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Kary Ka Wai HO/PLAND

From: Kelvin Chung <[REDACTED]>

Sent: Wednesday, August 26, 2026 5:44 PM

To: Jackin Ho Yeung YIP/PLAND [REDACTED]

Cc: Delius Wong <[REDACTED]>

Subject: RE: Submission of Soft Copy of New s.16 Planning Application No. A/SK-HC/379

TCL Ref: SKSFS/TLWSK

Dear Jackin,

As discussed, please find the revised Block Plan, S16 Form replacement page and Supplementary Planning Statement ("SPS") uploaded to the fes link in the preceding email below for your onward action. A highlighted extract of the SPS is also attached for your ease of reference.

Should you have any queries, please do not hesitate to contact Ms Delius Wong at [REDACTED] or myself.

Thanks and Regards,
Kelvin Chung



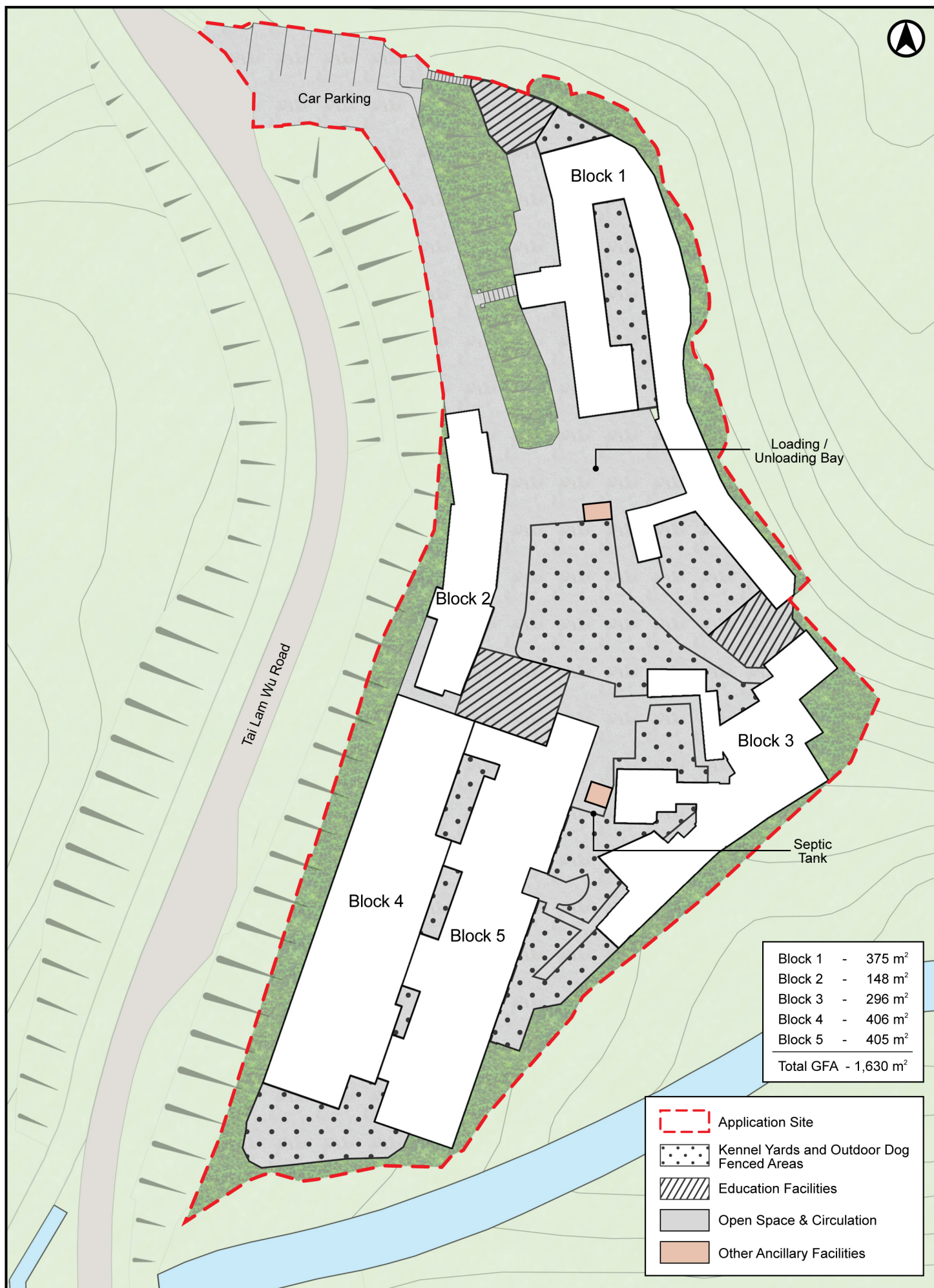
TOWNLAND CONSULTANTS LIMITED

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(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,630 ☒ About 約 ☐ Not more than 不多於	0.41 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40.6 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
(STRAY DOG WELFARE FACILITY FOR RESCUE, REHABILITATION AND
COMMUNITY EDUCATION) FOR A PERIOD OF 3 YEARS
AT NO. 151 TAI LAM WU ROAD, SAI KUNG
- Supplementary Planning Statement -**

TOWNLAND CONSULTANTS LIMITED

**PROPOSED TEMPORARY ANIMAL BOARDING
ESTABLISHMENT (STRAY DOG WELFARE FACILITY FOR
RESCUE, REHABILITATION AND COMMUNITY EDUCATION)
FOR A PERIOD OF 3 YEARS
AT NO. 151 TAI LAM WU ROAD, SAI KUNG**

SECTION 16 PLANNING APPLICATION

SUPPLEMENTARY PLANNING STATEMENT

CLIENT

Sai Kung Stray Friends Foundation Limited

**Planning Consultant, Visual Impact
Specialist and Submitting Agent**

Townland Consultants Limited

File Reference: SKSFS/TLWSK

For and on behalf of
Townland Consultants Ltd.

Approved by :  _____

Position : Associate

Date : 27 July 2026

27 July 2026

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EXECUTIVE SUMMARY

This Section 16 (“**S16**”) Planning Application is submitted on behalf of Sai Kung Stray Friends Foundation Limited (“**SKSFF**” / the “**Applicant**”) on a pro bono basis, to seek permission from the Town Planning Board (“**TPB**”/ the “**BOARD**”) for the Proposed Temporary Animal Boarding Establishment (Stray Dog Welfare Facility for Rescue, Rehabilitation and Community Education) (“**Proposed Temporary Rescue Dog Kennel**”) for a period of 3 years at No. 151 Tai Lam Wu Road, Sai Kung. The Temporary Rescue Dog Kennels are to be erected on Lot Nos. 646, 647 RP and 648 in D.D. 247 with adjoining Government land (the “**Application Site**” / the “**Site**”). The Site is also subject to Short Term Tenancy (“**STT**”) No. SX 1633 (“**SX1633**”) and Short Term Waiver No. SW 130 (“**SW130**”).

