

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Pet Friendly Wedding Limited (“the Applicant”) in support of the planning application for a ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land and Pond for a period of 3 years’ (“the Development”) at Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, 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. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Shui Mei Road leading to the ingress to its south.
3. The site area is about 5,330 m<sup>2</sup>, including Government Land of about 996 m<sup>2</sup>.

### Application Background

4. The Site, in part, is the subject of two previously approved applications for Animal Boarding Establishment and Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre), which were revoked due to non-compliance with approval conditions regarding the implementation works. The Applicant will make effort in complying with approval conditions in relation to the drainage and fire services aspects under the current application.
5. As the current application combines the two sites of the previously approved applications as mentioned in paragraph 33 below, the Applicant has submitted an updated drainage proposal (**Plans 5.1 to 5.3**) and an updated fire service installations (FSI) proposal (**Plan 6**) for departments’ consideration. The drainage facilities have been implemented at the Site (**Viewpoints 1 to 17**). The Applicant would maintain the existing drainage facilities in good conditions.

### Planning Context

6. 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.
7. 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.

8. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land and pond within the “AGR” zone shall not be undertaken without the permission from the Board.
9. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

### Mode of Operation

10. There are two modes of operation for the Development:
  - a. Animal Boarding Establishment; and
  - b. Social Event Activities.
- a. Animal Boarding Establishment**
11. The Development provides day animal boarding services between 9 a.m. to 7 p.m. Pet owners may leave their pets on site for boarding services. No overnight boarding service is provided.
12. The animal boarding establishment provides spaces for boarding service for about 10 nos. of dog.
13. The open grass land, the area under the open sheds and multi-function rooms are used for pet activities.
14. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function rooms when more than one pet is in the room.
15. The estimated trip attraction and trip generation rates for animal boarding establishment are as follows:

	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	1	0
11:00-12:00	1	0	1	1

	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
12:00-13:00	0	0	0	0
13:00-14:00	1	1	1	0
14:00-15:00	1	0	0	0
15:00-16:00	0	0	0	1
16:00-17:00	0	1	1	0
17:00-18:00	2	0	1	0
18:00-19:00	0	0	0	0
<b>Total:</b>	<b><u>5</u></b>	<b><u>2</u></b>	<b><u>5</u></b>	<b><u>2</u></b>

**b. Social Event Activities**

16. Customers could make reservation for social events on site between 9 a.m. to 11 p.m. (e.g. social gathering, wedding ceremonies etc.). Animal boarding services will be stopped when the Site is used for social event activities.
17. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles etc. to play in the multi-function rooms.
18. Pet owners may bring their pets for social gathering. They could exchange their experiences in keeping the pets. Pets could play on the open grass land or under the open sheds.
19. For wedding ceremonies, the marriage couple and their parents will come to the Site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or coaches (29 seats, 7m in length) to the Site.
20. The coach service will be arranged by the marriage couple. Permitted coach service company will be hired to provide coach service.
21. Microphone and loudspeakers will be used on site. The operator will control and monitor the sound levels in compliance with the Noise Control Ordinance Cap. 400.
22. No food or drinks will be provided for the recreational activities by the operator.
23. It is estimated a maximum number of 80 persons for social events. Maximum number of staff would be about 10 persons.
24. It is estimated that there will be one day of event per month between April and September and two days of event per month between October and March.
25. The estimated trip attraction and trip generation rates for social events are as follows:

	Trip Generation	Trip Attraction
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	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	1	0
10:00-11:00	0	0	1	0
11:00-12:00	1	1	0	1
12:00-13:00	1	1	2	1
13:00-14:00	0	0	0	0
14:00-15:00	0	1	0	1
15:00-16:00	0	1	0	1
16:00-17:00	2	1	1	1
17:00-18:00	0	0	2	0
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	1	1	0	1
22:00-23:00	2	1	0	1
<b>Total:</b>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>

### Development Parameters

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

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Open shed	600	600	7	1
2	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56	56	7	2
	1/F: Roof	37			
3	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	56	56	7	2
	1/F: Roof	37			
4	G/F: Multi-function Room (Animal activity room, social event room and ancillary office)	67	67	7	2
	1/F: Roof	58			
5	Open shed	226	226	7	1
6	Multi-function Room (Animal activity room, social event room and ancillary office)	225	112.5	7	2
7	Toilet	15	15	5	1
8	Toilet	12	12	5	1
<b>Total</b>		<b><u>1,389</u></b>	<b><u>1,144.5</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.26	21.5%		

