

Urgent Return receipt Expand Group Restricted Prevent Copy

## **Ying Yeung MO/PLAND**

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寄件者: POLYLAND SURVEYORS LIMITED [REDACTED]  
寄件日期: 2024年03月07日星期四 13:18  
收件者: Ying Yeung MO/PLAND; tpbpd/PLAND  
副本: 地物測量師行有限公司Polyland Surveyors Limited  
主旨: Fwd: Departmental Comments - A/YL-KTS/988  
附件: Form No. S16-1 (A YL-KTS988) 20240307\_121940.pdf; 地物測量師行 ~ PSL REL  
20240304(2) - DD 1130 LOT 475, KAM TIN, YUEN LONG DTD 20240304 20240307\_  
130233.pdf  
  
類別: Internet Email

TO MR. MO

PLEASE SUPERSED ON 06 MAR 2024 OUR SUBMISSION.

PLEASE KINDLY REFER BY LETTER ON 07 MAR 2024 AND THE FOLLOWING ATTACH SHEETS.

THANKS AND REGARDS,

Wendy Lee  
[REDACTED]

地物測量師行有限公司  
POLYLAND SURVEYORS LIMITED

Your Ref. : TPB/A/YL-KTS/988

Our Ref. : PSL/REL/20240304(2) – DD 113 LOT 475, KAM TIN, YUEN LONG

7 March 2024

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

To: District Planning Officer -  
Fanling, Sheung Shui & Yuen Long East  
District Planning Office,  
Planning Department,  
Unit 2202, CDW Building,  
No. 388 Castle Peak Road,  
Tsuen Wan, New Territories.

By Fax & By Email  
(Fax No. 28770245)  
(Email:- [tpbpa@pland.gov.hk](mailto:tpbpa@pland.gov.hk))

Attn.: Mr. MO Ying Yeung  
Tel: 31684047

By Fax & By Email  
(Fax No. 31684074)  
(Email:- [yymo@pland.gov.hk](mailto:yymo@pland.gov.hk))

Dear Sirs,

**Submission of Further Information**  
**S.16 Application for**  
**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years**  
**In "Agriculture" Zone, Lot 475 in DD 113, Kam Tin, Yuen Long, New Territories**  
**Planning Application No. A/YL-KTS/988**

Your email dated 27 Feb 2024 refers.

2. Upon receipt of the comments from various Government Departments, our responses to their comments are listed as follows:-

**Comments from the Transport Department**

- (a) Smooth manoeuvring of vehicles to and from Kam Ho Road along the local access and within the site is demonstrated in the attached plan under the heading of "Swept Path Analysis"  
(See Appendix 8);
- (b) Our client understands that the local access between Kam Ho Road and the Application Site is not managed by the Transport Department and that they will take care of the local access to and from Kam Ho Road to the Application Site on their own.

**Comments from the Environmental Protection Department**

- (a) Our client wishes to confirm that a septic tank and a soakaway system will be used to handle the animal waste on-site. The septic tank and soakaway system so used will be designed and

地物測量師行有限公司  
POLYLAND SURVEYORS LIMITED

constructed in such a way according to the requirements of the EPD - Environmental Protection Department's ProPECC PN 1/23 which includes requirements for minimum clearance distance, percolation test, and a certification of the Authorized Person.

3. We apply to regularization of filling of land for the entire site from the original level mPD+21.9 (increased thickness of 0.2m) to mPD+22.1, the entire site has been paved with concrete to a depth of 200 mm(About), which is considered suitable for the construction of the site, vehicle maneuvering, cleaning, and maintenance to provide better foundation and conditions. The surface material is made of concrete. For your info, if sand or earth is used for leveling, it does not provide the benefits of concrete, which provides a clean environment for users to clean, and also avoids taking away the soil when the occupier leaves, preventing soil erosion, and retaining the existing surface layer not only reduces industrial waste but also makes it more environmentally friendly.

In addition, the flattened area can stabilize and consolidate the structures to facilitate the design and construction of channels. The area and size of the graded area are the same as the area of the operating site. After the application period, the applicant will remove the paving materials so that there will be no long-term impact on the site and will ensure that the soil is suitable for cultivation to prevent adversely affecting the soil of the application site and its vicinity.

The surface layer is carried out according to the old ground type, and the ground type has not been changed. The current spot level of the surface is about 22.1 m above the HKPD (mPD +22.1), which will not exceed the thickness of the application. Please see the location of the Application Site, which is placed in Appendix 9.

4. Should you have any further questions and/or require any further data or information from us, please do not hesitate to contact the undersigned by phone or email whenever required. Thank you for your kind attention.

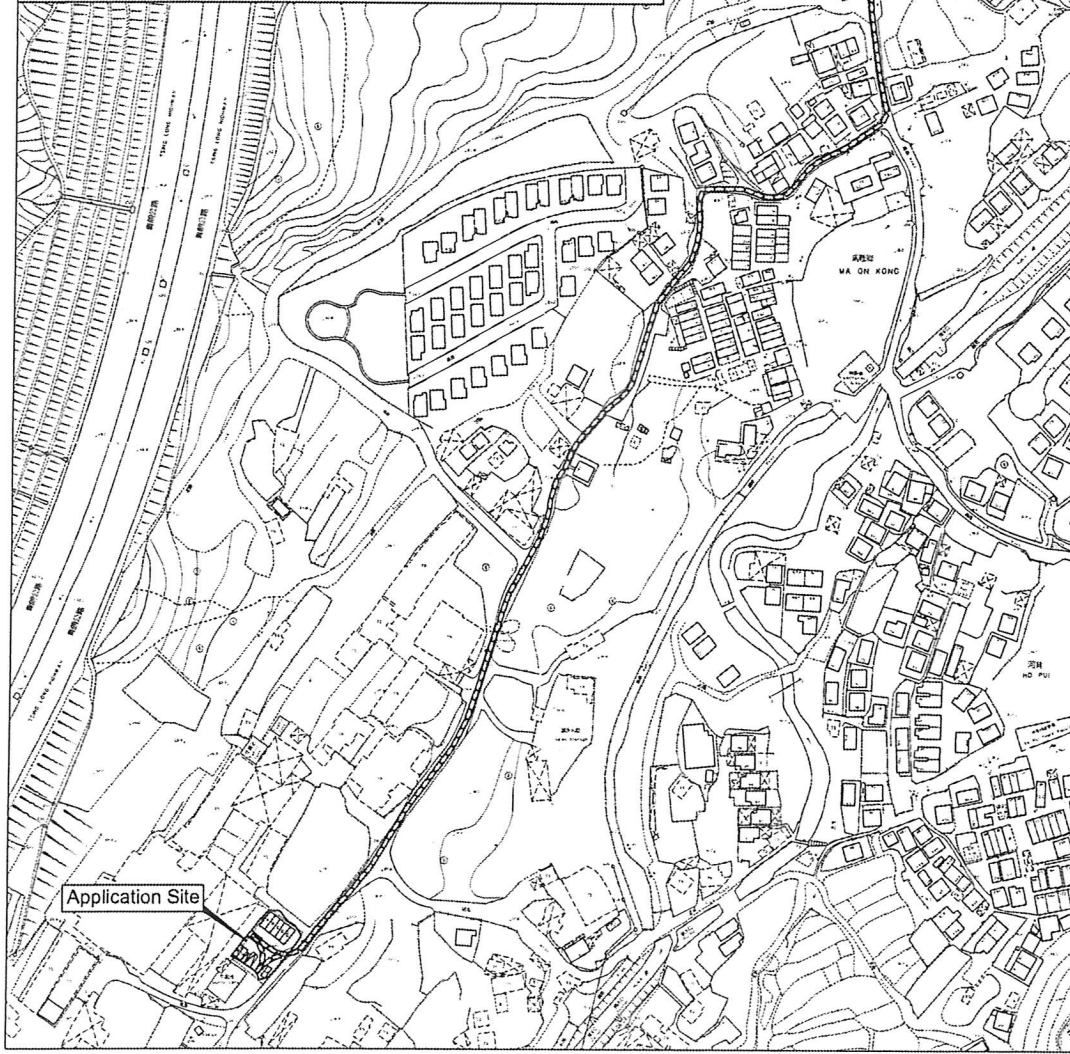
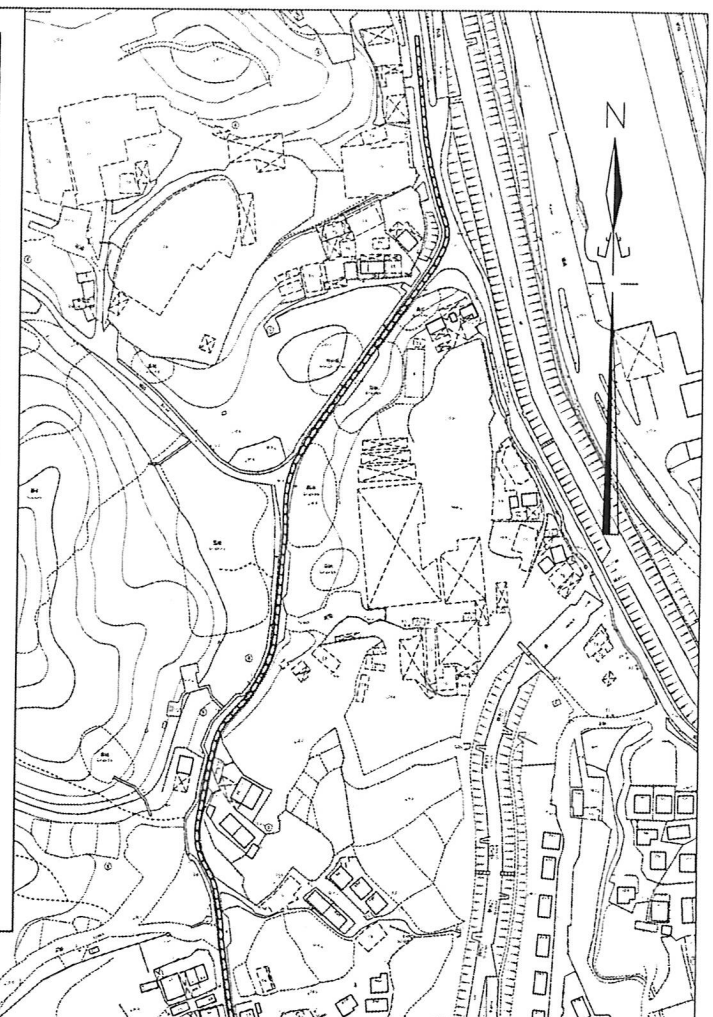
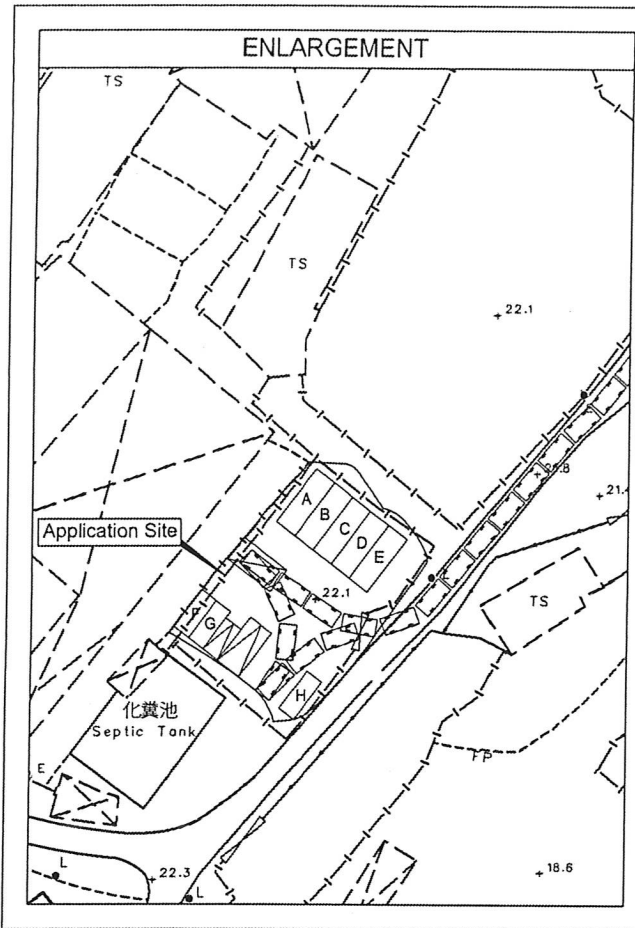
Yours faithfully,  
For and on behalf of  
**Polyland Surveyors Limited**




