

【 Appendix 】

Justifications

Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years.

Location

2. The application site is on Lots 475 in D.D. 113 Kam Tin, Yuen Long, New Territories. It is accessible by vehicles from Kam Ho Road via a local track (Plans 1 and 2 and 3).

Site Area

3. The site area is about 617m², No Government Landis involved.

Planning Context

4. The application site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.(Plan 4)
5. The 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.
6. The applied use is a Column 2 use within the "AGR" zone under the OZP which may be permitted with or without conditions by the Town Planning Board (the Board).
7. Provided that all structures of the proposed development are temporary in nature, approval of the current 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

8. The following table explains for details of the structures on site (Plan 5) :

Block.	Structure /Use	Floor Area (about) (m2)	Covered Area (about) (m2)	Height (M)	No. of Storeys	
A	G/F	Animal boarding establishment	25.5	25.5	2.6	1
B	G/F	Animal boarding establishment	25.5	25.5	2.6	1
C	G/F	Animal boarding establishment	25.5	25.5	2.6	1
D	G/F	Animal boarding establishment	25.5	25.5	5.2	2
	1/F	Ancillary office	25.5			

地物測量師行有限公司
POLYLAND SURVEYORS LIMITED

E	G/F	Animal boarding establishment	25.5	25.5	5.2	2
	1/F	Ancillary office	25.5			
F	G/F	Storeroom	14.4	14.4	2.6	1
G	G/F	Storeroom	14.4	14.4	2.6	1
H	G/F	Cleaning Room	14.4	14.4	2.6	1
			221.70	170.70	2.6 - 5.2	1 - 2

9. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays), Animal boarding service opens 24 hours daily (including Sundays and public holidays).
10. About 20 nos. of dogs will be staying in the proposed development.
11. The animal boarding establishment is fully air-conditioned and enclosed with soundproofing materials. Dog washing and dog functions will be carried out within enclosed areas. Animal odours and noises would thus be minimal.
12. No quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the Environmental Impact Assessment Ordinance.

Similar Applications Approved within the Same "AGR" Zone

13. The application site is located in Ma On Kong / Ho Pui Village where 19 similar applications approved by the Board can be found within the same "AGR" zone:

Application No.	Applied Use	Date of Approval
A/YL-KTS/633	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	21-03-2014
A/YL-KTS/784	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	26-01-2018
A/YL-KTS/789	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	20-07-2018
A/YL-KTS/709	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	31-01-2019
A/YL-KTS/807	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	21-06-2019
A/YL-KTS/791	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	29-07-2019
A/YL-KTS/790	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	30-07-2019
A/YL-KTS/638	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	01-08-2019
A/YL-KTS/867	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	18-12-2020
A/YL-KTS/868	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	08-01-2021

地物測量師行有限公司
POLYLAND SURVEYORS LIMITED

A/YL-KTS/869	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	22-01-2021
A/YL-KTS/877	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	12-03-2021
A/YL-KTS/882	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	16-04-2021
A/YL-KTS/919	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	01-06-2022
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	27-07-2022
A/YL-KTS/891	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	26-08-2022
A/YL-KTS/935	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	09-09-2022
A/YL-KTS/940	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	03-03-2023
A/YL-KTS/953	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	28-07-2023

14. Similar Applications for "Proposed Temporary Animal Boarding Establishment with/without Ancillary Facilities" uses within the same "AGR" zone in the vicinity of Ma On Kong / Ho Pui Village have been approved for the past couple of years. 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 similar to the similar approved applications.

