

Similar Applications in the Same “Agriculture” Zone on the Kam Tin North OZP

Approved Applications for Animal Boarding Establishment

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-KTN/232	Animal Boarding Establishment (Kennel and Cattery)	29.7.2005 (on temporary basis for a period of 3 years) [revoked on 29.1.2006]	(1), (2), (4), (5)
2	A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities (Kennel and Cattery)	7.7.2006 (on temporary basis for a period of 2 years)	(1), (2), (4), (5), (6)
3	A/YL-KTN/253	Animal Boarding Establishment (Kennel)	4.8.2006 (on temporary basis for a period of 3 years)	(1), (2), (3), (4), (5)
4	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008 (on temporary basis for a period of 3 years) [revoked on 19.3.2010]	(4), (5), (6), (7), (8), (9)
5	A/YL-KTN/308	Temporary Animal Boarding Establishment (Kennel) and Breeding Area for a Period of 3 Years	5.9.2008 [revoked on 5.3.2009]	(1), (4), (6), (7)
6	A/YL-KTN/324	Temporary Animal Boarding Establishment (Kennel) and Breeding Area for a Period of 3 Years	22.5.2009 [revoked on 22.5.2011]	(2), (4), (6), (8)
7	A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012 (on temporary basis for a period of 3 years) [revoked on 30.9.2012]	(1), (2), (4), (5), (6), (9)
8	A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	17.1.2014 (on temporary basis for a period of 2 years) [revoked on 17.7.2014]	(1), (2), (4), (5), (6), (9)
9	A/YL-KTN/478	Animal Boarding Establishment (Kennel)	6.11.2015 (on temporary basis for a period of 3 years) [revoked on 6.5.2016]	(1), (2), (4), (5), (6), (10), (11), (12)
10	A/YL-KTN/489	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	5.2.2016	(1), (2), (4), (5), (6), (9), (10), (13)

11	A/YL-KTN/519	Animal Boarding Establishment (Cattery) for a Period of 3 Years	24.6.2016	(1), (2), (4), (5), (6), (10), (13)
12	A/YL-KTN/543	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	23.12.2016 [revoked on 23.12.2017]	(1), (2), (4), (5), (6), (10), (13), (14)
13	A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	28.4.2017 [revoked on 28.7.2019]	(1), (2), (4), (5), (6), (10), (14), (15)
14	A/YL-KTN/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]	(1), (2), (4), (5), (6), (10), (14), (15), (16)
15	A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018	(1), (2), (4), (5), (6), (10), (14), (15), (16)
16	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]	(1), (2), (4), (5), (6), (10), (14), (15), (16), (17)
17	A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]	(1), (2), (4), (5), (6), (10), (14), (15), (16), (17)
18	A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018	(1), (2), (4), (5), (6), (10), (14), (15), (16)
19	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018	(1), (4), (5), (6), (10), (14), (15), (16)
20	A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2020]	(1), (2), (4), (5), (6), (10), (14), (15), (16)
21	A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018	(1), (2), (4), (5), (6), (10), (14), (15), (16)
22	A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	1.2.2019	(2), (4), (5), (6), (8), (10), (14), (15), (16)
23	A/YL-KTN/639	Renewal of Planning Approval for Temporary "Animal Boarding Establishment with Ancillary Facilities" for a Period of 3 Years	1.2.2019	(2), (4), (5), (6), (8), (10), (14), (15), (16)
24	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019	(2), (4), (5), (6), (10), (14), (15), (16)

25	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]	(2), (4), (5), (6), (10), (12), (14), (15), (16)
26	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019	(2), (4), (5), (6), (10), (14), (15), (16)
27	A/YL-KTN/652	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	17.5.2019	(2), (4), (5), (7), (8), (10), (14), (15), (16), (18)
28	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019	(2), (4), (5), (6), (7), (10), (14), (15), (16)
29	A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019	(2), (4), (5), (6), (7), (10), (14), (15), (16)
30	A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019	(2), (4), (5), (6), (10), (14), (15), (16)
31	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020	(2), (4), (5), (6), (10), (14), (15), (16)