27. The Development serves to meet the huge demand for recreational activities area and animal boarding services in the vicinity.
28. The animal boarding establishment and place of recreation, sports or culture are operated by the same operator. Operation hours of the Development are from 9 a.m. to 11 p.m. daily (including Sundays and public holidays).
29. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the Site is used for social events.
30. 3 nos. of parking space for private cars, 1 no. of parking space for light goods vehicle (LGV) and 1 no. of parking space for coach (29 seats, 7m in length) are provided within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
31. Visitors are encouraged to take public transports which are available at a distance of about 280 m to the south of the Site. The estimated walking time is about 4 minutes (**Plan 8**).
32. About 37% (i.e. 1,975 m<sup>2</sup>) of the Site has been paved with concrete of about 0.2 m in depth (existing ground level at 4.6 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring. The pond (about 220 m<sup>2</sup>) within the Site has been filled with soil of about 1.5 m in depth (existing ground level at 4.4 mPD) to provide suitable environment for recreational space (**Plan 7**). The application serves to regularise the existing filling of land and pond within the Site.

### Previous Applications

33. The Site, in part, is the subject of 2 previous applications for Animal Boarding Establishment and Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre), which were approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 and 2023 respectively:

Application No.	Applied Use	Date of Approval
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
A/YL-KTN/894	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land	31.3.2023

34. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; would maintain the rural character of the Site; and relevant government departments had no adverse comments on the developments.

35. 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 previous applications.

*Approval conditions under Application No. A/YL-KTN/743*

36. The applicant of application no. A/YL-KTN/743 has complied with the approval condition regarding the submission of a FSI proposal on 21.1.2022 (**Annex Ia**). He had made several submissions to comply with the other approval condition regarding the submission of a drainage proposal, but the Drainage Services Department (DSD) has comments on the submissions. The applicant did not have enough time to address the comments before the deadline of the approval condition. The application was therefore revoked.

*Approval conditions under Application No. A/YL-KTN/894*

37. The applicant of application no. A/YL-KTN/894 has complied with the approval condition regarding the submission of a drainage proposal on 30.9.2024 (**Annex Ib**). Relevant photos of the implemented drainage facilities have been submitted on 27.12.2024 for DSD's consideration. Comments from DSD were received on 26.5.2025. The applicant did not have enough time to address the comments before the deadline of the approval condition. The application was therefore revoked. He has also complied with the approval condition regarding the submission of a FSI proposal on 27.9.2024 (**Annex Ic**). However, the deadline of the implementation of the accepted FSI proposal was 30.12.2024. He was unable to install the relevant FSI within 3 months.

**Similar Applications**

38. There are similar applications for "Place of Recreation, Sports or Culture" and "Animal Boarding Establishment" uses approved by the Committee within the same "AGR" zone in the vicinity of the Site in the past 5 years.
39. The similar applications were approved by the Committee 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.
40. 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

41. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with dog training centre,

plant nursery, village houses and vacant lands. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Drainage

42. As the current application combines the two sites of the previously approved applications as mentioned in paragraph 33 above, the Applicant has submitted an updated drainage proposal (**Plans 5.1 to 5.3**) and hydraulic calculations under the current application.
43. There are drainage facilities implemented at the Site (**Viewpoints 1 to 17**). The Applicant would maintain the existing drainage facilities in good conditions.

Fire Safety

44. As the current application combines the two sites of the previously approved applications as mentioned in paragraph 33 above, the Applicant has submitted an updated FSI proposal (**Plan 6**) for the Director of Fire Services' consideration.

Traffic

45. In view of the low trip attraction and generation rates as mentioned in paragraphs 15 & 25 above, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
46. The Site is accessible from Shui Mei Road. 3 nos. of parking space for private cars, 1 no. of parking space for LGV and 1 no. of parking space for coach (29 seats, 7m in length) are provided within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.
47. Public transport services are available in the vicinity of the Site (about 280 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 4 minutes (**Plan 8**).

Environment

48. No whistle blowing will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.
49. 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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