No Adverse Impact to the Surroundings

15. The proposed development only involves single-storey structures except the office. It is compatible with the surrounding land uses which are rural in character predominated by active/fallow farmland, hobby farm, open storage yards and vehicle parkings.
16. No public announcement system and whistle blowing will be allowed at the application site. No dog training sessions will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All dogs will be staying in the kennels from 7:00 p.m. to 9:00 a.m. to avoid any noise nuisance to nearby sensitive receivers.
17. All kennels will be enclosed with soundproofing materials, equipped with mechanical ventilation and air conditioning and kept in sanitary conditions; No environmental nuisance is expected to be arisen from the proposed development.
18. The animal boarding establishment is at least 210 meters away from residential buildings. (Plan 6)
19. 1 no. of parking spaces for private cars and 1 no. of Light Goods Vehicle (LGV) parking space are proposed on site for daily operation of the proposed development.
20. The trip attraction and generation rates are expected as follows:

地物測量師行有限公司
POLYLAND SURVEYORS LIMITED

	Weekday		Weekend	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
09:00 – 11:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	1	0	2	1
12:00 – 13:00	0	1	0	2
13:00 – 14:00	0	1	1	0
14:00 – 15:00	1	0	2	1
15:00 – 16:00	1	1	2	2
16:00 – 17:00	1	1	1	2
17:00 – 18:00	0	1	0	1
18:00 – 19:00	0	0	0	0
Total Trips	<u>5</u>	<u>5</u>	<u>9</u>	<u>9</u>

21. In view of such low trip attraction and generation rates, the proposed development would not cause adverse traffic impact to the adjacent area and road network.
22. The access road from Kam Ho Road to The kennel is very flat, with a width ranging from 4 meters to 7 meters, and there are multiple vehicle shelters, so traffic is very smooth.
23. There are green minibuses from Yuen Long city center to the vicinity of the application place, and then it can be reached by walking in 6 minutes. (Plan 7)
24. Sufficient space is allowed for car manoeuvring within, entering and leaving the application site.
25. The operation of the proposed development involves taking care of pets. The delivery of pets to customers requires prior preparation e.g. cleaning and other services. Prior preparation of lodging place is also required for the receipt of pets. As these services would take some times to prepare, customers are required to give prior notification before they come so that proper services can be provided. In this case, walk-in customers are not frequently expected as no ad-hoc services can be provided.
26. Parking spaces will be reserved for customers who have given prior notification. Visitors without appointment will not be accepted, and will be asked to leave and make appointment before coming.
27. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

