

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. CHAN Kin Chung (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 832(Part), 846(Part), 847, 848(Part), 849(Part), 850 S.B(Part), 985(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north.
3. The site area is about 1,115 m². No Government Land is involved.

Planning Context

4. The Site falls within an area partly zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) and “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
5. The planning intention of the “OU(RU)” zone is primarily intended for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.
6. The planning intention of the “AGR” zone is primarily intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
7. The applied use is a Column 2 use within the “OU(RU)” and “AGR” zones on the OZP which may be permitted with or without conditions by the Board. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
8. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “OU(RU)” and “AGR” zones.

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Canopy	28	28	4	1
2	Animal Boarding Establishment	15	15		
3	Canopy	30	30		
4	Animal Boarding Establishment	15	15		
5	Storeroom	6	6		
6	Ancillary Office	15	15		
7	Canopy	34	34		
8	Storeroom	15	15		
9	Canopy	82	82		
10	Animal Boarding Establishment	Under structure 9	Under structure 9		
11	Animal Boarding Establishment	Under structure 9	Under structure 9		
12	Canopy	60	60		
13	Ancillary Office	Under structure 12	Under structure 12		
14	Animal Boarding Establishment with Ancillary Office	228	228		
Total		<u>528</u>	<u>528</u>		
		Plot Ratio	Site Coverage		
		0.47	47.3		

10. The Proposed Development serves to meet the large demand for animal boarding services in the area.
11. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
12. The animal boarding establishment is open to cats and dogs and provides spaces for boarding service for about 12 nos. of cats and dogs.
13. The animal boarding establishments are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
14. 1 no. of parking space for private car and 1 no. of parking space for light goods vehicle (LGV) are provided at the Site. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
15. The Site is hard paved with concrete for the provision of solid ground for the erection of temporary structures. The current application serves to regularise the existing hard paving of about 0.2 m in depth (from 21.4 mPD to 21.6 mPD) on site within the “AGR” zone (about 1,107 m²) (**Plan 5**).

Similar Applications

16. There are 11 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zones on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/573	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-TT/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
A/YL-TT/621	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
A/YL-TT/655	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	16.8.2024
A/YL-TT/665	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	8.11.2024
A/YL-TT/670	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	6.12.2024
A/YL-TT/666	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	28.2.2025
A/YL-TT/699	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-TT/684	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
A/YL-TT/687	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	11.4.2025
A/YL-TT/691	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	6.6.2025

17. The similar applications were approved by the Committee between 2023 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

19. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential structures and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

20. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

21. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

22. The trip attraction and generation rates are expected as follows:

	Attractions	Generations
09:00 – 10:00	2	0
10:00 – 11:00	1	1
11:00 – 12:00	1	1
12:00 – 13:00	0	2
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	1	1
16:00 – 17:00	1	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>7</u>	<u>7</u>

23. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
24. The Site is accessible from Pak Sha Shan Road via a local track leading to the ingress to its north. 1 no. of parking space for private car and 1 no. of parking space for LGV are provided at the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

25. All animals will stay in the animal boarding establishments from 7:00 p.m. to 9:00 a.m. and no animal training sessions will be carried out during this period. No public announcement systems, whistle blowing, or portable loudspeaker will be allowed. Potential adverse noise impacts to the surrounding areas are not anticipated.
26. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

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