

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Daniel The Dog International Company (“the Applicant”) in support of the planning application for a temporary animal boarding establishment with ancillary facilities for a period of 5 years and associated filling of land (“the Development”) at Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, 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. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories. The Site is accessible from Shui Mei Road and Shui Tau Road.
3. The site area is about 5,440 m², including Government Land of about 1,853 m².
4. Compared with the last application no. A/YL-KTN/724 (“the Last Approval”), the site area has been reduced from 5,670 m² to 5,440 m² (-4%).
5. The majority of the hard-paving on the Site had been in existence before the incorporation of land filling restriction to the “AGR” zone on the Draft Kam Tin North OZP No. S/YL-KTN/5 on 1.4.2005. Meanwhile, the application serves to regularise the filling of land (about 897 m²) at the eastern and southern portion of the Site (**Plan 3a**), which was two pieces of grassland in previous application. The existing ground level is at 4.2 mPD.

Planning Context

6. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
7. The planning intention of the “AGR” zone is primarily 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.
8. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.

9. Provided that the structures of the 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 “AGR” zone.

Development Parameters

10. The Development can meet the large demand for animal boarding services in the area. It also provides adequate spaces for pet grooming, entertaining and training activities.
11. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	G & 1/F: Ancillary office	221.0	110.5	8.0	2
2	G & 1/F: Dog function rooms	89.6	44.8	7.0	
3		89.8	44.9		
4		89.6	44.8		
5	Pantry	103.7	103.7	4.0	1
6	Open pump shed	27.3	27.3	3.5	
7	Dog function rooms	97.0	97.0	2.1	
8	Kennels	228.0	228.0	4.3	
9		168.5	168.5	3.9	
10		150.1	150.1		
11	G & 1/F: Kennels	242.0	121.0	7.0	
12	Open sheds	83.0	83.0	3.5	1
13		36.0	36.0		
14a		60.6	60.6		
14b		54.1	54.1		
15		90.0	90.0		
15a		Toilet (under Structure 15)	*18.0		
15b	*18.0		*18.0		
16	Open sheds	74.4	74.4	5.2	
17		220.8	220.8		
18		60.5	60.5		
19		160.0	160.0		
20	Multi-function room with canopy	21.0	21.0	3.5	
21	Open shed	22.7	22.7	5.2	
22	Pet grooming room	54.0	54.0	3.5	
23	Open shed	97.5	97.5	5.2	
Total		<u>2,541.2</u>	<u>2,175.2</u>		
* The overlapped floor/covered area of Structures 15 & 15a/b are not double counted.		Plot Ratio	Site Coverage		
		0.47	40%		

12. Compared with the Last Approval, the current application has the following amendments:
- a. the gross floor area (GFA) is increased from 1,859 m² to 2,541.2 m² (+682.2 m² / +37%):
 - i. additional storey in Structures 1 (office), 2, 3, 4 and 11 (kennels);
 - ii. increased floor area in Structure 15 (open shed); and
 - iii. decreased floor area in Structure 18 (open shed); and
 - b. additional Structures 15a, 15b, 19, 20, 21, 21, 22 and 23 are provided/proposed.
13. Apart from the temporary structures, 2 nos. of pet swimming pool are provided at the Site.
14. The animal boarding establishment is open to dogs only and provides spaces for boarding service for about 30 nos. of dog.
15. The kennels are enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
16. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
17. 2 nos. of parking space for private cars are provided for daily operation of the Development. Sufficient space is provided for vehicle manoeuvring within the Site.

Previous Applications

18. The Site is the subject of 8 previous applications for animal boarding establishment with or without ancillary facilities, which were all approved by the Rural and New Town Planning Committee (“the Committee”) between 2005 and 2020:

Application No.	Applied Use	Date of Approval
A/YL-KTN/232	Animal Boarding Establishment	29.7.2005
A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006
A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008
A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012
A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	17.1.2014

Application No.	Applied Use	Date of Approval
A/YL-KTN/489	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	5.2.2016
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
A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020

19. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; mainly involve existing on-site structures for animal boarding; would maintain the rural character of the Site; previous approvals for the applied use were granted; and relevant government departments had no adverse comments.
20. 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 previous applications.
21. The Last Approval for the same applied use submitted by the same applicant was approved by the Committee on 23.10.2020. Apart from amendments to the site boundary and GFA, the applied use of the current application remains unchanged. The planning context of the adjacent areas has not been significantly altered since the last approval.

