

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of High-Quality Gardening Limited (“the Applicant”) in support of the planning application for a ‘Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years’ (“the Development”) at Lot Nos. 1493 (Part) and 1500 (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. 1493 (Part) and 1500 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Shui Mei Road and Shui Tau Road.
3. The site area is about 1,381 m², including Government Land of about 479 m².
4. The entire site has been filled with concrete of about 0.2 m in depth (existing ground level at 4.2 mPD) for the provision of solid ground for the erection of structures (**Plan 4**). The application serves to regularise the existing hard-paving within the Site.

Planning Context

5. 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.
6. 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.
7. 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.
8. Provided that the structures of the 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

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 or vehicular access is provided within the Site. Staff and visitors are expected to access the Site by public transport services (**Plan 5**).

Previous Applications

15. Part of the Site is the subject of 4 previous applications for animal boarding establishment, which were all approved by the Rural and New Town Planning Committee (“the Committee”) between 2005 and 2012:

Application No.	Applied Use	Date of Approval
A/YL-KTN/232	Animal Boarding Establishment	4.7.2005
A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006
A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008
A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012

16. 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; mainly involve existing on-site structures for animal boarding; would maintain the rural character of the Site; previous approvals were granted; and relevant government departments had no adverse comments on the developments.
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 previous applications.
18. The planning context of the adjacent areas has not been significantly altered since the last approval.

Similar Applications

19. There are 46 similar applications approved by the Committee within the same “AGR” zone in the vicinity of the Site in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	6.11.2020
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020

Application No.	Applied Use	Date of Approval
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.2.2021
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	16.4.2021
A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021
A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 5 Years and Filling of Land	12.8.2022

Application No.	Applied Use	Date of Approval
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/854	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	11.11.2022
A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.2.2023
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/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	19.5.2023
A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	9.6.2023
A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.7.2023
A/YL-KTN/923	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	11.8.2023
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/958	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/968	Proposed 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

Application No.	Applied Use	Date of Approval
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
A/YL-KTN/1131	Temporary Animal Boarding Establishment (Cattery) and Associated Filling of Land for a Period of 3 Years	1.8.2025
A/YL-KTN/1074	Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.8.2025

20. The above similar applications were approved by the Committee between 2020 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.
21. 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

22. 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.
23. There are a total of 4 trees located within the Site. Other trees are located on adjoining site along the eastern boundary of the Site, but parts of their tree crowns may be within the Site (**Plan 9**).
24. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

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 south-western side near the Site (**Plan 8**). 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.

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