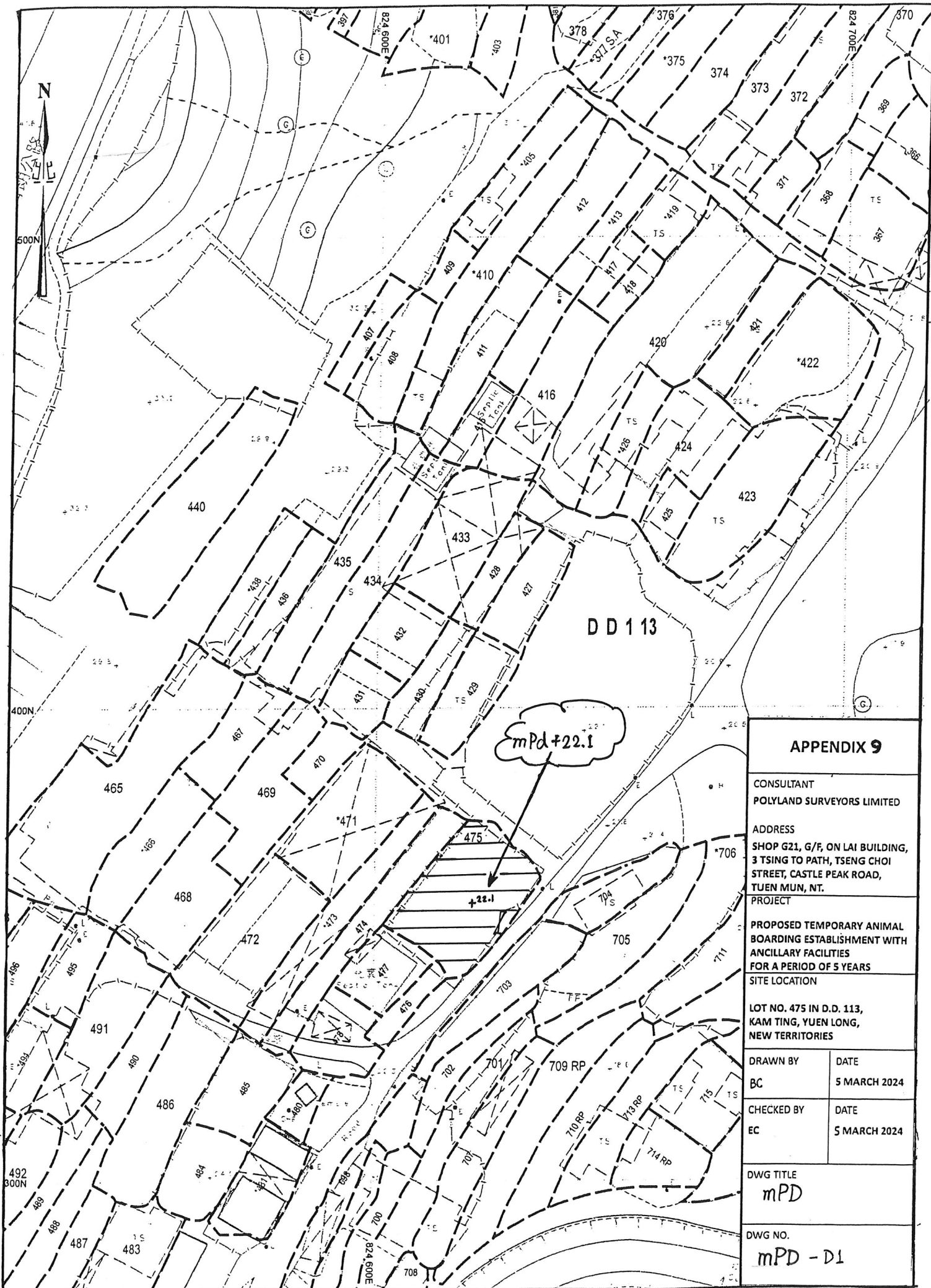
**Eric Cheuk** MRICS MCIREA MHKILA M.CPM  
**Chartered Surveyor** HKMAAL Accredited Mediator  
**Managing Director** PMP (Tier 1)