The Applicant first introduced to the Site in 2011 and took over the Site from the previous operator with an existing 50 dogs (approx.) in 2012. Since then, the Applicant commenced its operation as the existing Rescue Dog Kennel Facility at the Application Site, where stray dogs are raised and cared for until a suitable owner can be found to provide a permanent home. However, the Planning Department (“**PlanD**”) has recently issued an Enforcement Notice on 12 June 2026 in respect of the Use of the Site for Animal Boarding Establishment to be discontinued by 12 September 2026. Given the immediate reprovisioning and relocation of the Rescue Dog Kennel Facility is not logistically, financially, or technically feasible, temporary approval of the Proposed Temporary Rescue Dog Kennel is urgently required to ensure the continuous housing and welfare of the affected animals.

The Application Site is zoned “Conservation Area” (“**CA**”) on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13 (“**Approved OZP**”). “Animal Boarding Establishment” is neither a Column 1 nor Column 2 use. Notwithstanding, the OZP allows for the TPB to grant permission for the temporary use of any land for a period not exceeding 3 years. This S16 Planning Application is therefore submitted for Proposed Temporary Rescue Dog Kennel at the Application Site. The Proposed Temporary Rescue Dog Kennel are a necessary stop gap measure until the land issues are resolved and a more permanent solution for the Applicant is found. Notably, there were two (2) S16 Planning Applications approved by the BOARD for Temporary Animal Boarding Establishment (Dog Kennels) within “CA” zone.

The Application Site has been identified as the only suitable option in terms of animal health and safety, availability, space and surrounding context. The Proposed Temporary Rescue Dog Kennel is justified on the following reasons:

- There is a real and pressing need to address the stray dog problem in Hong Kong, not only for the sake of public interest, but also as an issue of animal rights. The Applicant is dedicated towards providing a shelter for strays, feeding them and giving them medical treatment until they can be allocated to a permanent home. As the deadline (i.e. 12 September 2026) regarding the Enforcement Notice issued by PlanD is very close, there is a genuine immediate need to ensure the continuous housing of approx. 200 stray dogs at the Application Site.

