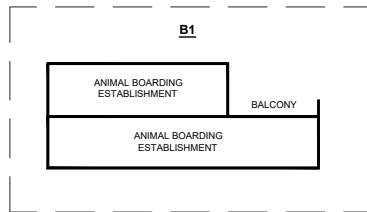
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m ²	(ABOUT)
COVERED AREA	: 408 m ²	(ABOUT)
UNCOVERED AREA	: 1,349 m ²	(ABOUT)
PLOT RATIO	: 0.33	(ABOUT)
SITE COVERAGE	: 23%	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 580 m ²	(ABOUT)
TOTAL GFA	: 580 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

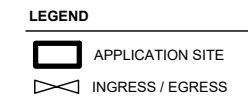
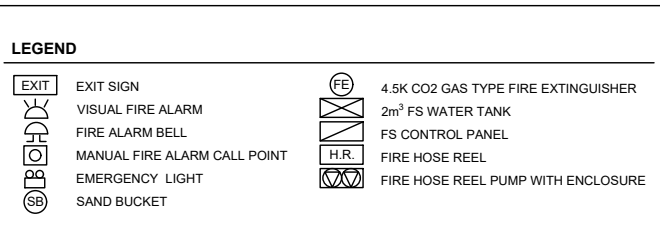
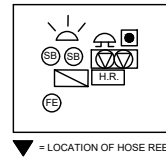
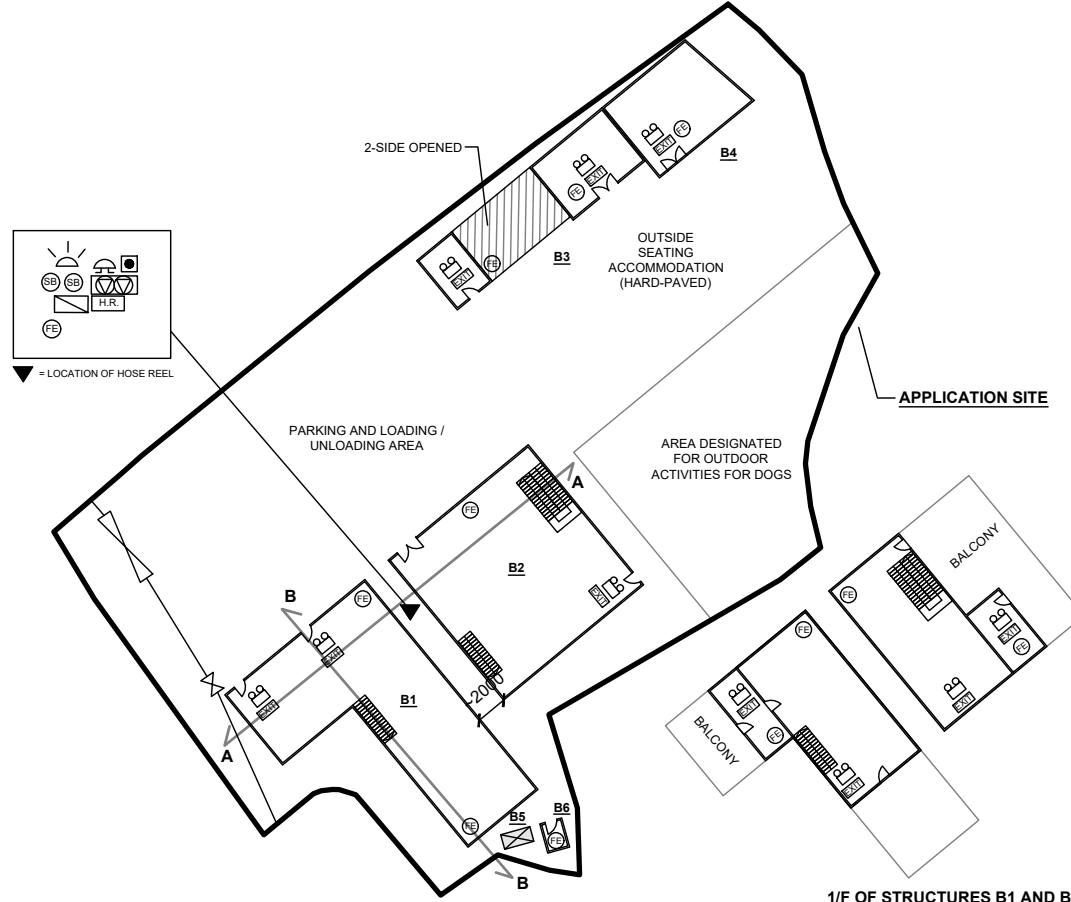
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F)	ANIMAL BOARDING ESTABLISHMENT, AND WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2 (1/F)	OFFICE AND WASHROOM	144 m ² (ABOUT)	86 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2 (G/F)	ANIMAL BOARDING ESTABLISHMENT, WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B3 (1/F)	OFFICE AND WASHROOM	69m ² (ABOUT)	86 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B3	EATING PLACE AND STORAGE OF GOODS	69m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	EATING PLACE	46 m ² (ABOUT)	46 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B6	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		408 m² (ABOUT)	580 m² (ABOUT)	



SECTION A-A



SECTION B-B



FS NOTE:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.
- FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO /VISUAL WARNING DEVICE INITIATION.
- 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.
- PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUAL : BARRIER FREE ACCESS 2008 (FSD CIRCULAR LETTER NO. 2/2012).
- WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

26.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX I

VER.

001

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD106 Lot1892 RP
本署檔號 Our Reference : TPB/A/YL-KTS/992
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2323 3662)

R-riches Property Consultants Ltd.
Block D, The Richfield
236 Kat Hing Wai, Kam Tin
Yuen Long, New Territories
(Attn.: Kelvin Lam / Louis Tse)

12 July 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Condition

(d) – Submission of Condition Records of the Existing Drainage Facilities

**Proposed Temporary Animal Boarding Establishment with
Ancillary Facilities for a Period of 5 Years and Filling of Land
in “Agriculture” Zone, Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long
(Application No. A/YL-KTS/992)**

I refer to your submission on 12.6.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tel: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(K W N G)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal

CTP/TPB

KWN/CP/m

Appendix***Comments of the Chief Engineer/Mainland North, Drainage Services Department:***

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Matthew Ng

From: Kevin Lam
Sent: 2024年6月12日星期三 下午 12:21
To: Town Planning Board (tpbpd@pland.gov.hk)
Cc: yymo@pland.gov.hk; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong
Subject: [Compliance] S.16 Application No. A/YL-KTS/992 - Compliance with approval condition (d)
Attachments: A_YL-KTS_992 - Condition (d)(20240611).pdf

Dear Sir,

We are writing to submit photographic records of the existing drainage facilities for compliance with approval condition (d) of the subject application, i.e. *the submission of the condition record of the existing drainage facilities (attached)*.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Kevin LAM | Planning Assistant
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
T: (852) 2339 0884 | F: (852) 2323 3662 | M: (852) 5324 2076 | E: kevinlam@r-riches.com.hk
A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref.: DD106 Lot1892 RP
Your Ref.: TPB/A/YL-KTS/992

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

By Email

11 June 2024

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/992)

We are writing to submit photographic records of the existing drainage facilities for compliance with approval condition (d) of the subject application, i.e. *the submission of the condition record of the existing drainage facilities (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Kevin LAM at (852) 2339 0884 / kevinlam@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. MO Ying Yeung

email: yymo@pland.gov.hk)

