

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories (the Site) for 'Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land' (the proposed development) (**Plan 1**).
- 1.2 The applicant would like to continue to use the Site for animal boarding establishment (dog kennel) to serve local pet owners.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'dog kennel' is subsumed under 'animal boarding establishment', which is a column 2 use within the "AGR" zone, hence, requires permission from the Board. The Site is currently occupied by the applied use with no active agricultural use, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.2 The Site is the subject of several previously approved S.16 planning applications for the same use submitted by the same applicant, which the latest application No. A/YL-KTN/881 was approved with conditions on a temporary basis of 5 years in 2023. As previous applications for the same use were approved by the Board, the approval of the current application would not set undesirable precedent within the "AGR" zone. When compared with the previous application, all development parameters, i.e. site area, GFA, covered area, building height remain unchanged for the current application. The applicant has made effort to comply approval conditions in relations to fire service installations (FSIs) and drainage of the previous application, details are as shown at **Table 1** follows:

Table 1 – Details of the Previous Application No. A/YL-KTN/881

Approval Conditions		Date of Compliance
(e)	The submission of the record of the existing drainage facilities on the site	17/2/2024 (revoked)
(f)	The implementation of FSIs proposal	17/5/2024

2.4 Regarding the approval condition (e), the applicant previously made submissions for compliance with this approval condition on 30/3/2023 and 6/12/2023, however, these submissions were not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 19/5/2023 and 8/2/2024 respectively. As the applicant did not have sufficient time to provide clarifications to address comments of CE/MN, DSD within the designated time period, which led to revocation of the application on 17/2/2024.

2.5 In support of the application, the applicant has submitted the as-built drainage plan, photographic records of the existing drainage facilities and a revised FSIs to mitigate adverse impact arise from the proposed development. (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupied an area of 1,371 m² (about) (**Plan 3**). Four single-storey structures are provided at the Site for animal boarding establishment, rain shelter for animal activities. Meter room and store room with total GFA of 352 m² (about) (**Plan 4**). The operation hours of the Site are from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). Not more than 5 staff will work at the Site during operation hours, while 1 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. A maximum of 8 visitors per day would be allowed at the Site during operation hours. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	1,371 m ² (about)
Covered Area	352 m ² (about)
Uncovered Area	1,019 m ² (about)
Plot Ratio	
	0.26 (about)
Site Coverage	
	26% (about)
Number of Structure	
	4
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	352 m ² (about)
Building Height	
	3 m – 4 m (about)
No. of Storey	
	1

- 3.2 A total of not more than 60 dogs will be kept at the Site. All dogs are kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e. 18:00 to 09:00 the next day). An area of 433 m² (about) of the Site is designated as outdoor animal activities area for dog-walking purpose. Dog masks will be worn by dogs outdoor to minimize noise nuisance to the surrounding area. Fencing will be erected along the boundary of the Site by the applicant to avoid the watercourse from reaching. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.
- 3.3 A total of 938 m² (about) area has already been hard-paved are for site formation of structures, parking and loading/unloading (L/UL) spaces and circulation space. The extent of the filled area has been kept to minimal to meet the operational need of the Site (**Plan 5**). No further filling of land will be carried out at the Site. The applicant will reinstate the Site to an amenity area after the planning approval.
- 3.4 The Site is accessible from Kong Tai Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 3** below:

Table 3 - Parking and L/UL Provisions

Type of Space	No. of Space
Private car parking space for Visitor - 2.5m (W) x 5m (L)	1
Private car parking space for staff - 2.5m (W) x 5m (L)	2
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

- 3.5 Advanced booking is required for the use of parking space by visitor, this is to regulate the number of visitor and vehicle at the Site and avoid affecting the public. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact should not be anticipated.

Table 4 - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	2	0	0	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	0	0	2	0	0	2
Traffic trip per hour (average)	1	1	0	0	0.5	0.5	3

3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 1/23) for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

4.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of as-built drainage plan, photographic records of the existing drainage facilities and a revised fire service installations proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

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

APPENDICES

- Appendix I** The As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities
- Appendix II** Fire Service Installations Proposal

LIST OF PLANS

- Plan 1** Location Plan
- Plan 2** Plan Showing the Zoning of the Application Site
- Plan 3** Plan Showing the Land Status of the Application Site
- Plan 4** Layout Plan
- Plan 5** Plan Showing the Filling of Land Area
- Plan 6** Swept Path Analysis