- The Applicant has turned the Application Site from degradation into a well-maintained shelter facility. The Application Site is also naturally secluded within a valley surrounded by steep vegetated hills with no possibility of further expansion or encroachment;
- The Proposed Temporary Rescue Dog Kennel is located at the fringe of the “CA” zone and will not compromise its Statutory Planning Intention;
- The Proposed Temporary Rescue Dog Kennel supports the Government’s Mission to manage stray dog population in Hong Kong. The Applicant actively collaborates with Agriculture, Fisheries and Conservation Department (“**AFCD**”), Hong Kong Police Force (“**HKPF**”) and Environmental Protection Department (“**EPD**”) to manage problem of strays and provide emergency housing and medical treatment when required;
- The Applicant has previously undertaken extensive site search to identify a suitable relocation site for its existing Rescue Dog Kennel Facility, and no suitable alternatives are found. Relocating to the previously permitted Rescue Dog Kennel Facility at Shep Sz Heung was also not feasible due to safety concerns of the staffs and consideration of operation;
- The Proposed Temporary Rescue Dog Kennel has been operating since 2011. The Applicant has established a strong relationship with the surrounding neighbourhoods in Sai Kung, and no complaint has been received from the public thus far. In fact, the Village Representative of the Tal Lam Wu Village is a long-time supporter of the Mission of the SKSFF;
- The Proposed Temporary Rescue Dog Kennel will not induce adverse drainage, sewerage, visual, landscape and traffic impacts;
- The Proposed Temporary Rescue Dog Kennel will not set an undesirable precedent; and
- The Proposed Temporary Rescue Dog Kennel provides ample of Public Planning Gains, including clear alignment with public interest and animal welfare, long-standing partnership with Government departments to manage problem of strays, public education of dog caring, enable the fulfilment of CSR, provision of volunteering programmes with various Institutions and Organisations, etc.

Based on the above justifications and as detailed in this Supplementary Planning Statement, respectfully request the Board to give favourable consideration to this Application.

行政摘要

（內文如有差異，以英文版本為準）

根據《城市規劃條例》第十六條，我可以無償形式代表 Sai Kung Stray Friends Foundation Limited（下稱「**西貢流浪動物協會**」或「**申請人**」）向城市規劃委員會（下稱「**城規會**」）呈交為期三年的規劃申請書，請求批准於西貢大藍湖路 151 號的擬議臨時動物寄居場所（用於拯救、康復及社區教育的流浪狗福利設施）（下稱「**擬議臨時拯救犬隻收容設施**」）。擬議臨時拯救犬隻收容設施座落於丈量約份第 247 約地段第 646 號、第 647 號餘段及第 648 號連同毗鄰政府土地（下稱「**申請地點**」或「**地盤**」）。申請地點亦受短期租約編號 SX 1633（下稱「**SX1633**」）及短期豁免書編號 SW 130（下稱「**SW130**」）所規制。

申請人於 2011 年首次獲悉該地點，並於 2012 年接管前營運者在地盤的設施及當時約 50 隻犬隻。自此，申請人開始於申請地點營運現有的擬議臨時拯救犬隻收容設施，並在該處飼養和照顧流浪狗，直至尋找到合適的領養者提供永久家園為止。然而，規劃署近期於 2026 年 6 月 12 日就該地盤用作「動物寄居場所」一事發出強制執行通知書，並要求於 2026 年 9 月 12 日或之前中止該用途。考慮到即時重置及遷置擬議臨時拯救犬隻收容設施在物流、財務及技術上均不可行，故有迫切需要就該擬議臨時拯救犬隻收容設施獲取臨時規劃批准，以確保受影響動物可持續獲得妥善收容及照顧。

申請地點座落於《蠔涌分區計劃大綱核准圖編號 S / S K - H C / 13》（下稱「**核准圖**」）中的「自然保育區」地帶。「動物寄居場所」均不屬「自然保育區」地帶下的第一欄及第二欄用途。儘管如此，任何土地或建築物的臨時用途或發展，如為期不超過三年，該核准圖容許城規會批准規劃許可。因此，此規劃申請書根據《城市規劃條例》第十六條於申請地點申請擬議臨時拯救犬隻收容設施。在土地問題得以解決並為申請人找到更長遠的解決方案之前，擬議臨時拯救犬隻收容設施實屬必要的過渡措施。值得注意的是，城規會曾批出兩宗位於「自然保育區」地帶內用作議臨時動物寄居場所（狗房）的規劃申請。

