

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**). The applicant intends to operate an animal boarding establishment to serve local pet owners in the vicinity.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, ‘*Animal Boarding Establishment*’ is a column 2 use within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not entirely in line with the planning intention of the “AGR” zone, the Site is currently vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone and would better utilize deserted land in the New Territories.
- 2.3 The Site is the subject of one previous S.16 planning application (No. A/YL-KTS/940) for the same use, which was also submitted by the same applicant as the current application. The application was approved by the Board with conditions on a temporary basis of 5 years on 03/03/2023. Approval of the current application is in line with the Board’s previous decision. Compare with the previous application, all major development parameters and operation remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below.

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

<b>Approval Conditions of Application No. A/YL-KTS/940</b>		<b>Date of Compliance</b>
(d)	The submission of a revised drainage proposal	28/10/2024
(e)	The implementation of the revised drainage proposal	Not complied with
(g)	The implementation of the accepted fire service installations (FSIs) proposal	Not complied with

- 2.4 For conditions (e) and (g), in order to better manage the construction progress and to reduce the cost of labour and maintenance of the drainage and FSIs facilities, the applicant intends to commence the construction of the proposed structures, drainage facilities and FSIs at the same time. However, prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSI will be installed. As such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) on 17/03/2023, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with all approval conditions within the specified period.
- 2.5 In support of the current application, the accepted drainage and FSIs proposals of the previous application (No. A/YL-KTS/940) have been submitted by the applicant to mitigate the potential impacts generated from the proposed development (**Appendices I to II**).

### 3) Development Proposal

- 3.1 The site area is 1,608 m<sup>2</sup> (about) (**Plan 3**). 4 one to two-storey structures are proposed at the Site for animal boarding establishments, site office and washroom with total GFA of 576 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the Site are 09:00 to 18:00 daily (including public holidays), except for overnight animal boarding activities. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 3, within which, 1 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. The estimated number of visitors is 5 per day. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	1,608 m <sup>2</sup> (about)
<b>Covered Area</b>	360 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,248 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.36 (about)
<b>Site Coverage</b>	22% (about)
<b>Number of Structure</b>	4
<b>Total GFA</b>	576 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	576 m <sup>2</sup> (about)

<b>Building Height</b>	3.5 m – 7.5 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 Majority of the Site (i.e. 1,571m<sup>2</sup>) is proposed to be filled with concrete of not more than 0.2 m in depth for site formation of structure, parking and circulation space (**Plan 5**). The remaining portions (i.e. 37m<sup>2</sup>) will be reserved as landscaping area for preserving the existing trees. Concrete site formation is required to meet the operational needs and that has been kept minimal. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.3 A total of not more than 20 dogs will be kept at the Site. All dogs will be kept indoor at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems. No "quarantine station or quarantine lairage for animals" will be provided at the Site at any time during the planning approval period. No public announcement system, whistle-blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at all time during the planning approval period.
- 3.4 The Site is accessible from Kam Ho Road via a local access (**Plan 1**). 3 private car parking space for staff are proposed at the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of the parking space provision are shown at **Table 2** below:

**Table 2 – Parking Space Provision**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	1

- 3.5 As traffic generated and attracted by the Site is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network is not anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

<b>Time Period</b>	<b>PC</b>		<b>2-Way Total</b>
	<b>In</b>	<b>Out</b>	
Trips at <u>AM peak</u> per hour	2	0	2

(09:00 – 10:00)			
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2
Traffic trip per hour (average) (10:00 – 18:00)	1	1	2

- 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 the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. the submission of the accepted drainage and FSIs proposals of the previous application to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

**April 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan showing Area of Filling of Land
<b>Plan 6</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Accepted Drainage Proposal of Previous Application No. A/YL-KTS/940
<b>Appendix II</b>	Accepted Fire Service Installations Proposal Previous Application No. A/YL-KTS/940