

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Promise Luck Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 1046, 1047 RP, 1049 S.A, 1049 RP (Part) and 1054 (Part) in D.D. 109, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1046, 1047 RP, 1049 S.A, 1049 RP (Part) and 1054 (Part) in D.D. 109, Yuen Long, New Territories. The Site is accessible from Kong Tai Road via a local track leading to the ingress to its east.
3. The site area is about 8,951 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters (Plan 3)

8. The following table summarises the details of the structures on site:

| No. | Use | Floor Area (ab.) (m²) | Covered Area (ab.) (m²) | Height (ab.) (m) | No. of Storey |
|-------|------------------|--------------------------|----------------------------|---------------------|------------------|
| 1 | Reception | 225 | 225 | 5 | 1 |
| 2 | Ancillary office | 225 | 225 | | |
| 3 | Storeroom | 225 | 225 | | |
| 4 | Dog Kennel | 225 | 225 | | |
| 5 | Dog Kennel | 225 | 225 | | |
| 6 | Storeroom | 225 | 225 | | |
| 7 | Dog Kennel | 225 | 225 | | |
| 8 | Dog Kennel | 225 | 225 | | |
| 9 | Storeroom | 225 | 225 | | |
| 10 | Dog Kennel | 225 | 225 | | |
| 11 | Dog Kennel | 225 | 225 | | |
| 12 | Dog Kennel | 225 | 225 | | |
| 13 | Storeroom | 225 | 225 | | |
| 14 | Dog Kennel | 225 | 225 | | |
| 15 | Storeroom | 225 | 225 | | |
| 16 | Storeroom | 225 | 225 | | |
| Total | | <u>3,600</u> | <u>3,600</u> | | |
| | | Plot Ratio | Site Coverage | | |
| | | 0.40 | 40.2% | | |

9. The Proposed Development serves to meet the large demand for animal boarding services in the area.
10. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
11. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 60 nos. of dog.
12. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
13. 8 nos. of parking space for private cars and 2 nos. of parking space for light goods vehicles (LGV) are provided for visitors and daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
14. The entire site is proposed to be filled with concrete of about 0.2 m in depth (existing ground level at +12.0 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

15. There are 13 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

| Application No. | Applied Use | Date of Approval |
|-----------------|---|------------------|
| A/YL-KTN/839 | Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years | 15.7.2022 |
| A/YL-KTN/845 | Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land | 12.8.2022 |
| A/YL-KTN/851 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 9.9.2022 |
| A/YL-KTN/885 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 3.3.2023 |
| A/YL-KTN/910 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 11.9.2023 |
| A/YL-KTN/954 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 13.10.2023 |
| A/YL-KTN/968 | Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 22.12.2023 |
| A/YL-KTN/1007 | Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land | 24.5.2024 |
| A/YL-KTN/998 | Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land | 5.7.2024 |
| A/YL-KTN/1042 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land | 2.5.2025 |
| A/YL-KTN/1099 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years | 2.5.2025 |
| A/YL-KTN/1058 | Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land | 6.6.2025 |
| A/YL-KTN/1075 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land | 6.6.2025 |

16. The similar applications were approved by the Committee between 2022 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage of construction materials, vehicle parks, grassland, vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

19. The trip attraction and generation rates are expected as follows:

| | Attractions | Generations |
|--------------------|-----------------|-----------------|
| 09:00 – 10:00 | 1 | 0 |
| 10:00 – 11:00 | 1 | 0 |
| 11:00 – 12:00 | 1 | 1 |
| 12:00 – 13:00 | 1 | 1 |
| 13:00 – 14:00 | 0 | 1 |
| 14:00 – 15:00 | 1 | 0 |
| 15:00 – 16:00 | 1 | 1 |
| 16:00 – 17:00 | 1 | 1 |
| 17:00 – 18:00 | 1 | 1 |
| 18:00 – 19:00 | 0 | 2 |
| Total Trips | <u>8</u> | <u>8</u> |

20. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
21. 8 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided for visitors and daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Fire Safety

22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSIs) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSIs at the Site once it is accepted by the Director of Fire Services.

Drainage

23. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will implement the drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Environment

24. All dogs will stay in the kennels from 7:00 p.m. to 9:00 a.m. and no dog training sessions will be carried out during this period. No public announcement systems, whistle blowing, or portable

loudspeaker will be allowed. Potential adverse noise impacts to the surrounding areas are not anticipated.

25. The Applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

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