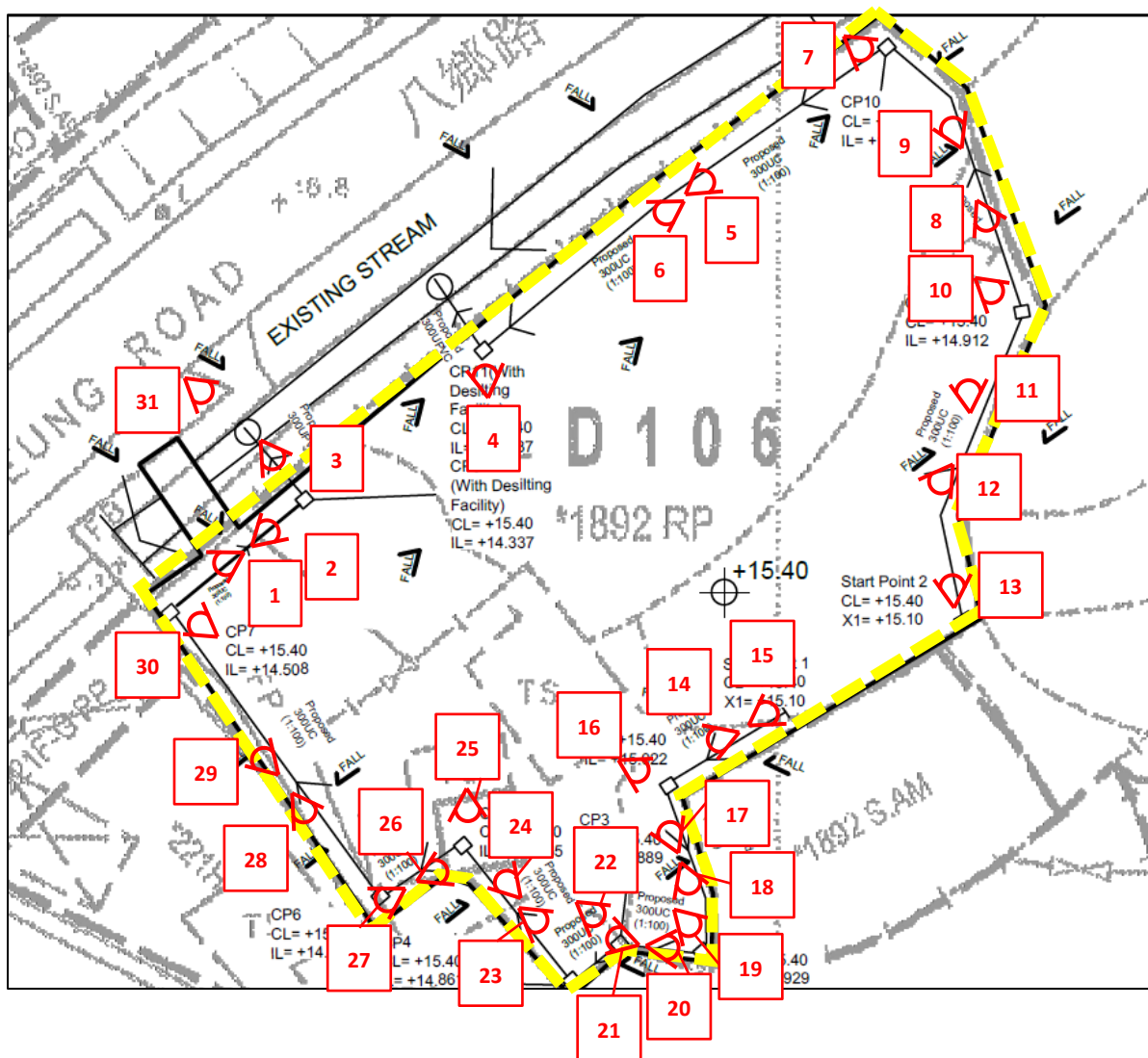


Appendix I – The Existing Drainage Facilities at the Application Site

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/992)

(i) Accepted Drainage Proposal Layout :



(ii) Photographic record

01



02



03



04



05



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884

(852) 5964 8500



(852) 2323 3662

louistse@r-riches.com.hk

06



07









11





13



























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