

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Bay Area Yacht Club (HK) Company Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land (“the Proposed Development”) at Lot No. 299 RP(Part) in D.D. 113, 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 No. 299 RP(Part) in D.D. 113, Yuen Long, New Territories. It is accessible from Kam Ho Road via the ingress to the east of the Site.
3. The site area is about 3,242 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
5. 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.
6. 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. Any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. 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 “AGR” zone.

Planning Gain

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

Development Parameters

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

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	G/F & 1/F: Dog kennels	108 108	108	7	2
2	G/F & 1/F: Dog kennels	108 108	108	7	2
3	G/F & 1/F: Dog kennels	108 108	108	7	2
4	1/F: Storeroom G/F: Staff pantry	108 108	108	7	2
5	1/F: Ancillary office G/F: Reception/pet pick-up area	108 108	108	7	2
6	Multi-function room	225	225	5	1
Total		<u>1,305</u>	<u>765</u>		
		Plot Ratio	Site Coverage		
		0.4	23.6%		

10. The animal boarding establishment is open to dogs only and provides spaces for day/overnight boarding service for about 30 nos. of dog. The kennels will be enclosed with soundproofing materials with 24-hour mechanical ventilation and air-conditioning system.
11. Operation hours are from 8 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services. The daily operation would be maintained by 3 to 4 nos. of staff stationed at the Site.
12. A 7.5 m-wide vehicular access is provided at the eastern part of the Site. 4 nos. of parking space for private cars and 1 no. of light goods vehicle (LGV) parking space are proposed within the Site for visitors' use and daily operation of the Proposed Development.
13. Visitors are required to make prior appointment before visiting the Site. Visitors without appointment will not be allowed to park their vehicles at the Site and will be asked to leave.
14. The entire site is covered by overgrown grass and filled with concrete of about 0.1 m in depth (existing ground levels ranging from +12.0 mPD to +13.9 mPD) for the provision of solid ground for the erection of structures, outdoor animal activity area and vehicle manoeuvring space (**Plan 4**). The application serves to regularise the existing filling of land within the Site.
15. The Applicant undertakes to reinstate the Site upon expiry of the planning approval.

Similar Applications

16. There are 14 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/867	Proposed Temporary Animal Boarding Establishment (for a period of 5 years) and filling of land	18.12.2020
A/YL-KTS/868	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	8.1.2021
A/YL-KTS/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	22.1.2021
A/YL-KTS/877	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	12.3.2021
A/YL-KTS/882	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	16.4.2021
A/YL-KTS/891	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.11.2021
A/YL-KTS/919	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	1.6.2022
A/YL-KTS/935	Temporary Animal Boarding Establishment for a Period of 5 Years	9.9.2022
A/YL-KTS/940	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	3.3.2023
A/YL-KTS/953	Temporary Animal Boarding Establishment for a Period of 3 Years	28.7.2023
A/YL-KTS/978	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	22.12.2023
A/YL-KTS/992	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	15.3.2024
A/YL-KTS/991	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years and Filling of Land	24.5.2024

17. The similar applications were approved by the Committee between 2020 and 2024 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 their technical concerns could be addressed by appropriate 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 application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, storage, woodland and residential structures. The MTR Pat Heung Depot and a drainage channel is located to the east of the Site across Kam Ho Road. To the north and west of the Site, there is an existing earth ditch.
20. The Proposed Development would involve the removal of overgrown grass and shrubs to give room for dog kennels and outdoor animal activity area. Meanwhile, according to the definition of tree in LAO PN No. 6/2023, a plant is considered a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level. Under the above definition, no tree was identified within the Site and therefore no tree felling would be carried out. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

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

Time \ Trip	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
08:00 – 09:00	0	0	0	0
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	1	0	1	0
12:00 – 13:00	0	0	1	1
13:00 – 14:00	0	1	2	0
14:00 – 15:00	1	1	0	0
15:00 – 16:00	0	0	0	1
16:00 – 17:00	0	0	1	1
17:00 – 18:00	0	1	0	2
18:00 – 19:00	0	0	0	1

Total Trips	<u>3</u>	<u>3</u>	<u>6</u>	<u>6</u>
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22. 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.
23. The Proposed Development is accessible by public transport, which is available at a distance of about 100 m to the north of the Site (**Plan 5**). Visitors are encouraged to get access to the Site by public transport services.
24. A 7.5 m-wide vehicular access is provided at the eastern part of the Site. 4 nos. of parking space for private cars and 1 no. of LGV parking space are proposed within the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 6**). No parking, reversing or turning of vehicles on public road is expected.

Environment

25. 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.
26. All dogs will stay in the kennels from 7:00 p.m. to 9:00 a.m. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

27. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts arising from the Proposed Development (**Plans 7.1 and 7.2**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety

28. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 8**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

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