

## Supplementary Statement

### 1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1451 RP in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land**' (the proposed development) (**Plan 1**). The applicant intends to operate a new animal boarding establishment (dog kennel) to serve potential pet owners living in Yuen Long.

### 2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'dog kennel' is subsumed under '*animal boarding establishment*', which is a column 2 use within the "AGR" zone, hence, requires permission from the Board.
- 2.2 The Site is currently vacant with no active agricultural use, approval of the 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. Furthermore, the Site is surrounded by vacant land and sites occupied by low-rise temporary structures. As the proposed development is small in scale, it is considered not incompatible with the surrounding environment.

### 3) Development Proposal

- 3.1 The Site occupied an area of 340 m<sup>2</sup> (about) (**Plan 3**). One single-storey structure is proposed at the Site for animal boarding establishment, site office and washroom with total GFA of 216 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the Site are from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). It is estimated that 4 staff will work at the Site during operation hours, while 1 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. It is estimated that the Site would be able to attract not more than 5 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	340 m <sup>2</sup> (about)
<b>Covered Area</b>	216 m <sup>2</sup> (about)
<b>Uncovered Area</b>	124 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.64 (about)
<b>Site Coverage</b>	
	64% (about)
<b>Number of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	216 m <sup>2</sup> (about)
- Non-Domestic GFA	Not applicable
	216 m <sup>2</sup> (about)
<b>Building Height</b>	
	4.5 m (about)
<b>No. of Storey</b>	
	1

3.2 The Site is proposed to be filled wholly with concrete (of not more than 0.2m in depth) for site formation of structures and circulation area (**Plan 5**). The extent of the land filling area has been kept to minimal to meet the operational need of the Site. The applicant will reinstate the Site to an amenity area after the planning approval.

3.3 A total of not more than 20 dogs will be kept at the Site. All dogs are kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e. 18:00 to 09:00 the next day). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.

3.4 The Site is accessible from Tai Shui Ha Road West (**Plan 1**). One parking space is provided at the Site, details are shown at **Table 2** below:

**Table 2 - Parking Provision**

<b>Type of Space</b>	<b>No. of Space</b>
Private car parking space - 2.5m (W) x 5m (L)	1

3.5 Advanced booking is required for visitor to access the Site and for the use of parking space, this is to regulate the number of visitor and vehicle at the Site and avoid affecting the public. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back

outside the Site and onto public road (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

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

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	1	2
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	1	1	2
Traffic trip per hour (average)	1	1	2

3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 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.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by 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 with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land**'.

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## **LIST OF PLANS**

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