Planning gain

28. The proposed use caters for the huge demand for animal boarding services in the area.

END

N

雞公嶺

錦田

八鄉

石崗

錦河路
Kam Ho Road

... Access Road leading to
Kam Ho Road

清潭上灌溉水塘

Application Site

河背灌溉水塘

Not in Scale

Location Plan

Polyland Surveyors
Limited

December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 1

N



青朗公路

... Access Road leading to
Kam Ho Road

甘河路
Kam Ho Road

100

大田

馬鞍崗

新田公路

河背

Application Site

Not in Scale

Location Plan

Polyland Surveyors
Limited

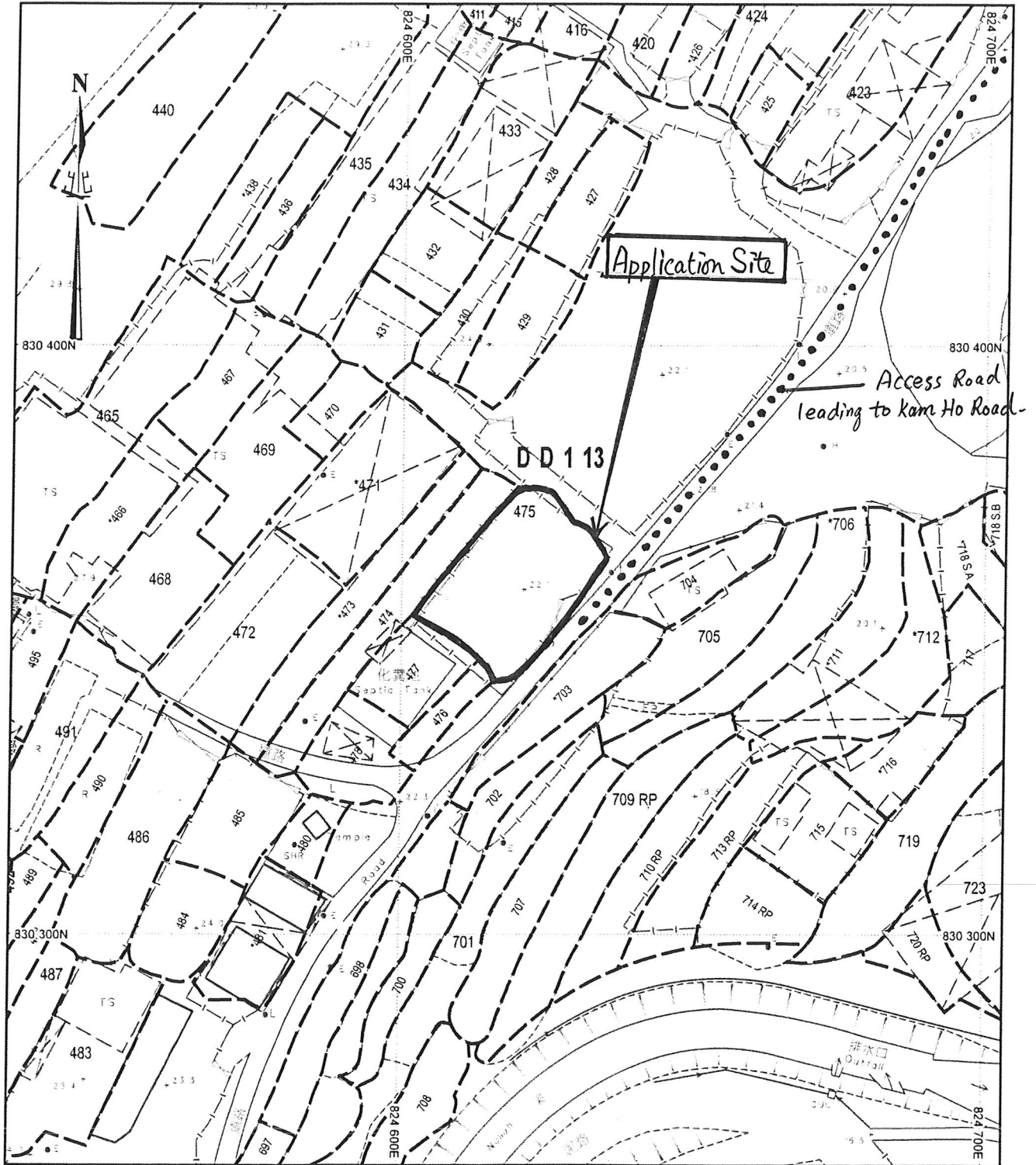
December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 2

