

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Yuen Long Land Planning and Development Company Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and associated Filling of Land (“the Proposed Development”) at Lot Nos. 1581(Part), 1656, 1657, 1658(Part) and 1659(Part) in D.D. 116 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1581(Part), 1656, 1657, 1658(Part) and 1659(Part) in D.D. 116 and adjoining Government Land, Yuen Long, New Territories.
3. The Site is accessible from Yau Shin Street via a local track leading to the ingress to its east.
4. The site area is about 1,071 m², including about 104 m² of Government Land.

Planning Context

5. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural 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.
7. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
8. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Planning Gain

9. The Proposed Development serves to meet the huge demand for pet boarding service in the area and provide a suitable place for pet recreation outlets.

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	Multi-function room with indoor activity area, kennels and reception	100	50	6	2
2	Container converted toilet	15	15	3	1
3	Container converted storage	15	15	3	1
4	Covered parking spaces	75	75	5	1
Total		<u>205</u>	<u>155</u>		
		Plot Ratio	Site Coverage		
		0.2	14.5%		

11. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services. The daily operation would be maintained by 3 to 4 nos. of staff stationed at the Site.
12. About 10 nos. of animals (including dogs and cats) will be staying in the Proposed Development.
13. 4 nos. of parking space for private cars and 1 no. of light goods vehicle (LGV) parking space are proposed within the Site for visitors' use and daily operation of the Proposed Development.
14. Visitors are required to make prior appointment before visiting the Site. Visitors without appointment will not be allowed to park their vehicles in the Site and will be asked to leave.
15. The entire site is proposed to be paved with concrete of about 0.2 m in depth for the provision of solid ground for the erection of structures, outdoor animal activity area and vehicle manoeuvring space (**Plan 6**).

Similar Applications

16. There are 7 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/551	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	24.6.2022
A/YL-TT/570	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.10.2022
A/YL-TT/573	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-TT/582	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.2.2023
A/YL-TT/584	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023
A/YL-TT/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	8.12.2023
A/YL-TT/621	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024

17. The similar applications were approved by the Committee between 2022 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or their technical concerns could be addressed by appropriate approval conditions.
18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, hobby farm, woodland and residential structures.
20. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

21. The trip attraction and generation rates are expected as follows:

Trip Time	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	1	0	0	0
10:00 – 11:00	0	0	1	0
11:00 – 12:00	1	1	0	0
12:00 – 13:00	0	0	1	1
13:00 – 14:00	0	1	2	0
14:00 – 15:00	1	0	1	1
15:00 – 16:00	0	1	0	1
16:00 – 17:00	0	0	1	1
17:00 – 18:00	0	0	0	2
Total Trips	<u>3</u>	<u>3</u>	<u>6</u>	<u>6</u>

22. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. The Proposed Development is accessible by public transport, which is available at a distance of about 850 m to the north of the Site (**Plan 5**). Visitors are encouraged to get access to the Site by public transport services.
24. A 7m-wide vehicular access is provided to the east of the Site. 4 nos. of parking space for private cars and 1 no. of LGV parking space are proposed within the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.

Environment

25. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
26. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. All animals will be staying in the kennels during sensitive hours to avoid any potential noise nuisance to nearby sensitive receivers.
27. All kennels will be enclosed with sound-proofing 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.

Drainage

28. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

29. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

- End -