Encl.

c.c. Client



<b>APPENDIX 8</b>	
CONSULTANT POLYLAND SURVEYORS LIMITED	
ADDRESS SHOP G21, G/F, ON LAI BUILDING, 3 TSING TO PATH, TSENG CHOI STREET, CASTLE PEAK ROAD, TUEN MUN, NT.	
PROJECT PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS SITE LOCATION	
LOT NO. 475 IN D.D. 113, KAM TING, YUEN LONG, NEW TERRITORIES	
DRAWN BY BC	DATE 5 MARCH 2024
CHECKED BY EC	DATE 5 MARCH 2024
DWG TITLE SWEEP PATH ANALYSIS	
DWG NO. SWPA - D1	
LEGEND	 VEHICLE



**APPENDIX 9**

CONSULTANT  
POLYLAND SURVEYORS LIMITED

ADDRESS  
SHOP G21, G/F, ON LAI BUILDING,  
3 TSING TO PATH, TSENG CHOI  
STREET, CASTLE PEAK ROAD,  
TUEN MUN, NT.

PROJECT  
PROPOSED TEMPORARY ANIMAL  
BOARDING ESTABLISHMENT WITH  
ANCILLARY FACILITIES  
FOR A PERIOD OF 5 YEARS  
SITE LOCATION

LOT NO. 475 IN D.D. 113,  
KAM TING, YUEN LONG,  
NEW TERRITORIES

DRAWN BY	DATE
BC	5 MARCH 2024

CHECKED BY	DATE
EC	5 MARCH 2024

DWG TITLE  
mPd

DWG NO.  
mPd - D1

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至  
.....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Animal Boarding Establishment for a period of 5 years and filling of land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 .....221.70..... sq.m 平方米  About 約
- Proposed plot ratio 擬議地積比率 .....0.36.....  About 約
- Proposed site coverage 擬議上蓋面積 .....27.66..... %  About 約
- Proposed no. of blocks 擬議座數 .....8.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....1 to 2..... storeys 層  
 include 包括..... storeys of basements 層地庫  
 exclude 不包括..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上)  About 約  
.....2.6 to 5.2 m 米  About 約

**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.  
 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 617 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ...0.2..... m 米 <input checked="" type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)  
 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可)

There will not be any tree felling during conversion of the proposed Animal Boarding Establishment  
 .....

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD 113 Lot 475, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	617	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	Agriculture		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a period of 5 years and filling of land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	221.7m <sup>2</sup> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
	Composite 綜合用途		