

Total: 5 pages

Date: 24 January 2025

TPB Ref.: A/YL-TYST/1297

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Associated Filling of Land and Excavation of Land at Lots 917 (Part), 937 S.A (Part) & 937 S.B (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

This letter intends to supersede our letter dated 24.1.2025. We are glad to submit the updated justifications and Annex 1 in the attachment to clarify that no staff and dogs will stay at the application site after the proposed operation hours. The vehicular access leading to the application site from Kung Um Road is shown in Figure 4.

Our response to the comments of the EPD is as follows:

EPD's comments	Applicant's response
<p data-bbox="236 1189 783 1256">Grateful if you could ask the applicant to:</p> <p data-bbox="236 1308 783 1659">Confirm that whether 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; and</p> <p data-bbox="236 1711 783 1848">Clarify the period of time that all the dogs will be stayed within enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system.</p>	<p data-bbox="810 1189 1286 1223">The applicant confirm the following:</p> <p data-bbox="810 1308 1356 1615">septic tank and soakaway system will be provided. 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 data-bbox="810 1711 1356 1848">All the dogs will be stayed within enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system at all times.</p>

Should you have any questions, please feel free to contact the undersigned at [REDACTED]
[REDACTED]

Yours faithfully,



The stamp is circular with a purple border. The outer ring contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED'. The inner circle contains the Chinese characters '都市規劃及發展顧問有限公司'.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The proposed development is a column 2 Use in 'Green Belt' ("GB") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "GB" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. The proposed development is situated at the fringe of the "GB" zone and adjoining the 'Undetermined' zone which is occupied for open storage use and warehouse use.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. All the dogs will leave the application site after the operation hours.
7. Insignificant drainage impact as 600mm surface U-channel will be provided along the site periphery.
8. The applicant has submitted a estimated traffic generation to support his application.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
12. Site formation is proposed. The land filling area will be filled with 0.2m thick concrete.
13. The dog kennel will be maintained in a sanitary condition.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. No whistle blowing will be carried out at the application site.

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Associated Filling of Land and Excavation of Land

at

Lots 917 (Part), 937 S.A (Part) & 937 S.B (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is serviced by vehicular access leading from Kung Um Road.
- 1.2 The proposed development will operation between 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 12 per day which can be accommodated by 3 private cars because the site would allow the parking of 3 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 6 staffs at the application site. No more than 40 dogs will be accommodated at the application site. No staff will stay after the proposed operation hours and all the dogs will leave the site after proposed operation hours. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.8	0.8	3	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is taken as 1 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road because the average traffic generation is only 0.8pcu/hr. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.