Similar Applications

23. There are 44 similar applications approved by the Committee within the same “AGR” zone in the vicinity of the Site in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019
A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019
A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019
A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019

Application No.	Applied Use	Date of Approval
A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 3 Years	15.5.2020
A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.5.2020
A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	6.11.2020
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.2.2021
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	16.4.2021
A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021
A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022

Application No.	Applied Use	Date of Approval
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 5 Years and Filling of Land	12.8.2022
A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.9.2022
A/YL-KTN/854	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	11.11.2022
A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	3.3.2023
A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	19.5.2023
A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	9.6.2023
A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.7.2023

Application No.	Applied Use	Date of Approval
A/YL-KTN/923	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	11.8.2023
A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.10.2023
A/YL-KTN/958	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	27.10.2023

24. The similar applications were approved by the Committee between 2019 and 2023 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.
25. 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 and Landscape

26. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with dog training centre, plant nursery, village houses and vacant lands.
27. No vegetation clearance and tree felling will be carried out at the Site. The landscape plantings implemented under previous applications have been generally maintained in good conditions (**Plan 4**). The applied use is not in conflict with existing trees within the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Drainage

28. The drainage proposal (**Plan 5**) was accepted by the by the Chief Engineer, Mainland North of the Drainage Services Department (CE/MN, DSD) under the previous application no. A/YL-KTN/489 (**Annex 1**). The applicant would maintain the same drainage facilities as those accepted and implemented under the previous application.
29. The existing drainage facilities have been generally maintained in good conditions throughout the approval period of previous application nos. A/YL-KTN/489, 639 & 724.
30. Should CE/MN, DSD deem required, the Applicant is willing to improve the existing drainage facilities to cope with additionally proposed structures at the Site.

Fire Safety

31. The Fire Service Installation (FSI) proposal was accepted by the Director of Fire Services (D of FS) under the Last Approval (**Annex 2a**). However, the subsequent implementation of the FSI proposal was not accepted by the D of FS before the expiry of the compliance date (**Annex 2b**).
32. Given that there are amendments to existing structures and new structures are proposed in the current application, the Applicant will submit a revised FSI proposal based on the previously approved FSI proposal. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the D of FS.

Traffic

33. Same as the Last Approval, a vehicular access (about 7 m in width) is provided to the south of the Site. 2 nos. of parking space for private cars are provided for daily operation of the Development. Sufficient space is provided for vehicle manoeuvring (**Plan 6**). No parking, reversing or turning of vehicles on public road is expected.
34. Public transport services are available in the vicinity of the Site (about 180 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 3 minutes (**Plan 7**).

Environment

35. All dogs will stay in the kennels from 7:00 p.m. to 9:00 a.m. and no dog 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.
36. The Applicant will 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.

Planning Gain

37. The Development serves to meet the huge demand for pet boarding service in the area and provide a suitable place for pet recreation outlets.

- End -

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Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : TL23112/P13035
本署檔號 Our Reference : TPB/A/YL-KTN/724
電話號碼 Tel. No. : 3168 4037
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Francis LAU)

15 May 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)
– the Submission of Records of Existing Drainage Facilities**

**Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
(Application No. A/YL-KTN/724)**

I refer to your submission dated 23.3.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments. Please find detailed departmental comment(s) in **Appendix.**

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

L. Duen

(Ms. Loree DUEN)
for District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

(Fax: 2770 4761)

Internal
CTP/TPB

LD/cw

Appendix

Comments from the Chief Engineer/Mainland North, Drainage Services Department:

1. Viewpoints 1 and 3, please clarify the usage of unknown duct. Please divert the duct so as not to impede or induce additional flow.
2. Viewpoint 7, the depth of UC still cannot be identified. Please place another ruler horizontally together with the vertical one to indicate the depth of UC.
3. Viewpoint 14, the depth of UC appears to be inadequate. Please rectify and retake photo by placing a ruler to show its depth.

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By Post & Fax (2762 1783)

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Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Francis LAU)

20 December 2021

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (h)
– The Submission of a FSIs Proposal**

Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTN/724)

I refer to your submission dated 30.11.2021 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in **Appendix**.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,


(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739 8775)

Internal

CTP/TPB

LD/lw

Appendix

Comments from the Director of Fire Services:

The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

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來函檔號 Your Reference : TL23024/P13035
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By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Francis LAU)

13 March 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (i)
– the Implementation of Fire Service Installations Proposal**

Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTN/724)

I refer to your submission dated 20.1.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments. Please find detailed departmental comment(s) in **Appendix.**

Should you have any queries, Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

L. Duen

(Ms. Loree DUEN)
for District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739 8775)

Internal
CTP/TPB

LD/cw

Appendix

Comments from the Director of Fire Services:

- a. Fire Services Completion Advice or endorsed WWO46 Pt. V shall be provided;
- b. Functional test of FS Pump was outstanding; and
- c. The actual layout was found deviated from the accepted FSI proposal.