

Justifications

1. Application Background

- 1.1. The site was approved as a Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years on 10.6.2022 (previously approved application no. A/YL-SK/329).
- 1.2. The applicant complied with the implementation of the accepted drainage proposal on 18.3.2024 and the submission of a fire service installations proposal on 5.4.2024.
- 1.3. However, the applicant does not have enough time to comply with the implementation of the fire service installations proposal. The planning permission was revoked.
- 1.4. The applicant would like to submit a fresh planning application to continue operations.
- 1.5. The layout plan has been updated to reflect the current situation on site.

2. The Applied Use

- 2.1. The applied use is ‘Temporary Animal Boarding Establishment (Kennel) and Associate Filling of Land’ for a Period of 3 Years.

3. Location

- 3.1. The application site is on Lots 670 S.A (Part), 670 S.F (Part), 670 RP (Part), 671 RP (Part) and 685 RP (Part) in D.D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long, New Territories.

4. Site Area

- 4.1. The site area is as follows:

Private Land	1821.2 m ²	(82.3%)
Government Land	392.8 m ²	(17.7%)
Total	<u>2,214.0 m²</u>	(100.0%)

5. Development Parameters

5.1. Please refer to Layout Plan (Plan 3) and the table below for the parameters of the development:

No.	Structure / Use	Covered Area	Floor Area	No. of Storeys	Height
1	Covered Cage	15 m ²	15 m ²	1	3.5m
2	Covered Cage	28.5 m ²	28.5 m ²	1	3.5m
3	Storeroom	12.9 m ²	12.9 m ²	1	4.5m
4	Covered Cage	11.1 m ²	11.1 m ²	1	3.5m
5	Covered Cage	16.9 m ²	16.9 m ²	1	4.5m
6	Storeroom	10 m ²	10 m ²	1	4.5m
7	Kennel	38 m ²	38 m ²	1	4.5m
8	Kennel	31 m ²	31 m ²	1	4.5m
9	Kennel	77 m ²	77 m ²	1	4.5m
10	Kennel	30 m ²	30 m ²	1	4.5m
11	Office with Canopy	27.1 m ²	27.1 m ²	1	6m
12	Reception	59.2 m ²	59.2 m ²	1	4.5m
13	Open Shed	21.1 m ²	21.1 m ²	1	4.5m
14	Kennel	115.2 m ²	115.2 m ²	1	4.5m
15	Storeroom	15 m ²	15 m ²	1	4.5m
16	Kennel	16.5 m ²	16.5 m ²	1	4.5m
17	Open Shed	3 m ²	3 m ²	1	4.5m
18	Covered Cage	<u>34.2 m²</u>	<u>34.2 m²</u>	1	3.5m
Total:		<u>561.7 m²</u>	<u>561.7 m²</u>		

5.2. The development operates 24 hours every day. Visitors are required to make appointments before they visit the kennel. Visitors without appointment are infrequent.

5.3. All the dogs would be staying in enclosed kennels at night. No noise would be generated.

5.4. Portion of the site (about 974m²) has been paved since 5.10.1990 (date of the first publication in the Gazette of the notice of the the Shek Kong IDPA Plan No. IDPA/YL-SK/1). Please refer to Plan 7 for details.

6. Portion of the site (about 648m²) which has been paved after 5.10.1990 seeks regularization of filling land in this application. It has been paved with concrete of about 0.2m (15.9mPD to 16.1mPD) for erection of structures and vehicle maneuvering. Please refer to Plan 7 for details

7. Town Planning Zoning

- 7.1. The application site falls within the “Village Type Development” (“V”) zone under the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9.
- 7.2. The planning intention of the “V” zone is primarily intended for the development of Small House for the indigenous villagers. Other commercial or community and recreational uses may be permitted on application to the Town Planning Board.

8. Previous Applications

- 8.1. The Site is subject to the following applications:

	Application No.	Applied Use	Decision
1.	A/YL-SK/144	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 14.12.2007
2.	A/YL-SK/159	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 24.9.2010
3.	A/YL-SK/194	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 11.10.2013
4.	A/YL-SK/211	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 23.10.2015
5.	A/YL-SK/245	Renewal of Planning Approval for Temporary "Animal Boarding Establishment (Kennel)" for a Period of 3 Years	Approved on 19.10.2018
6.	A/YL-SK/329	Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	Approved on 10.6.2022

- 8.2. The site is subject to six previous planning approvals for the same use. Planning circumstances have not been changed since the last approval.

9. Compatible with the Surrounding Environment

- 9.1. The site has been fenced and paved. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse visual impacts.

10. No Adverse Drainage Impacts

10.1. Existing drainage facilities have been provided on site.

11. Planning Gains

11.1. The applicant has been co-operating with various social groups and organizations on arranging site visits for children and providing seminars on dog training to educate the public on dog keeping and dog training skills.

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