在動物健康與安全、土地供應、空間以及周邊環境的全面考慮後，申請地點已被確認為唯一的合適選擇。擬議臨時拯救犬隻收容設施具備以下充分理據的支持：

- 解決香港流浪狗問題具有極其迫切的實際需要，這不僅涉及公眾利益，亦關乎動物權益議題。申請人致力於為流浪狗提供收容所、糧食及醫療照顧，直至牠們能被安排至永久家園。由於規劃署發出的強制執行通知書期限（即 2026 年 9 月 12 日）逼近，確實有迫切需要以確保申請地點能繼續收容約 200 隻流浪狗；
- 申請人已將申請地點由原本的殘破狀態，打造成管理良好的收容設施。此外，申請地點位於由陡峭植被山坡環繞的谷地之中，自然隱蔽，完全不可能進一步擴展或侵占周邊土地；
- 擬議臨時拯救犬隻收容設施位於「自然保育區」地帶的邊緣，不會損害其法定規劃意向；
- 擬議臨時拯救犬隻收容設施符合政府管理香港流浪狗人口的政策目標。申請人積極與漁農自然護理署、香港警務處及環境保護署交流合作，處理流浪狗問題，並於有需要時提供緊急收容及醫療照顧；

- 申請人此前曾進行廣泛的選址勘查，以尋求合適地點重置其現有的拯救犬隻收容設施，惟未有發現其他合適選擇；此外，鑑於員工安全及營運考量，搬遷至先前已獲批的十四鄉拯救犬隻收容設施亦屬不可行；
- 擬議臨時拯救犬隻收容設施自 2011 年起營運至今。申請人已與西貢鄰近社區建立良好關係，至今未曾接獲公眾投訴。事實上，大藍湖村的村代表亦對西貢流浪狗協會的宗旨給予長期支持；
- 擬議臨時拯救犬隻收容設施不會造成負面雨水排放、污水排放、景觀、園境及交通影響；
- 擬議臨時拯救犬隻收容設施將不會立下不良先例；及
- 擬議臨時拯救犬隻收容設施能帶來顯著的公共規劃效益，包括明確符合公眾利益及動物福祉、與政府部門建立長期合作夥伴關係以處理流浪犬問題、推廣照顧犬隻的公眾教育、促進履行企業社會責任，以及與不同機構和團體合作提供義工服務計劃等。

基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。

Our Reference: SKSFS/TLWSK/KELVIN/01

Date: 27 July 2026

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT (STRAY DOG WELFARE FACILITY FOR RESCUE, REHABILITATION AND COMMUNITY EDUCATION) FOR A PERIOD OF 3 YEARS AT NO. 151 TAI LAM WU ROAD, SAI KUNG

- Supplementary Planning Statement -

1. INTRODUCTION

1.1 Background and Purpose of the Project

- 1.1.1 Townland Consultants Limited ("**TOWNLAND**") has been commissioned on a pro bono basis by Sai Kung Stray Friends Foundation Limited ("**SKSFF**" / the "**Applicant**") to seek permission from the Town Planning Board ("**TPB**" / the "**BOARD**") for the Proposed Temporary Animal Boarding Establishment (Stray Dog Welfare Facility for Rescue, Rehabilitation and Community Education) ("**Proposed Temporary Rescue Dog Kennel**") for a period of 3 years at No. 151 Tai Lam Wu Road, Sai Kung. The Proposed Temporary Rescue Dog Kennel are to be erected on Lot Nos. 646, 647 RP and 648 in D.D. 247 with adjoining Government land (the "**Application Site**" / the "**Site**"). The Site is also subject to Short Term Tenancy ("**STT**") No. SX 1633 ("**SX1633**") and Short Term Waiver No. SW 130 ("**SW130**").
- 1.1.2 The Applicant was first introduced to the Site in 2011 and took over the Site from the previous operator with an existing 50 dogs (approx.) in 2012. Since then, the Applicant commenced operation of the existing Rescue Dog Kennel Facility at the Application Site, where stray dogs are raised and cared for until a suitable owner can be found to provide with permanent homes. However, the Planning Department ("**PlanD**") recently issued an Enforcement Notice on 12 June 2026 requesting the use of the Site as an Animal Boarding Establishment to be discontinued by 12 September 2026. Given that the immediate reprovisioning and relocation of the Rescue Dog Kennel Facility is not logistically, financially, or technically feasible, temporary approval of the Proposed Temporary Rescue Dog Kennel is urgently required to ensure the continuous housing and welfare of the affected animals.
- 1.1.3 Since commence operation in 2011, the Application Site has been identified as highly suitable for Rescue Dog Kennel use in terms of availability, accessibility, size and location. During this time, the Applicant also applied for a Temporary Dog Kennel Facility for a temporary period of 3 years at Lot 465 in DD 207 at Shap Sz Heung ("**Shap Sz Heung Site**" / TPB Ref: A/NE-SSH/95) which was approved by TPB on 22 May 2015. Five (5) Section 16(A)2 Planning Applications (TPB Ref: A/NE-SSH/95-1 to A/NE-SSH/95-5) were subsequently submitted and approved by Rural and New Town Planning Committee ("**RNTPC**") for the Extension of Time ("**EOT**"). On 3 March 2017, the last EOT Planning Application (TPB Ref: A/NE-SSH/95-6) was not considered as the planning permission was no longer valid at the time of consideration. The implementation at the Shap Sz Heung Site did not proceed due to strong objection from one family who controlled the access road, despite overwhelming support from nearby villagers and the village chief. Unfortunately, there are no other suitable alternative sites for the Proposed Temporary Rescue Dog Kennels, as the other locations are either lacking direct road access (and in some cases no footpaths), or are of inappropriate size, or are in proximity to surrounding villages and houses.

