

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (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, whilst '*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 is vacant and has been left idle without any agricultural activities. It is surrounded by unused/vacant land, vehicle park and some residential dwellings also within the same "AGR" zone. 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 a previous application (No. A/YL-KTS/887) for different applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 5 years in 2021. Despite the application was revoked on 11.1.2025, the applicant has made effort to comply with approval conditions, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-MUP/185		Date of Compliance
(d)	The submission of a drainage proposal	5.7.2024
(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSI) proposal	27.6.2022
(h)	The implementation of the FSI proposal	Not complied with

- 2.4 The applicant made submission of a drainage proposal to comply with approval condition (d) on 13.5.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 5.7.2024. The applicant has been seeking quotations from drainage contractors for the implementation of the drainage facilities as soon as the proposal was accepted by CE/MN, DSD.
- 2.5 The applicant made submission of a FSI proposal to comply with approval condition (g) on 7.6.2022, which was accepted by the Director of Fire Services on 27.6.2022. Given that prior approval of Short Term Waiver (STW) from the Lands Department (LandsD) is required for the erection of structures at the Site, within which the proposed FSIs will be installed. The applicant was not able to implement the accepted FSI proposal until recently receiving the STW approval from LandsD by the end of 2024.
- 2.6 Apart from the previous application, within the same "AGR" zone on the OZP, 5 applications (Nos. A/YL-KTS/877, 906, 953, 992 and 1019) for 'Animal Boarding Establishment' were approved by the Board between 2021 and 2024; whilst an application (No. A/YL-KTS/986) for 'Eating Place' was approved by the Board in 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.

3) Development Proposal

- 3.1 The Site occupies an area of 3,415 m² (about) (**Plan 3**). A total of 4 structures are proposed for animal boarding establishment, site office, staff common room, indoor animal training room, eating place, store room and meter room with total gross floor area (GFA) of 371 m² (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 18:00 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 5 staff members will station at the Site to support the daily operation. Details of the development parameters are provided at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	3,415 m ² (about)
Covered Area	371 m ² (about)
Uncovered Area	3,044 m ² (about)
Plot Ratio	
	0.11 (about)
Site Coverage	
	11% (about)
Number of Structure	
	4
Total GFA	
- Domestic GFA	371 m ² (about)
- Non-Domestic GFA	Not applicable
	371 m ² (about)
Building Height	
	3 m to 5 m (about)
No. of Storey	
	1

- 3.2 The Site is proposed to be partly paved with concrete of not more than 0.2 m in depth (about 2,077 m²/61% of the Site) for site formation of structures and vehicle circulation area. The site level will increase from +20.6 mPD to +20.8 mPD. The extent of paving has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out. The remaining area of the Site (about 1,338 m²/39% of the Site) will remain unpaved to provide a lawn area for outdoor dog activities and training area (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

Animal Boarding Establishment Operation

- 3.3 The animal boarding establishment will accommodate not more than 20 dogs. All dogs staying overnight will be kept indoor at structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond the operation hours i.e. between 18:00 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 dog activities and training area during the operation hours. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential complaint.

- 3.4 Visitors are required to make mandatory booking in order to control the number of visitors accessing the Site and maintain the service quality. Registration will be made at the day of visit at the site office. No walk-in visitors will be accepted.

Eating Place Operation

- 3.5 The eating place will accommodate not more than 20 visitors at the same time. It offers a place for refreshments for dog owners whilst their dogs are under training at the Site.
- 3.6 The Site is accessible from Kam Sheung Road via Tung Bin Road (**Plan 1**). A total of 7 parking and loading/unloading (L/UL) spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC)	1 (for staff)
- 2.5 m (W) x 5 m (L)	5 (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 5 nos. of PC parking spaces will be reserved for visitors. Visitors accessing the Site with PC will be strictly required to make prior appointment with the provision of vehicle registration marks and their arrival time. LGV will be deployed for the transportation of materials into/out of the Site only during non-peak hours i.e. between 09:00 and 18:00. 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 4** below:

Table 4 – 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	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	0	3
Average Trips per hour (09:00 – 18:00)	1	1	0.5	0.5	3

- 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 As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes 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 will be provided by the applicant, i.e. submission of drainage and FSI proposals, to alleviate any potential adverse impact that would have arisen from the proposed development after obtaining the planning permission from the Board.

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 and Associated Filling of Land for a Period of 3 Years**'.

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LIST OF PLANS

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