

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the lack of pet friendly restaurant in areas like Kam Tin and Pat Heung, the applicant intends to operate an animal boarding establishment with catering services to bring convenience to local pet owners and residents living in the vicinity. The proposed development will provide pet recreational and training activities, whilst pet owners can enjoy catering services at the eating place.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, '*Animal Boarding Establishment*' is a Column 2 use within the "AGR" zone, while '*Eating Place*' is not a Column 1 nor a Column 2 use within the "AGR" zone. Both uses require planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site had been partially paved, occupied by temporary structures for '*Animal Boarding Establishment*' and without active agricultural activities. It is surrounded by vacant land, vehicle park and clusters of trees separating the village houses to the north of the Site. Given that the scale of the proposed development is insignificant, it is considered not incompatible with surrounding areas. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.3 The Site is subject of several approved S.16 planning applications (Nos. A/YL-KTS/883, 932 and 992) for '*Shop and Services*' and '*Animal Boarding Establishment*' between 2019 and 2024. Within the "AGR" zone on the OZP, 3 applications (Nos. A/YL-KTS/964, 975 and 986) for '*Eating Place/Restaurant*' were approved by the Board between 2023 and 2024; whilst 5 applications (Nos. A/ YL-KTS/807, 877, 953, 992 and 1019) for '*Animal Boarding Establishment*' were

approved by the Board between 2019 and 2024. All similar applications were approved on a temporary basis for a period of 3 or 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

- 2.4 Compared with the latest application (No. A/YL-KTS/992), the current application involves additional structures for eating place with slight increase in total gross floor area (GFA) from 506 m<sup>2</sup> to 580 m<sup>2</sup> and the provision of an outdoor seating area of the eating place.

### 3) Development Proposal

- 3.1 The Site occupies an area of 1,757 m<sup>2</sup> (about) (**Plan 3**). A total of 6 structures are proposed for animal boarding establishments, eating place, office, washroom, storage of goods, water tank and meter room uses with total GFA of 580 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 21:00 daily, including public holidays (except for overnight animal boarding). The office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 6 staff members will be stationed at the Site to support the operations. Details of the development parameters are provided at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	1,757 m <sup>2</sup> (about)
<b>Covered Area</b>	408 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,349 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.33 (about)
<b>Site Coverage</b>	23% (about)
<b>Number of Structure</b>	6
<b>Total GFA</b>	580 m <sup>2</sup> (about)
- Domestic GFA	<i>Not applicable</i>
- Non-Domestic GFA	580 m <sup>2</sup> (about)
<b>Building Height</b>	2.5 to 8 m (about)
<b>No. of Storey</b>	1 to 2

- 3.2 The Site has been partially hard-paved (about 1,064 m<sup>2</sup>) with concrete of not more than 0.2 m in depth for site formation of structures, vehicle parking and loading/unloading (L/UL) spaces

and circulation area. Apart from the existing hard-paving, the applicant proposes to hard-pave an area of about 381 m<sup>2</sup> with concrete of not more than 0.2 m in depth for site formation of structures and provision of outdoor seating area of the eating place. The extent of hard-paving has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board. The remaining area (about 312 m<sup>2</sup>) will remain unpaved to provide an outdoor activity area for dogs (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

#### Animal Boarding Establishment Operation

- 3.4 The animal boarding establishment will accommodate not more than 50 dogs. All dogs will be kept indoor at structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems outside the operation hours (i.e. between 21:00 and 09:00). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period. A lawn area is reserved for outdoor activity area for dogs. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential complaint.

#### Eating Place Operation

- 3.5 The indoor area of the eating place will accommodate not more than 10 visitors at the same time. Moreover, portion of the Site will be designated as the outdoor seating area of the eating place, where it would accommodate about 20 visitors at the same time.

- 3.6 The Site is accessible from Pat Heung Road via a local access (**Plan 1**). A total of 9 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at

**Table 2** below:

**Table 2 – Provision of Parking and L/UL Spaces**

Type of Space	No. of Space
Parking Space for Private Car (PC)	2 (for staff)
- 2.5 m (W) x 5 m (L)	6 (for visitors)
Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV)	1
- 3.5 m (W) x 7 m (L)	

3.7 Visitors accessing with private cars will be required to make prior appointment for the use of parking spaces. LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. Besides, 'BEWARE OF PEDESTRIAN' sign will be shown at the site ingress/egress. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.

3.8 As trips generated/attracted by the proposed development is expected to be minimal, adverse impact on the surrounding road network should not be anticipated. Details of the estimated trips generation/attraction are shown at **Table 3** below:

**Table 3 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	1	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	3	0	1	5
Average Trips per hour (10:00 – 18:00; 19:00 – 21:00)	3	3	0.5	0.5	7

3.9 No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be allowed to parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will also strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site.

3.10 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area.

3.11 The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23* when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

3.12 The applicant will follow the '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

#### **4) Conclusion**

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant, i.e. submission of a fire service installations proposal and the accepted drainage records, to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

**December 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Land at the Site
<b>Plan 6</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Accepted Drainage Records under Previous Application No. A/YL-KTS/992