- 1.1.4 According to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13 (“**Approved OZP**”), the Application Site is zoned “Conservation Area” (“**CA**”). “Animal Boarding Establishment” (which according to the TPB definition of terms includes “Kennels”) is neither a Column 1 nor Column 2 use. Notwithstanding, the OZP allows for the TPB to grant permission for the temporary use of any land for a period not exceeding 3 years. This S16 Planning Application is therefore submitted for Proposed Temporary Rescue Dog Kennels at the Application Site. The Proposed Temporary Rescue Dog Kennels are a necessary stop gap measure until the land issues are resolved and a more permanent solution for the Applicant is found.
- 1.1.5 This Supplementary Planning Statement (“**SPS**”) provides information on the Application to facilitate the BOARD’s consideration. The following Sections will provide a description of the Application Site and its surroundings, the planning context, details of the Proposed Temporary Rescue Dog Kennel and justifications in support of the Application.

1.2 Background of the Applicant

- 1.2.1 Established by Ms Narelle Pamuk, Chairman of SKSFF, SKSFF is a registered charity and volunteer-led organisation devoted to providing shelter, care, and protection for stray dogs in Hong Kong. Its principal objective is to rescue stray dogs primarily within the Sai Kung District, relocate them to the dog kennel, and thereafter to care for them unless or until adoption can be arranged. The charity relies entirely on donations to operate, and the Proposed Rescue Dog Kennel is not a “boarding” kennel where fees are charged. It is a non-commercial operation and receives no financial support from the Hong Kong Government or the Sai Kung District Office. Therefore, a licence under Cap. 139I Public Health (Animal) (Boarding Establishment) Regulations is not required. A First-Person Account by Founder Ms Narelle Pamuk, SKSFF’s Shelter and Welfare Report, Community and Educational Impact Statement, and Outreach Programme in New Territories North (“**NTN**”) are attached at **Appendix 1** which explains the shelter, its journey and the impact on its work.
- 1.2.2 Many stray dogs wandering on the streets have had little or no human contact and may be considered feral. They can sometimes appear in packs and may pose a risk to children, villagers and hikers in the area. The charity’s mission is to help mitigate the problem of stray, unhealthy, and diseased dogs on the streets by providing care and protection, allowing these rescued dogs to return to good health. The Proposed Temporary Rescue Dog Kennel seek to nurture these stray dogs so that they can have the chance to be adopted or allocated to permanent homes. The Proposed Rescue Dog Kennels is popular among school children, as the charity provides a “hands on” learning experience. The aims and objectives of the SKSFF are strongly supported by the villagers of Tai Lam Wu and will no doubt be supported by the residents of the Sai Kung district.

