

Your Ref.: A/YL-TT/670

Our Ref.: P24014/TL24535

7 October 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)

**‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’
for a Period of 5 Years and Associated Filling of Land in “Agriculture” zone,
Lot Nos. 1581 (Part), 1656, 1657, 1658 (Part) and 1659 (Part) in D.D. 116 and
Adjoining Government Land, Yuen Long, New Territories
(S.16 Application No. A/YL-TT/670)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

In view of the amendments made in the FI, we enclosed the following revised pages for your perusal:

1. Page 2 of Planning Statement (**Appendix I**); and
2. Layout Plan (**Plan 3**).

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



Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM / Mr. Bosco YUNG)

By E-mail only

Further Information for Planning Application No. A/YL-TT/670**Response-to-Comment****Comments from EPD**

Contact person: Mr. FONG. CHENG (Tel.: 2835 2164)

I.	Comments	Responses
1.	<p>Grateful if you could confirm that:</p> <p>(a) whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person;</p>	<p>No toilet will be provided within the site. As such, no septic tank and soakaway system will be provided. Please refer to the revised layout plan (Plan 3) for details.</p>
	<p>(b) to recruit licensed collectors to collect and dispose the sewage and waste from the Site; and</p>	<p>Noted.</p>
	<p>(c) all dogs will be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air conditioning system <u>outside operation hours</u>.</p>	<p>All dogs will be staying in the kennels which will be enclosed with soundproofing materials, mechanical ventilation and air conditioning system outside operation hours.</p>

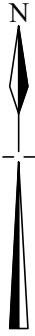
Comments from Lands Department

Contact person: Ms. CHENG (Tel.: 2443 1072)

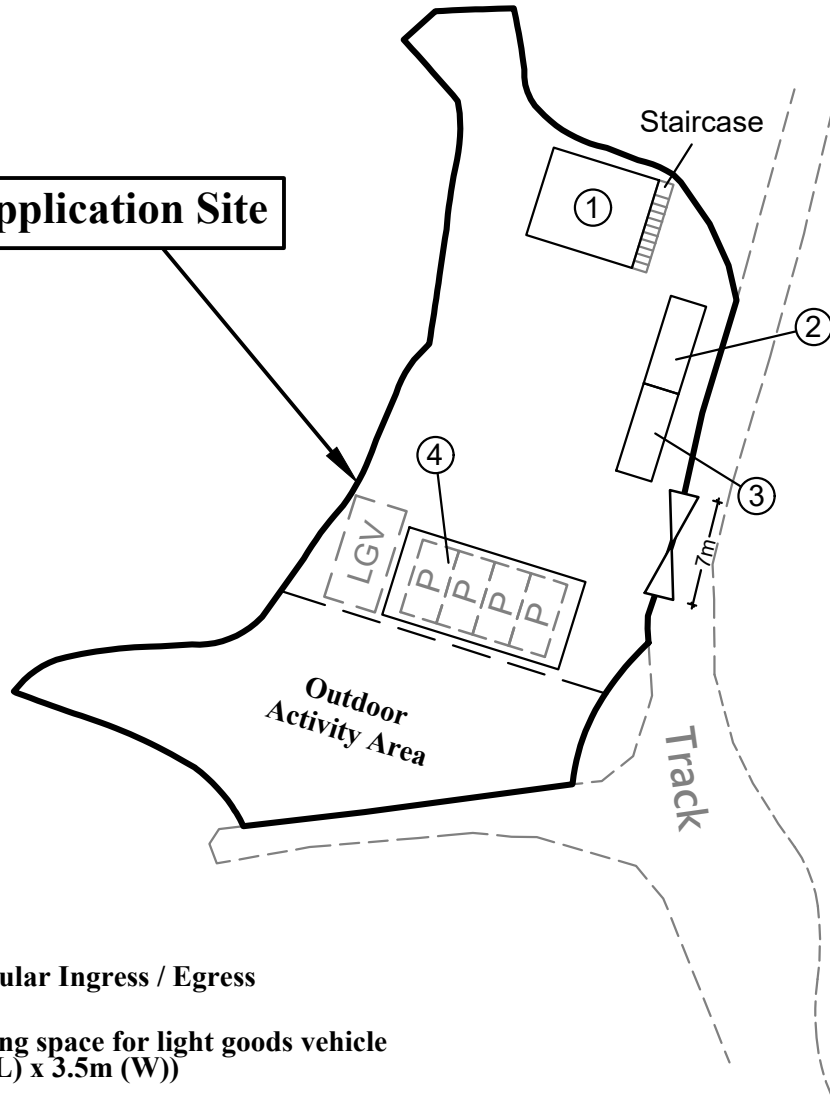
II.	Comments	Responses
1.	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1581 in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lot.</p>

<p>2. <u>Unlawful occupation of Government land adjoining the said private lot with unauthorised structure(s) covered by the planning application</u></p> <p>The Government land within the application site (about 104 sq.m as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap, 28. LandsD objects to the planning application since there is unlawful occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorised structure(s) as demanded by LandsD. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice. If the planning application is approved, the lot owners) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and S11 will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>The structures within the Government Land have been removed. Please refer to the Plan Showing Viewpoint of Site Photograph (Plan 7) and the site photo (Viewpoint 1) for details.</p>
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- END -



Application Site



Legend



Vehicular Ingress / Egress



Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Parking space for private cars
(5m (L) x 2.5m (W))