N

地段索引圖 LOT INDEX PLAN



Scale 1:1000

Lot Index Plan

Polyland Surveyors Limited

December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 3

N



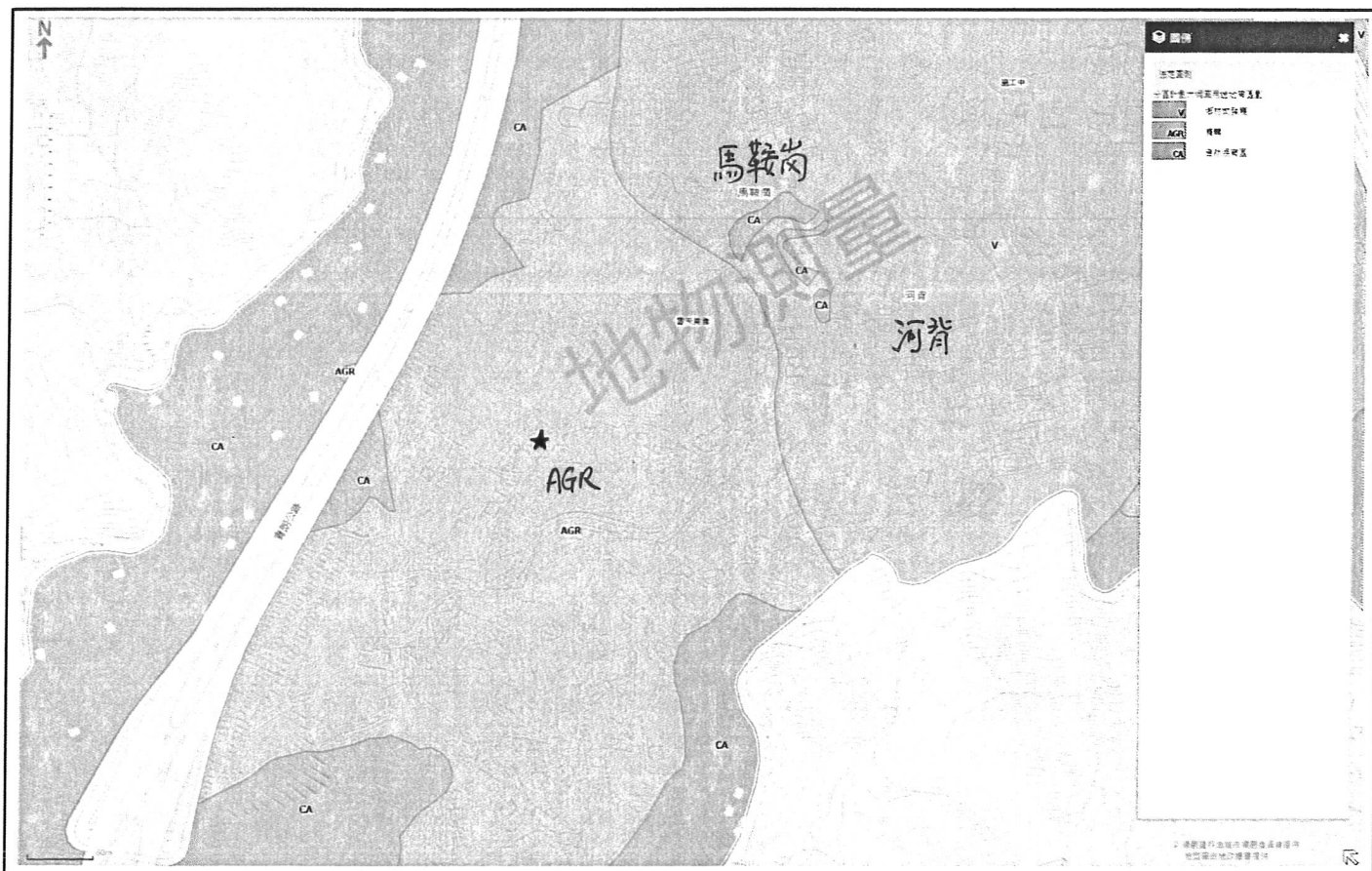
分區計劃大綱圖 Outline Zoning Plan

地段編號：丈量約份第113約地段475

物業編號：C2622064

城市規劃：地段被劃分為「農業 AGR」用途

分區計劃大綱核准圖編號：S/YL-KTS/15



Not in Scale

(OZP) S/YL-KTS/15

Polyland Surveyors
Limited

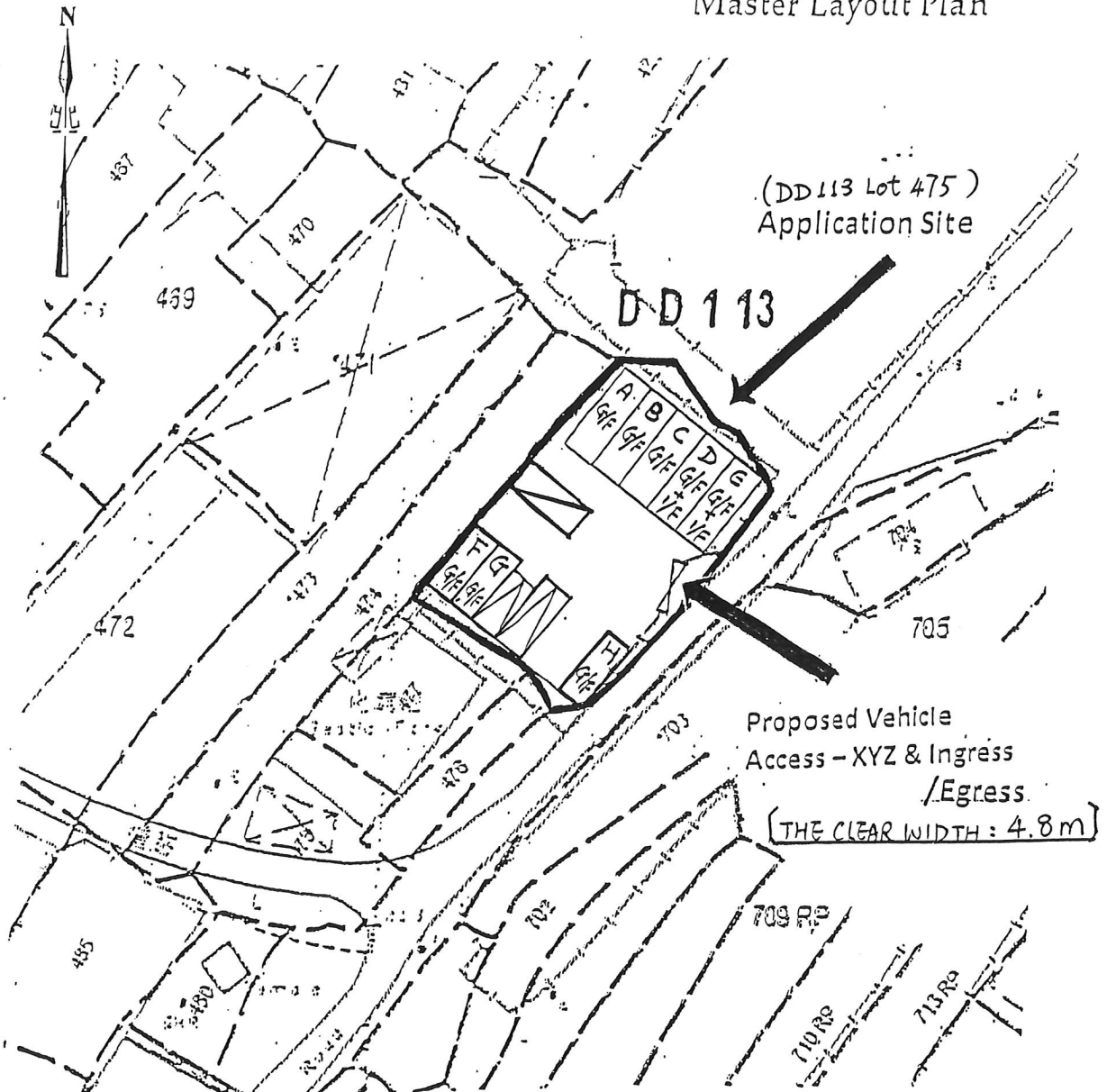
December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 4

N

Master Layout Plan



Legend

• A, B, C, D, E (G/F - Proposed Animal Boarding Establishment) - Containers of Size each about

8.5 m (L) x 3.0 m (W) x 2.6 m (H) (25.5m²/each)

• F, G (Proposed Store Rooms) & H (Cleaning Room) - Containers of Size each about

6 m (L) x 2.4 m (W) x 2.6 m (H) (14.4m²/each)

• A, B, C - Single Storey

• D, E (1/F - Proposed Office of about 25.5m²/each) - 2 Storeys

• PC - Private Car Parking Space (5.0 m (L) x 2.5 m (W))

• LGV - Light Goods Vehicle Parking Space (7 m (L) x 3.5 m (W))

• LUL - Loading & Unloading Area (Light Goods Vehicle)

	G/F	1/F
A	25.5	
B	25.5	
C	25.5	
D	25.5	+ 25.5
E	25.5	+ 25.5
F	14.4	
G	14.4	
H	14.4	
GFA	221.70m ² (0.32)	
SC	170.70m ² (27.6%)	