2. SITE CONTEXT

2.1 Site Location

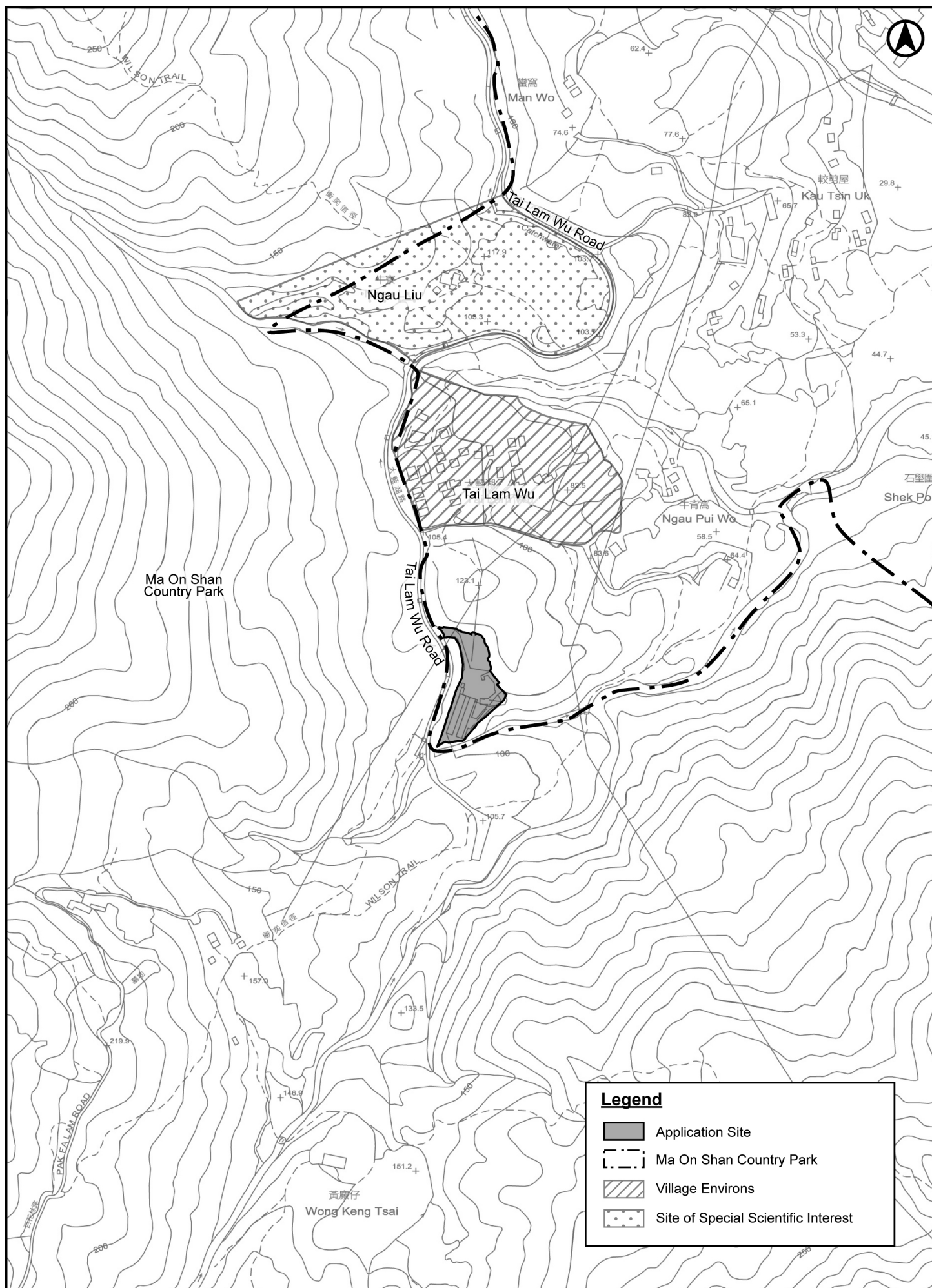
- 2.1.1 The Application Site, approximately 4,010m² (including 1,960m² of adjoining Government Land), is located on land abutting Tam Lam Wu Road in Sai Kung (**Figures 2.1 – 2.2** refer). The Site is primarily situated on lower terrain below Tam Lam Wu Road with a level difference of approx. 5mPD. There is a downward slope connecting Tai Lam Wu Road and the entrance of the Site. A water channel runs along the southern side of the Site to Hebe Haven. Ma On Shan Country Park is located to further south and west of the Site. It is well segregated from surrounding developments due to its topography and is bounded by dense woodland/ vegetation.

