

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1756 (Part) 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) (**Plans 1 to 3**). The applicant intends to operate an animal boarding establishment to serve local pet owners in the vicinity.

2) Planning Context

2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, 'Animal Boarding Establishment' is a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).

2.2 Although the applied use is not entirely in line with the planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Therefore, 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 deserted land in the New Territories.

2.3 The Site is not subject of any previous S.16 planning application. Similar applications for 'Animal Boarding Establishment' use (Nos. A/YL-TT/584, 616, 621 etc.) have been approved by the Board within the same "AGR" zone. As such, approval of the application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The site area is 166 m² (about) (**Plan 3**). A two-storey structure is proposed at the Site for animal boarding establishment, site office and washroom with total GFA of 224 m² (about) (**Plan 4**). The operation hours of the Site are 09:00 to 19:00 daily (including public holidays), except for overnight animal boarding activities. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 3. The proposed development serves as a rescue home for abandoned and stray animals. As such, visitor is not anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	166 m ² (about)
Covered Area	112 m ² (about)
Uncovered Area	54 m ² (about)
Plot Ratio	
	1.35 (about)
Site Coverage	
	67% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	224 m ² (about)
Building Height	
	7 m (about)
No. of Storey	
	2

- 3.4 The Site is proposed to be filled entirely with concrete of not more than 0.2 m in depth for site formation of structure and circulation space (**Plan 5**). Concrete site formation is required to meet the operational needs and that has been kept minimal. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.5 Not more than 15 dogs will be kept at the Site. All dogs will be kept indoor at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems. No public announcement system, whistle-blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at all time during the planning approval period.
- 3.6 The Site is accessible from Tai Shu Ha Road East via a local access (**Plan 1**). A private car parking space for staff is proposed at 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**). Details of the parking space provision are shown at **Table 2** below:

Table 2 – Parking Space Provision

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1

3.7 As traffic generated and attracted by the Site is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network is not anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	0
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	0
Traffic trip per hour (average)	1	1	2

3.8 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

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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July 2024

LIST OF PLANS

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