

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1344 in D.D. 107, Kam Tin North, Yuen Long, New Territories (the application site) for ‘Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’ (the development).

The Application Site is operating an ‘animal boarding establishment’ to serve the nearby locals. This planning application is applying a Permission for Temporary Use or Development in Rural Areas. The Application Site is partly covered by trees and partly covered in concrete.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is a column two use within the “AGR” zone, which requires planning permission from the Board with or without conditions on application. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 5 years would better utilize agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

The Site is the subject of a previous application (No. A/YL-KTN/757) for ‘animal boarding establishment’ use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis for a period of 5 years in 2021. The applicant has made effort and complied with all approval conditions of the previous application, details are shown as at Table 1 below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application (No. A/YL-KTN/757)

Approval Conditions of Application No. A/YL-KTN/757		Date of Compliance
(f)	the provision of a 2.5m high solid metal wall along the site boundary	20.7.2022
(g)	the submission of a drainage proposal	28.7.2022
(h)	the implementation of the drainage proposal	18.2.2025
(j)	the submission of a water supply for firefighting and fire service installations proposal	2.8.2022
(k)	the implementation of the water supply for firefighting and fire service installations proposal	22.11.2023

3. Development Proposal

The site occupies an area of 1,520 m² (about) (Appendix 2). The structure is provided at the Site for animal boarding establishment, office, staff lounge and electric meter room with total GFA of 558.5 m² (about). Ancillary facilities (i.e. office, staff lounge and electric meter room) are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays, 24 hours per day, including public holidays. The number of staff working at the Site is 3. Dogs are the only species that will be kept on the application site, with no more than 50 dogs staying in application site. Details of development parameters are shown at Table 2 below:

Table 2 – Major Development Parameters

Application Site Area	1,520 m ² (About)
Covered Area	558.5 m ² (About)
Uncovered Area	961.5 m ² (About)
Plot Ratio	
	0.37 (About)
Site Coverage	
	36.7% (About)
Number of Structure	
	8
Total GFA	
	558.5 m ² (About)
Building Height	
	Not Exceeding 3.5m
No. of Storey	
	1

The Application Site is partly covered with concrete of not more than 0.3 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing levels is +23.5 mPD, which is about 1,451.1 m² (About 95.5% of the Application site area) (Appendix 4). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Fung Kut Heung Road. 4 parking space for private cars (PC) and 1 LGV loading/unloading space are provided at the Application Site for staff/customer parking and transportation of goods use. Advance booking is required to access the Application Site for visitors: this is intended to regulate the number of visitors and vehicles at the Application Site to avoid affecting the public and surrounding environment. 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 maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 3 below:

Table 3 – Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for Private Car (PC) - 2.5m (W) x 5m (L)	4
Loading / Unloading space for Light-goods vehicle (LGV) - 3.5m (W) x 7m (L)	1

Only Private Cars and LGV are allowed to enter/exit the Application Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit the Application Site. The trip generation and attraction rates are as shown at Table 4 below.

Table 4 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at 09:00-11:59	2	2	1	0	5
Trips at 12:00-23:59	2	2	0	1	5
Trips at 00:00-08:59	0	0	0	0	0

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 during the planning approval period.

4. Conclusion

The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of FSIs proposal, the accepted drainage proposal under the previous application No. A/YL-KTN/757 and the as-built drainage plan showing the existing drainage facilities on the Site to mitigate any adverse impact arising from the proposed development.

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

補充文件

出入本申請地點主要使用大樹下東路，該道路為一條雙線雙程的道路，並備有避車處，之後轉到郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段(7:00-11:59)	1	1	0	0	0	0	0	0	2
下午時段(12:00- 23:59)	1	1	0	0	0	0	0	0	2
凌晨時段(0:00-06:59)	0	0	0	0	0	0	0	0	0

現申請 1 個私家車停車位。該私家車位置為員工及訪客車位，以便上落耕種用具及其他所需用品。訪客需以有效方式（例如電話）向申請人預約使用該停車位，不接受未有預約的車輛使用。申請人計劃聘請附近居住的員工處理日常事務，因此上述的私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經大樹下東路，再轉到郊區小徑到達申請地點。大樹下東路沿途道路約有 6 米闊，並設有避車處。私家車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 4.5 米闊。

連接本申請地點的郊區小徑約 950 米長，約有 3-6 米闊，並設有避車處。

在申請地點內有足夠空間讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 5。

申請人建議參與人士使用公共交通工具前往本申請地點，申請地點可透過綠色公共小巴路線 73 及 73A 線能到達申請地點出入口外約 150 米。少量的訪客及車流量不會對道路及公共交通流量造成負面影響。位置請參考文件末端的 Appendix 6。

申請人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。