2.2 Land Status

- 2.2.1 The Application Site comprises Lot Nos. 646, 647 RP and 648 in D.D. 247 along with adjoining Government land. The Site is subject to STT No. SX 1633 and STW No. SW 130. The SX1633 was restricted to the purpose of storage of frozen food (excluding food processing and washing frozen food) and breeding of tropical fish only with provision of existing single-storey structures with a roofed-over (“**ROA**”) not exceeding 20 per centum of the area of SX1633 and not exceeding 2.75m in height. While SW130 was for allowing erection of single-storey structures with total permitted site coverage of 376.14m² and not exceeding 2.75m in height within two private lots namely Lot Nos. 646 and 647 RP in D.D. 247 for the purpose of breeding tropical fish. The STT has commenced since 15 February 1992.
- 2.2.2 Upon TPB’s Approval of this planning application, the Applicant will apply for a Short Term Waiver, to enable the proposed use under Lands Administration.

2.3 Existing Use and Surrounding Land Uses

- 2.3.1 The Applicant Site comprises of flat land with sparse vegetation and is being used by the Applicant as a Rescue Dog Kennel Facility. The northern and southern portion of the Site have a site level of approx. 100.5mPD and slope towards the centre of the Site at 99.5mPD. Visibility from Tai Lam Wu Road is limited. Photos of the Application Site in **Figure 2.3** illustrate that the Rescue Dog Kennel Facility is well-maintained by the Applicant.
- 2.3.2 The land use pattern around the Application Site is rural in character, with small and scattered village developments surrounded by woodland (**Figure 2.1** refers). A relatively larger village development known as Tai Lam Wu Village is a low-density village development located approx. 120m to the north of the Site zoned “Village Type Development” (“**V**”). Scattered village houses at Ngau Pui Wo are located approx. 270m to the northeast of the Site also zoned “V”. Ngau Liu located further north of the Site on the upper Ho Chung Valley is zoned “Site of Special Scientific Interest” (“**SSSI**”). Furthermore, the Site is situated at the fringe of “CA” zone and abuts the Ma On Shan Country Park, which borders the Site from the northwest to the southeast.