Site Area (about) : 1,071m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Multi-function room with indoor activity area, kennels and reception	50m ²	100m ²	2	6m
2	Container converted storage	15m ²	15m ²	1	3m
3	Container converted storage	15m ²	15m ²	1	3m
4	Covered parking spaces	<u>75m²</u>	<u>75m²</u>	1	5m
Total		<u>155m²</u>	<u>205m²</u>		

1:500

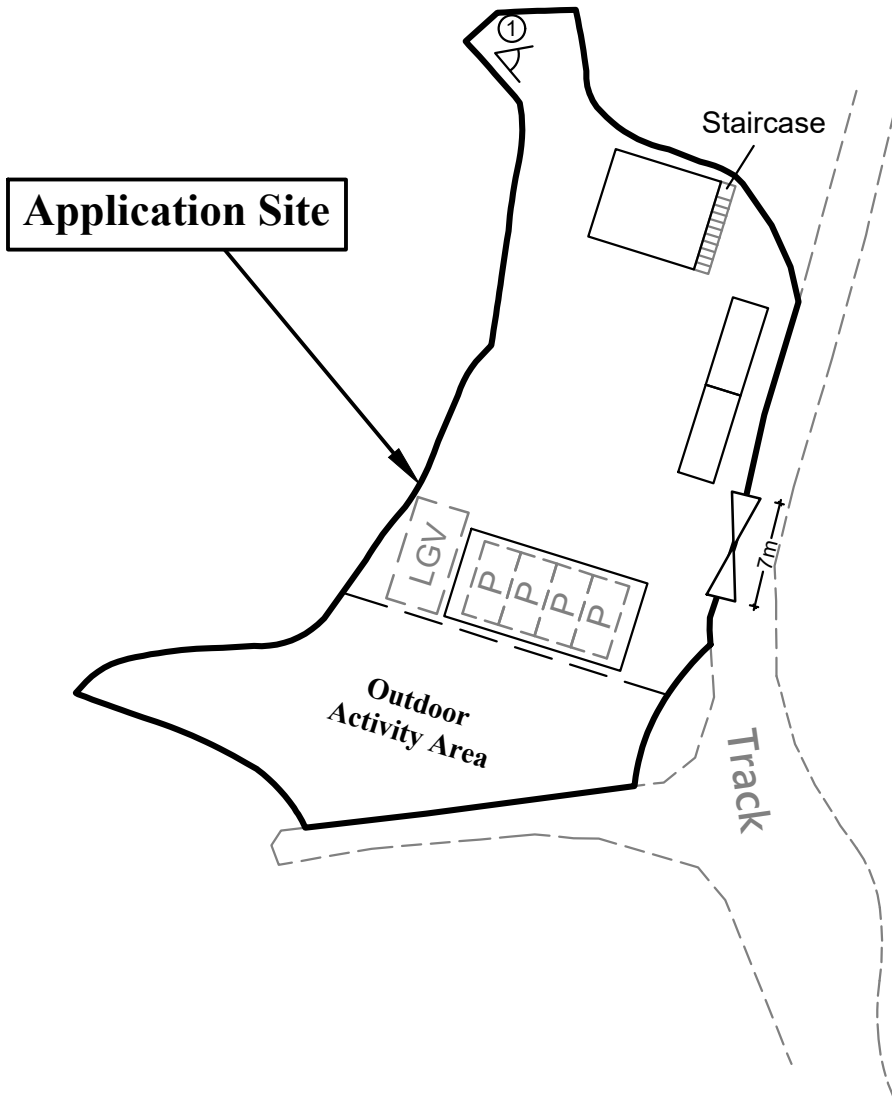
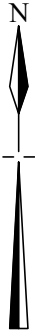
Layout Plan

Goldrich Planners & Surveyors Ltd.





October 2024

Lots 1581 (part), 1656, 1657, 1658 (part)
and 1659(part) in D.D. 116
and adjoining government land

**Plan 3
(P 24014)**



Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Parking space for private cars
(5m (L) x 2.5m (W))
-  Viewpoint of photograph

Site Area (about) : 1,071m²

1:500	Plan Showing Viewpoint of Site Photographs	Goldrich Planners & Surveyors Ltd.
October 2024	Lots 1581 (part), 1656, 1657, 1658 (part) and 1659(part) in D.D. 116 and adjoining government land	Plan 7 (P 24014)

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Viewpoint 1



Planning Gain

9. The Proposed Development serves to meet the huge demand for pet boarding service in the area and provide a suitable place for pet recreation outlets.

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	Multi-function room with indoor activity area, kennels and reception	100	50	6	2
2	Container converted storage	15	15	3	1
3	Container converted storage	15	15	3	1
4	Covered parking spaces	75	75	5	1
Total		<u>205</u>	<u>155</u>		
		Plot Ratio	Site Coverage		
		0.2	14.5%		

11. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services. The daily operation would be maintained by 3 to 4 nos. of staff stationed at the Site.
12. About 10 nos. of animals (including dogs and cats) will be staying in the Proposed Development.
13. 4 nos. of parking space for private cars and 1 no. of light goods vehicle (LGV) parking space are proposed within the Site for visitors' use and daily operation of the Proposed Development.
14. Visitors are required to make prior appointment before visiting the Site. Visitors without appointment will not be allowed to park their vehicles in the Site and will be asked to leave.
15. The entire site is proposed to be paved with concrete of about 0.2 m in depth for the provision of solid ground for the erection of structures, outdoor animal activity area and vehicle manoeuvring space (**Plan 6**).

Similar Applications

16. There are 7 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zone on the OZP in the past 5 years: