

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 2905 RP in D.D. 119, Tai Tong, Yuen Long, New Territories (the application site) for ‘Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’ (the development).

The Application Site is set to operate an ‘animal boarding establishment’ to serve the nearby locals. This planning application is applying a Permission for Temporary Use or Development in Rural Areas. The Application Site is partly covered by trees and partly covered in grass.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, the applied use is a column two use within the “AGR” zone, which requires planning permission from the Board with or without conditions on application. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 5 years would better utilize agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

There were 6 planning applications with similar developments/uses that have been approved by the Board within the same Agriculture zone. Details of approved applications are shown at Table 1 below:

Table 1 – Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration</u>
1	A/YL-TT/666	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	28.2.2025
2	A/YL-TT/684	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
3	A/YL-TT/687	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
4	A/YL-TT/699	Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Associated Filling of Land	14.3.2025

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2905 RP in D.D. 119, Tai Tong, Yuen Long, New Territories

5	A/YL-TT/728	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	10.10.2025
6	A/YL-TT/742	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years	6.2.2026

3. Development Proposal

The site occupies an area of 1,923 m² (about) (Appendix 2). The structure is provided at the Application Site for animal boarding establishment, ancillary site office and ancillary storage with total GFA of 827 m² (about). Ancillary facilities (i.e. office, staff lounge and electric meter room) are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays, 24 hours per day, including public holidays. The number of staff working at the Site is 3. Dogs are the only species that will be kept on the application site, with no more than 50 dogs staying in application site. **All dogs are keeping inside the establishment during 6 p.m. to 9 a.m. The establishment will be built with sound-proof materials and 24 hours ventilation system, e.g. Air-conditioner and ventilating fan.** Details of development parameters are shown at Table 2 below:

Table 2 – Major Development Parameters

Application Site Area	1,923 m ² (About)
Covered Area	827 m ² (About)
Uncovered Area	1,096 m ² (About)
Plot Ratio	
	0.43 (About)
Site Coverage	
	43% (About)
Number of Structure	
	7
Total GFA	
	827 m ² (About)
Building Height	
	Not Exceeding 4m
No. of Storey	
	1

The Application Site is covered with grass. The current application serves to apply the hard-paving with concrete, the proposed levels is +9.4 mPD, which is about 1,650 m² (About 85.8% of the Application site area) (Appendix 4). The rest of the application site will be remind the same **and use as grassland**. The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2905 RP in D.D. 119, Tai Tong, Yuen Long, New Territories

The Application Site is accessible from Shui Tsiu San Tsuen Road. 1 parking space for private cars (PC) and 1 LGV loading/unloading space are provided at the Application Site for staff/customer parking and transportation of goods use. Advance booking is required to access the Application Site for visitors: this is intended to regulate the number of visitors and vehicles at the Application Site to avoid affecting the public and surrounding environment. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 3 below:

Table 3 – Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for Private Car (PC) - 2.5m (W) x 5m (L)	1
Loading / Unloading space for Light-goods vehicle (LGV) - 3.5m (W) x 7m (L)	1

Only Private Cars and LGV are allowed to enter/exit the Application Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit the Application Site. The trip generation and attraction rates are as shown at Table 4 below.

Table 4 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at 09:00-11:59	1	0	1	0	2
Trips at 12:00-23:59	0	1	0	1	2
Trips at 00:00-08:59	0	0	0	0	0

Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with during the planning approval period.

4. Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

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