

Development Parameters

9. 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 Storey
1	Canopy	19.5	19.5	3.5	1
2a	R/F: Rooftop Seating Area G/F: Ancillary Office	36	36	5	2
		36			
2b	Storage	7	7	5	1
3	Dog kennel	146	146	5	
4	Storeroom	7.2	7.2	3.5	
5	Toilet	6.3	6.3	3.5	
6	Open shed	12	12	3.5	
7	Dog kennel	70	70	5	
8	Dog kennel	172	172	5	
9	Storeroom	9	9	3.5	
10	Open shed	121	121	8	
11	Water tank	34	34	1	
12	Storeroom	19	19	3.5	
13	Storeroom	18	18	3.5	
14	Storeroom	under structure 10	under structure 10	3.5	
15	Storeroom	under structure 10	under structure 10	3.5	
16	Water tank	35	35	1	
Total		<u>748</u>	<u>712</u>		
		Plot Ratio	Site Coverage		
		0.54	51.5%		

10. The Development serves to meet the large demand for animal boarding services in the area.
11. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 15 nos. of dog.
12. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
13. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
14. No parking space is provided within the Site. Staff and visitors are expected to access the Site by public transport services (**Plan 5**).

Drainage

25. There are drainage facilities implemented at the Site (**Plans 6.1 & 6.2**). The Applicant would maintain the existing drainage facilities in good conditions.

Fire Safety

26. The Fire Service Installation (FSI) proposal was accepted by the Director of Fire Services (**Plan 7**). Relevant FS 251 certificates are enclosed at **Annex I**.

Traffic

27. A pedestrian ingress/egress is provided to the south of the Site. The Site does not provide any parking space. Staff and customers are expected to access the Site by public transport services.
28. A loading/unloading space for light goods vehicle is proposed on the northern side of the Site (**Plan 8a**). It is expected that the loading/unloading activity of material would be carried out once per week and would take about 15 minutes. As such, it would not cause adverse traffic impact to the local access road.
29. Public transport services are available in the vicinity of the Site (about 170 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 2 minutes (**Plan 5**).

Environment

30. 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 within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.
31. 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.

Planning Gain

32. The Development serves to meet the huge demand for pet boarding service in the area.

- END -