Approval Conditions

- (1) Submission / implementation of landscaping / tree preservation proposals / replacement of tree planting
- (2) Submission / implementation / maintenance of drainage proposal / facilities / submission of drainage record
- (3) Provision of a 9-litre water type /3 kg dry powder fire extinguisher
- (4) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (5) Reinstatement of the application site upon expiry of planning permission
- (6) Submission / implementation of water supply for fire fighting and / or fire service installations proposal / provision of fire service installations and / or Emergency Vehicular Access
- (7) Maintenance of existing drainage facilities
- (8) Maintenance of existing landscape planting / trees
- (9) Submission / implementation of appropriate mitigation measures in order not to cause any disturbance / contamination to the fish ponds nearby
- (10) Restriction on operation time
- (11) No activity that would generate dog barking noise shall be carried out in the outdoor area of the Site
- (12) The boundary fencing of the Site shall be provided / maintained at all times
- (13) No reversing of vehicles into or out of the Site is allowed at all times
- (14) No queuing back of vehicles to public road from the Site is allowed at any time / no vehicle is allowed to queue back to or reverse onto / from public road
- (15) No public announcement system and whistle blowing at all times / no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system on the site at any time
- (16) All the dogs / animals shall be kept inside the enclosed structures at all time or at specific time
- (17) No vehicle exceeding 5.5 tonnes, including container tractors / trailers, as defined in the Road Traffic Ordinance are allowed to be parked / stored on or enter / exit the site

(18) Maintenance of existing fire services installations and equipment implemented on the site

Approved Applications for Filling of Land

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020	(1), (2), (3), (4), (5), (6)
2	A/YL-KTN/693	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	20.3.2020	(1), (2), (3), (4), (5), (6)

Approval Conditions

- (1) Restriction on operation time
- (2) No public announcement system and whistle blowing at all times / no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system on the site at any time
- (3) Submission / implementation / maintenance of drainage proposal / facilities / submission of drainage record
- (4) Submission / implementation of water supply for fire fighting and / or fire service installations proposal / provision of fire service installations and / or Emergency Vehicular Access
- (5) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (6) Upon the expiry of the planning permission, the reinstatement of the site to an amenity area

Rejected Application for Animal Boarding Establishment

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Reason(s) for Rejection</u>
1	A/YL-KTN/156	Proposed Small Scale Dog Kennel for a Period of 3 Years	8.11.2002	(1), (2)

Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the "Agriculture" zone and no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- (2) No information in the submission to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas.

Advisory clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises an Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD is not / shall not be responsible for the maintenance of any access connecting the Site and part of Kong Tai Road maintained by his office. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note DEP's comments that the applicant is advised to properly design and maintain the facilities to minimize any potential environmental nuisance e.g. the proposed structures for animal boarding establishment (including dog washing facilities & toilet and the dog kennels) should be enclosed with soundproofing materials with provision of 24-hours mechanical ventilation and air-condition system, and a solid metal perimeter fencing wall should be erected along the site boundary. The applicant is also advised to follow the requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site". Effluent discharge from the Site are subject to control under the Water Pollution Control Ordinance. If connection to public sewers is not feasible, septic tank and soakaway system can be used. Its design, construction and operation should follow the Environmental Protection Department's (EPD) requirements of Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolating test, with certification by an Authorized Person;
- (e) note DAFC's comments that the applicant should not disturb / pollute the Kam Tin River nearby. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should be reminded that

the establishment and ancillary facilities which is licensed under the Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;

- (f) note CE/MN of DSD's comments that the drainage proposal required under the approval conditions should take into account that there may be an underground existing stream / channel which is not maintained by DSD passing through the Site, and the drainage facilities are collecting surface run-off in the vicinity. The applicant should verify if there is such drainage facility on Site, and if it exists he should demonstrate that there would be adequate measures provided at the resources of the applicant to ensure function and capacity of the stream / channel would not be adversely affected by the proposed development. Since the proposed development involves land filling and is fronting a surface drain to the west, the applicant should demonstrate, inter alia, how the existing flow paths as well as the run-off falling onto and passing through the Site could be intercepted and disposed of via proper discharge points;
- (g) note D of FS' comments that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) note CBS/NTW, BD's comments that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorized Building Works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by the licensing authority.

Detailed checking under the BO will be carried out at building plan submission stage; and

- (i) note DFEH's comments that proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. If the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/at their expenses. Any animal carcass / parts shall be properly wrapped or bagged before disposal.

