

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Daniel The Dog International Company (“the Applicant”) in support of the planning application for a proposed temporary place of recreation, sports or culture (indoor and outdoor recreation centre) and animal boarding establishment with ancillary facilities for a period of 3 years and associated filling of land (“the Proposed Development”) at Lot Nos. 1486 (Part) and 1489 (Part) in D. D. 107 and adjoining Government Land, Kam Tin, 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. 1486 (Part) and 1489 (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories. The Site is accessible from Shui Mei Road and Shui Tau Road.
3. The site area is about 1,185 m², including Government Land of about 173 m².
4. The entire site has been filled with concrete of about 0.2 m in depth (existing ground level at 4.2 mPD) for the provision of solid ground for the erection of structures. The application serves to regularise the existing hard-paving within the Site.

Planning Context

5. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
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. ‘Animal Boarding Establishment’ use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board; temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
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 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

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

No.	Uses	Covered Area (ab.) (m ²)	Floor Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	G & 1/F: Office cum dog kennel	54	108	7	2
2	Open shed	226	226		1
3	G & 1/F: Multi-function rooms	123	225		2
4	Toilet	27	27	5	1
Total		<u>430</u>	<u>586</u>		
		Site Coverage	Plot Ratio		
		36%	0.49		

10. The Proposed Development helps meet the large demand for entertainment space for pets and their owners, and animal boarding services in the area.
11. In conjunction with the planning approval no. A/YL-KTN/894 for indoor and outdoor recreation centre use to the immediate north of the Site obtained by the same applicant, the multi-function rooms and open space within the Site serve to provide indoor and outdoor recreation venues for pets and their owners.
12. The animal boarding establishment is open to dogs only and provides adequate space for boarding service for not more than 10 nos. of dog. It will be enclosed with soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning system.
13. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
14. 3 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are provided for the daily operation of the Proposed Development.

Previous Applications

15. The Site is the subject of a previous application no. A/YL-KTN/743 for animal boarding establishment with ancillary office use for a period of 3 years submitted by the same applicant, which was approved by the Rural and New Town Planning Committee (“the Committee”) on 22.1.2021.
16. The previous application was approved mainly on considerations that the proposed development would not jeopardise the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; would not cause significant adverse traffic, environmental and drainage impacts on the surrounding areas; and relevant government departments had no adverse comments.

17. Given that the planning context of the adjacent areas has not been significantly altered since the last approval, it is considered that the planning circumstances of the current application are relevant to the previous application.

Similar Applications

18. There is a similar application for ‘Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre)’ use approved by the Committee within the same “AGR” zone in the vicinity of the Site in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/894	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land	31.3.2023

19. There are 45 similar applications for ‘Animal Boarding Establishment’ use approved by the Committee within the same “AGR” zone in the vicinity of the Site in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019
A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019
A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019
A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019
A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 3 Years	15.5.2020
A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.5.2020
A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	6.11.2020
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020

Application No.	Applied Use	Date of Approval
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.2.2021
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	16.4.2021
A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021
A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 5 Years and Filling of Land	12.8.2022

Application No.	Applied Use	Date of Approval
A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.9.2022
A/YL-KTN/854	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	11.11.2022
A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.2.2023
A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	3.3.2023
A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	19.5.2023
A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	9.6.2023
A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023
A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.7.2023
A/YL-KTN/923	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	11.8.2023
A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.10.2023
A/YL-KTN/958	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/968	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	22.12.2023

20. The similar applications were approved by the Committee between 2019 and 2023 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 the concerns could be addressed by relevant approval conditions.

21. 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 relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

22. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with dog training centre, plant nursery, village houses and vacant lands.
23. 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.

Drainage

24. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will implement the drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety

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

Traffic

26. A vehicular access (about 7 m in width) is provided to the south of the Site. 3 nos. of parking space for private cars and 1 no. of parking space for LGV are provided for the daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
27. Public transport services are available in the vicinity of the Site (about 270 m to the south). The walking time to the nearest Green Minibus Bus Terminus (i.e. Pak Wai Tsuen) is about 4 minutes (**Plan 5**).

Environment

28. All dogs will stay in the kennel from 7:00 p.m. to 9:00 a.m. and no dog training sessions will be carried out during this period. No public announcement systems, whistle blowing, or portable loudspeaker will be allowed. Potential adverse noise impacts to the surrounding areas are not anticipated.
29. The Applicant will 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.

Planning Gain

30. The Development serves to meet the demand for pet boarding services in the area and provide a suitable place for pet recreation outlets.

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