Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Snowball Investments Holdings 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 No. 1217 (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 No. 1217 (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 736 m^2. 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 intended 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

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

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No.	Use	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Animal Boarding Establishment and Ancillary Office	119	119	5	1
2	Animal Boarding Establishment and Ancillary Storeroom	190	190		
Total		**309**	**309**		
		Plot Ratio	**Site Coverage**		
		0.42	42%		

9. The Proposed Development serves to meet the huge 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 establishments are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.

12. The Site is hard paved with concrete for the provision of solid ground for the erection of temporary structures and outdoor animal activity area. The current application serves to regularise the existing hard paving of about 0.3 m in depth (from 6.6 mPD to 6.9 mPD) on site (**Plan 4)**.

13. 1 no. of parking space for private car is proposed within the Site for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**).

14. Visitors are expected to access the Site by public transport services. Public transport services are available in the vicinity of the Site (about 50 m to the east). The walking time to the nearest Green Minibus Bus Stop (i.e. Kong Tai Road) is about 1 minute (**Plan 6**).

Similar Applications

15. There are 14 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zones on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
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

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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
A/YL-KTN/1147	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/YL-KTN/1169	Temporary Animal Boarding Establishment (Cattery) and Associated Filling of Land and Pond for a Period of 3 Years	7.11.2025
A/YL-KTN/1164	Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	22.5.2026
A/YL-KTN/1223	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	22.5.2026
A/YL-KTN/1177	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	24.7.2026

16. The similar applications were approved by the Committee between 2023 and 2026 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

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18. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with animal boarding establishment, residential structures and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

19. 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 proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

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

Traffic

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

	Attractions	**Generations**
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	0	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	**2**	**2**

22. 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.

23. 1 no. of parking space for private car is proposed within the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 5**).

24. Visitors are expected to access the Site by public transport services. Public transport services are available in the vicinity of the Site (about 50 m to the east). The walking time to the nearest Green Minibus Bus Stop (i.e. Kong Tai Road) is about 1 minute (**Plan 6**).

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Environment

25. All animals will stay in the animal boarding establishments from 7:00 p.m. to 9:00 a.m. and no animal 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.

26. The Applicant undertakes to 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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