

Justifications

Application Background

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply application afresh to continue the operation.

Applied Use

5. The applied use is ‘Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Temporary Animal Boarding Establishment with Ancillary Facilities’ for a Period of 3 years and Associated Filling of Land.

Location

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

Site Area

7. The site area is about 3,071m². No Government Land is involved.

Planning Context

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture 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.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.
12. The intention of this application is to provide animal boarding services and spaces for the recreational activities in the open area – including the open grass land and the area under the open shed. The temporary structures are multi-function rooms for dog training activity, teaching, meetings, indoor activities and ancillary office.
13. Maximum number of visitors would be about 60 persons. Maximum number of staff would be about 10 persons.
14. Visitors are usually groups of friends. They come to the site to have gathering. They may bring their own card games, board games, gaming consoles to play. The operator will not provide food or drinks.
15. Some pet owners may bring their pets for social gathering. Pets could play together on the open grass land or within the open shed when rainy days. They may exchange their experience in keeping the pets.
16. In bad weathers such as sunny days and rainy days, activities could be held under the open rain shelter and the multi-function rooms.
17. Customers may bring their dogs to the subject site for animal boarding services. It is expected the site would accommodate about 10 dogs.
18. Dogs will be kept in enclosed structures with soundproofing materials and fully air-conditioned between 7 p.m. to 9 a.m.

Development Parameters

19. Please refer to Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter		600m ²	600m ²	7m	1
2.	Multi-function Room (Dog training activity and teaching room, Indoor activity room and Ancillary Office)		126m ²	198m ²	8m	2
3.	G/F	Staff Pantry and Toilet	94m ²	94m ²	8m	2
	U/F	Dog Training Activity Room		56m ²		
4.	3 nos. of 20ft. container storage		44m ²	44m ²	5m	1
5.	Rain Shelter		32m ²	32m ²	5m	1
6.	Rain Shelter		18m ²	18m ²	5m	1
7.	Display screen		6m ²	6m ²	5m	1
8.	Meter Room		<u>2m²</u>	<u>2m²</u>	3m	1
Total:			<u>922m²</u>	<u>1,050m²</u>		

20. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays) with 24-hour animal boarding services.
21. Structures 2 and 3 are soundproofing and fully air-conditioned.
22. 3 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are provided on site.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

Similar Applications

23. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
24. Approval of the current application is in line with the decisions of the RNTPC.

No Adverse Impact to the Surroundings

25. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
26. No public announcement system and whistle blowing will be allowed at the application site.
27. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4) and attached drainage photographs for details.
28. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
29. Part of the site (about 1,268m² (41%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
30. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

Planning gain

31. The proposed use would help to satisfy the huge demand for recreational activities area and animal boarding services in the vicinity.

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