Not in Scale

Master Layout Plan

Polyland Surveyors Limited

December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 5

N



Not in Scale

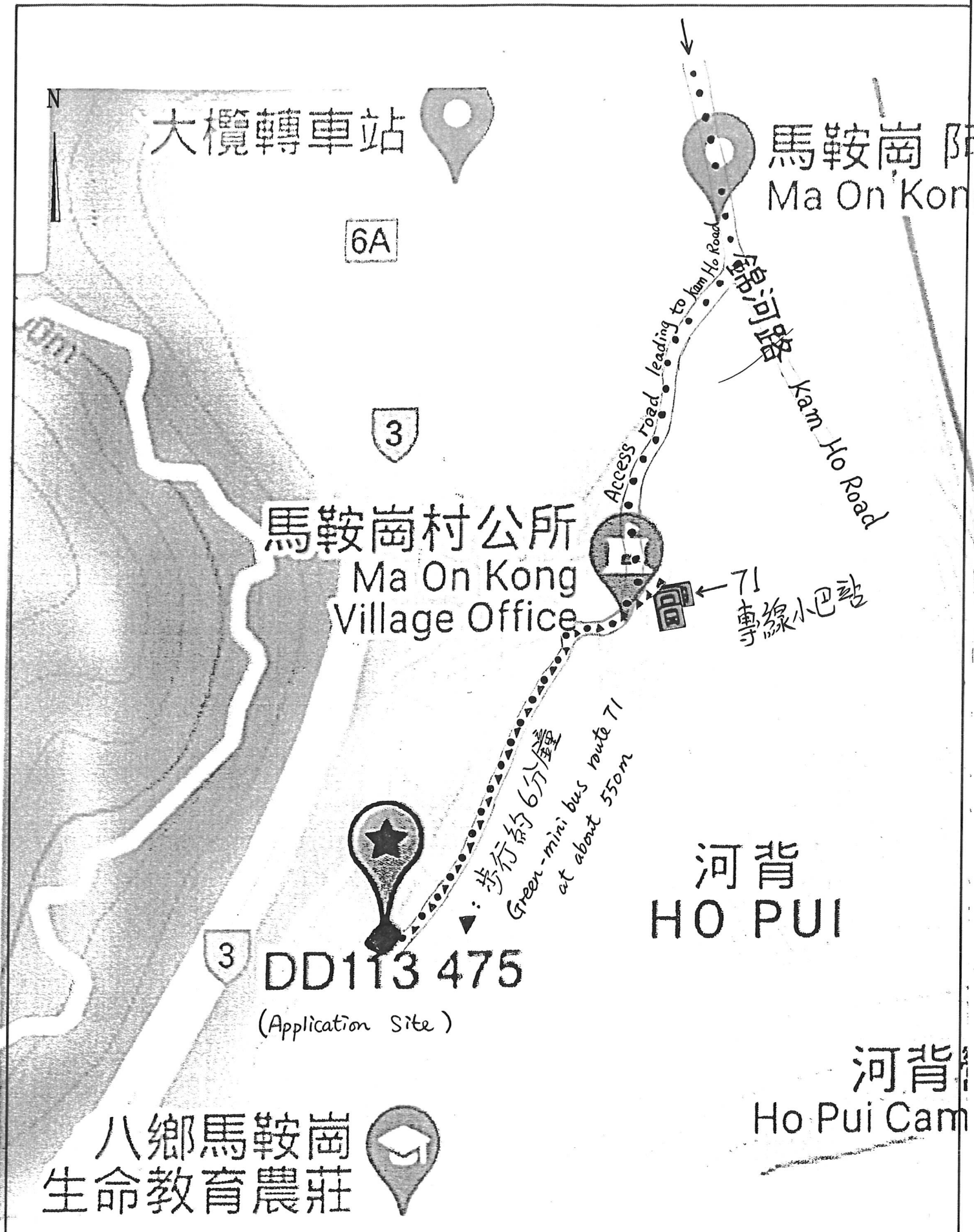
Distance from application location to residence

Polyland Surveyors
Limited

December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 6



Not in Scale
December 2023

Green-mini bus route 71
Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Polyland Surveyors Limited
Plan 7