

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents living in the Kam Tin and Pat Heung areas. The proposed development will also provide daytime pet recreation and training activities.

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 Site falls within the "AGR" zone, the Site had been partially paved, occupied by temporary structures and without active agricultural activities. It is surrounded by various brownfield uses such as warehouses, open storage yards, and workshops. A low-rise residential development, i.e. Seasons Palace, is located to the west of the Site. Given that the scale of the proposed development is insignificant, it is considered not incompatible with the surrounding areas. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is subject of several approved applications (Nos. A/YL-KTS/809, 900, 975 and 1023) for '*Shop and Services*' or '*Eating Place*' between 2019 and 2023 submitted by the same applicant. Whilst a similar application for the '*Animal Boarding Establishment*' (No. A/YL-KTS/1009) was approved by the Board within the same "AGR" zone on the OZP, 16 other similar applications within the "AGR" zones on the same OZP (Nos. A/YL-KTS/868, 869, 891, 906, 935, 953, 978, 991, 1009, 1019, 1038, 1043, 1052, 1065, 1075 and 1103) for the same applied use were also

approved by the Board between 2021 and 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

- 2.4 Compared with the latest application (No. A/YL-KTS/1023), the current application involves the rearrangement of structure layout, and the provision of an additional structure with slight decrease in total gross floor area (GFA) from 383 m² (about) to 342 m² (about). The site area and boundary of the site remain unchanged.
- 2.5 The applicant has submitted a fire service installations proposal to enhance the fire safety of the proposed development (**Appendix I**). The applicant implemented the accepted drainage proposal under the previous application No. A/YL-KTS/975. The as-built drainage plan is enclosed at **Appendix II**. The existing drainage facilities will be continued to be well-maintained during the approval period of the current planning application.

3) Development Proposal

- 3.1 The Site occupies an area of 770 m² (about) (**Plan 3**). A total of 5 structures are proposed for animal boarding establishments, site office, washroom, and storage of pet supplies with total GFA of 342 m² (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding). The office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 4 staff members will be stationed at the Site to support the operations. Details of the development parameters are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	770 m ² (about)
Covered Area	198 m ² (about)
Uncovered Area	572 m ² (about)
Plot Ratio	0.44 (about)
Site Coverage	26% (about)
No. of Structure	5
Total GFA	342 m ² (about)
- Domestic GFA	Not applicable

- Non-Domestic GFA	342 m ² (about)
Building Height	3 m to 7 m (about)
No. of Storey	1 to 2

- 3.2 The animal boarding establishment will accommodate not more than 40 dogs. All dogs will be kept indoor within enclosed structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period. An outdoor activity area is proposed for daytime animal recreation and training activities. All dogs will wear dog masks whilst conducting outdoor activities. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential issue. Visitors are required to make mandatory booking in order to control the number of visitors accessing the Site and maintain the service quality. No walk-in visitor is accepted.
- 3.3 The current application serves to regularise the existing filling of land at the Site, which was partially hard-paved (about 645 m²; 84% of the Site) with concrete of not more than 0.1 m in depth under previous applications for the site formation of structures, vehicle parking spaces, circulation area, and outdoor animal activity area. The current site level of the paved area is at +18.4 mPD (about). The extent of paving has been kept to a minimum. The applicant will strictly follow the proposed scheme and no further filling will be carried out. The remaining area (about 125 m²; 16% of the Site) will remain unpaved to provide an outdoor landscaping area (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.4 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 2 parking spaces will be provided at the Site. Details of the parking provision are shown at **Table 2** below:

Table 2 – Provision of Parking Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2

- 3.5 Visitors accessing with private cars will be strictly required to make prior appointment for the use of parking spaces. 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**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the trips generated/attracted by the proposed development is expected to be minimal, adverse impact on the surrounding road network should not be anticipated. Details of the estimated trips generation/attraction are shown at **Table 3** below:

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Average trips per hour (09:00 – 18:00)	1	1	2

- 3.7 No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be allowed to parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will also strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site.
- 3.8 The applicant will strictly 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 approval period of the planning permission. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23* when maintaining the on-site drainage facilities.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant, i.e. submission of a fire service installations proposal, as well as the as-built drainage plan implemented under previous applications, 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 '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

January 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	Fire service installations proposal
Appendix II	As-built drainage plan accepted and implemented under previous applications