Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 84 S.B (Part) in D.D. 90, Man Kam To, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1** to **3**).

1.2 The applicant would like to use the Site for animal boarding establishment use (i.e. kennel and cattery) serving the nearby locals for coping with such demand in the area.

2) Planning Context

2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Man Kam To Outline Zoning Plan (OZP) No.: S/NE-MKT/7. According to the Notes of the OZP, '*Animal Boarding Establishment*' is a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).

2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vegetation, domestic structures for residential use, the Muk Wu Raw Water Pumping Station and the Man Kam to Control Point. Although the Site falls within "AGR" zone, the Site has been left vacant and there is no active agricultural activities within the Site. Thus, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.

3) Development Proposal

3.1 The site occupies an area of 811 m^2 (about) (**Plan 3**). Two structures are provided at the Site for animal boarding establishment, site office and washroom uses with total gross floor area (GFA) of 450 m^2 (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities, including site office and washroom are intended to support the daily operation of the Site. The operation hours of the Site are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding activities). The number of staff working at the Site is 4; whilst 2 staff will stay overnight at the Site to take care of animals and to handle potential complaints arising from the proposed development. It is anticipated that the Site would be

able to attract about 5 visitors per day; advanced booking is required for visitors to access to the Site.

3.2 It is anticipated that not more than 20 dogs and cats are accommodated within the Site. All animals would be kept indoor within structures filled with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e 19:00 to 09:00), which would also be taken care by the 2 staff who would be staying overnight. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	811 m^2 (about)
Covered Area	450 m^2 (about)
Uncovered Area	361 m^2 (about)
Plot Ratio	0.55 (about)
Site Coverage	55 % (about)
Number of Structures	2
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	450 m^2 (about) *Not applicable* *450 m^2 (about)*
Building Height	8 m (about)
No. of Storey	1

3.3 The Site is proposed to be fully hard paved by concrete to a proposed level of +6.6 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for the site formation of structures, parking spaces and circulation space uses. The hard-paving is considered necessary and has been kept to minimal for the operation of the development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during planning approval period.

3.4 The Site is accessible from Lin Ma Hang Road via a local access (**Plan 1**). A total of 2 parking spaces for private cars (PC) and light goods vehicles (LGV) are provided at the Site for transportation of goods (**Plan 4**). Staff will be deployed by the applicant to direct vehicles

entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of parking spaces provision are shown at **Table 2** below:

Table 2 - Parking Provisions

Type of Space(s)	**No. of Space(s)**
Parking space for PC - *2.5 m (W) x 5 m (L)*	1
Parking space for LGV - *3.5 m (W) x 7 m (L)*	1

3.5 Only PCs and LGVs are allowed to enter/exit the Site during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored within the Site or enter/exit the Site at any time. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Lin Ma Hang Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Lin Ma Hang Road via the local access. The trip generation and attraction rates are as shown at **Table 3** below:

Table 3 - Trip Generation and Attraction of the Development

Time Period	**PC**		**LGV**		**2-Way Total**
	In	**Out**	**In**	**Out**	
Trips at AM peak per hour (09:00 - 10:00)	1	0	1	0	2
Trips at PM peak per hour (18:00 - 19:00)	0	1	0	1	2
Traffic trip per hour (10:00 - 18:00)	0.5	0.5	0.5	0.5	2

3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the plan ning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under

'*ProPECC PN 5/93*' when designing on-site drainage system within the Site, i.e. the use of septic for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) had been provided by the applicant to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

September 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis