

### Executive Summary

1. The application site is on Lot Nos. 1486 (Part) and 1489 (Part) in D. D. 107 and adjoining Government Land, Kam Tin, New Territories.
2. Site area is about 1,185 m<sup>2</sup>, including Government Land of about 173 m<sup>2</sup>.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Animal Boarding Establishment with Ancillary Facilities’ for a period of 3 years and associated filling of land. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use within the “AGR” zone requiring planning permission from the Town Planning Board (the Board); 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.
5. A total of 4 temporary structures are proposed on site for recreation centre, animal boarding establishment and other ancillary uses. The gross floor area is about 586 m<sup>2</sup>.
6. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. The Site was the subject of a previous approval for animal boarding establishment use. The planning context of the adjacent areas has not been significantly altered.
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界錦田丈量約份第 107 約地段第 1486 號（部份）及第 1489 號（部份）和毗連政府土地。
2. 申請地點的面積為大約 1,185 平方米，包括大約 173 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所（室內及戶外康樂中心）及動物寄養所連附屬設施（為期 3 年）」，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，「動物寄養所」用途在「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請；而在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請人提供 4 個臨時構築物作康樂中心、動物寄養所及其他附屬用途，總樓面面積為大約 586 平方米。
6. 辦公時間為每日上午 9 時至晚上 7 時（包括星期日及公眾假期），動物寄養服務每日 24 小時運作。
7. 申請地點曾獲規劃許可作「動物寄養所」用途，毗連地區的規劃狀況並沒有重大改變。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。