SKSFS/TLWSK

FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 5,000

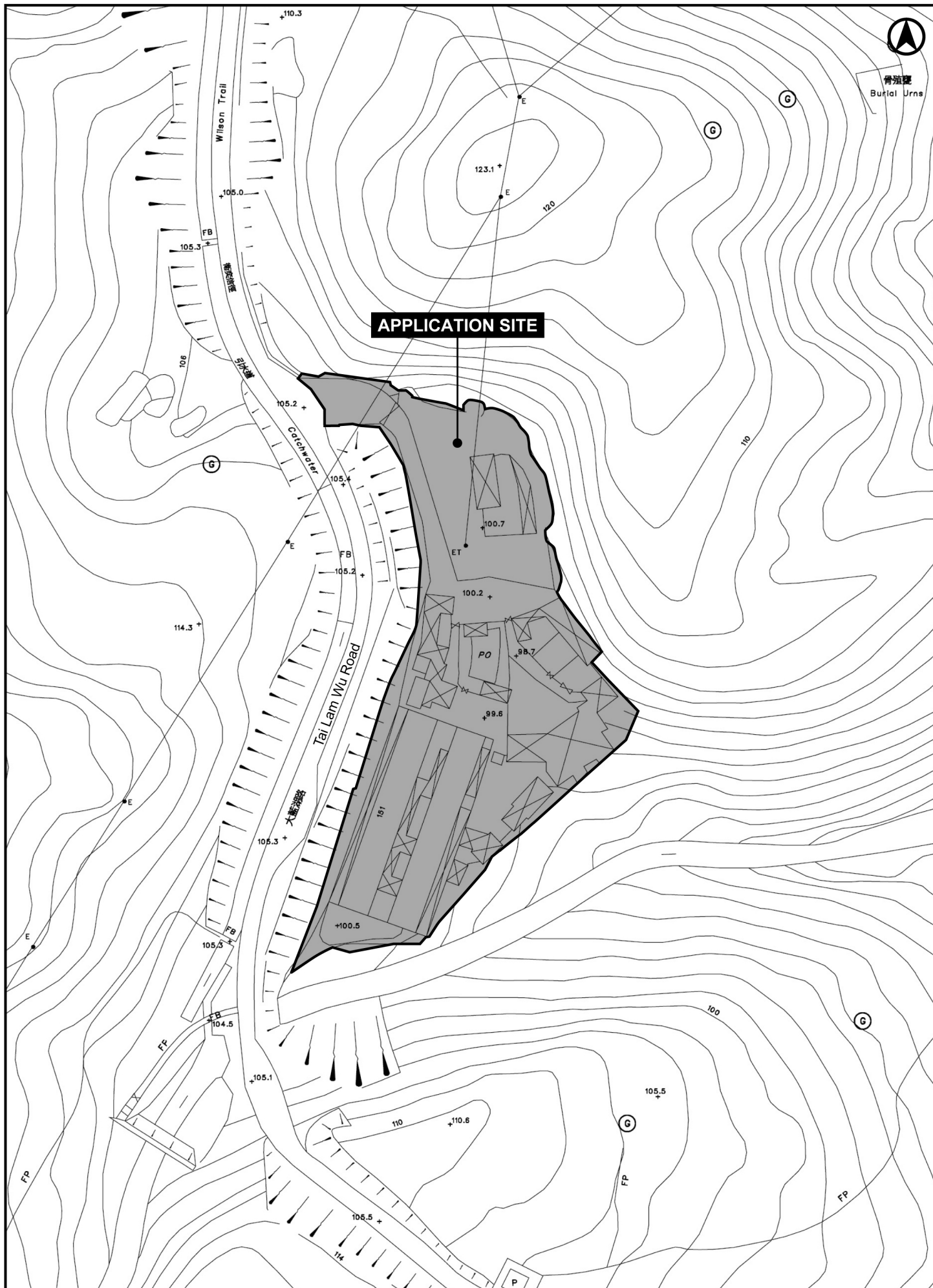
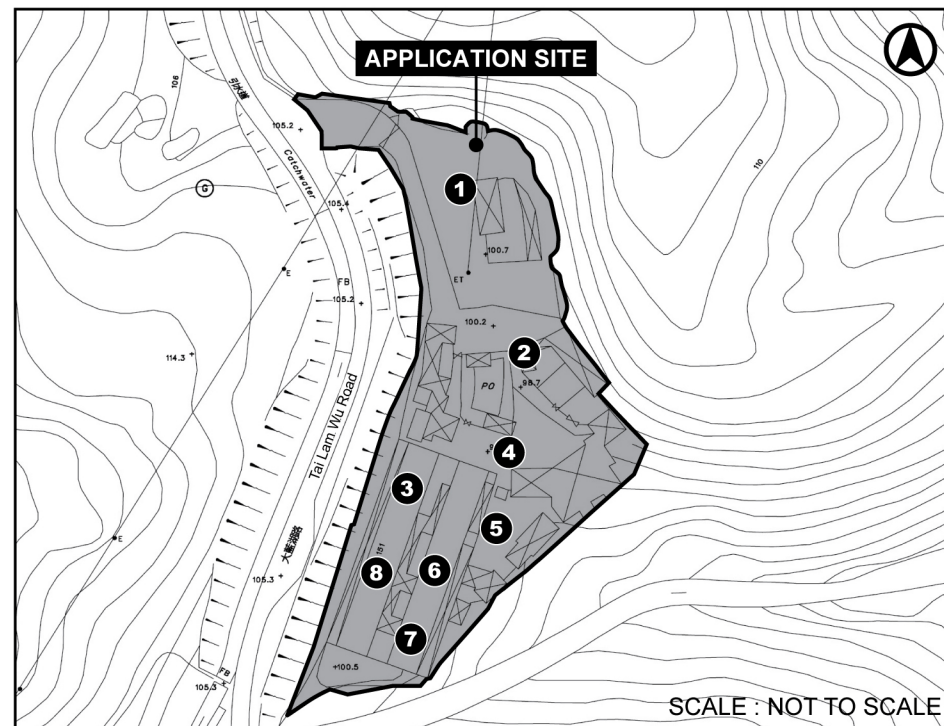


FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 1,000



3. PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13

- 3.1.1 The Application Site falls within the “CA” zone on the Approved OZP gazetted on 26 September 2025 (**Figure 3.1** refers). According to the Statutory Notes of the Approved OZP, the “CA” zone is intended *“to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development”*. Furthermore, it also states that *“there is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted”*.
- 3.1.2 The Proposed Temporary Rescue Dog Kennels can be considered an “Animal Boarding Establishment” use under the Definition of Terms, which means any place or premises providing food and accommodation, training or recreation facilities for or undertaking breeding of animals other than livestock. This use also includes kennels.
- 3.1.3 The “Animal Boarding Establishment” use is neither a Column 1 nor Column 2 use within the “CA” zone however, according to Para. 11(b) of the Statutory Notes which states that *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”* (**Figure 3.2** refers).
- 3.1.4 The Application Site is not subject to any statutory development restrictions in the “CA” zone.

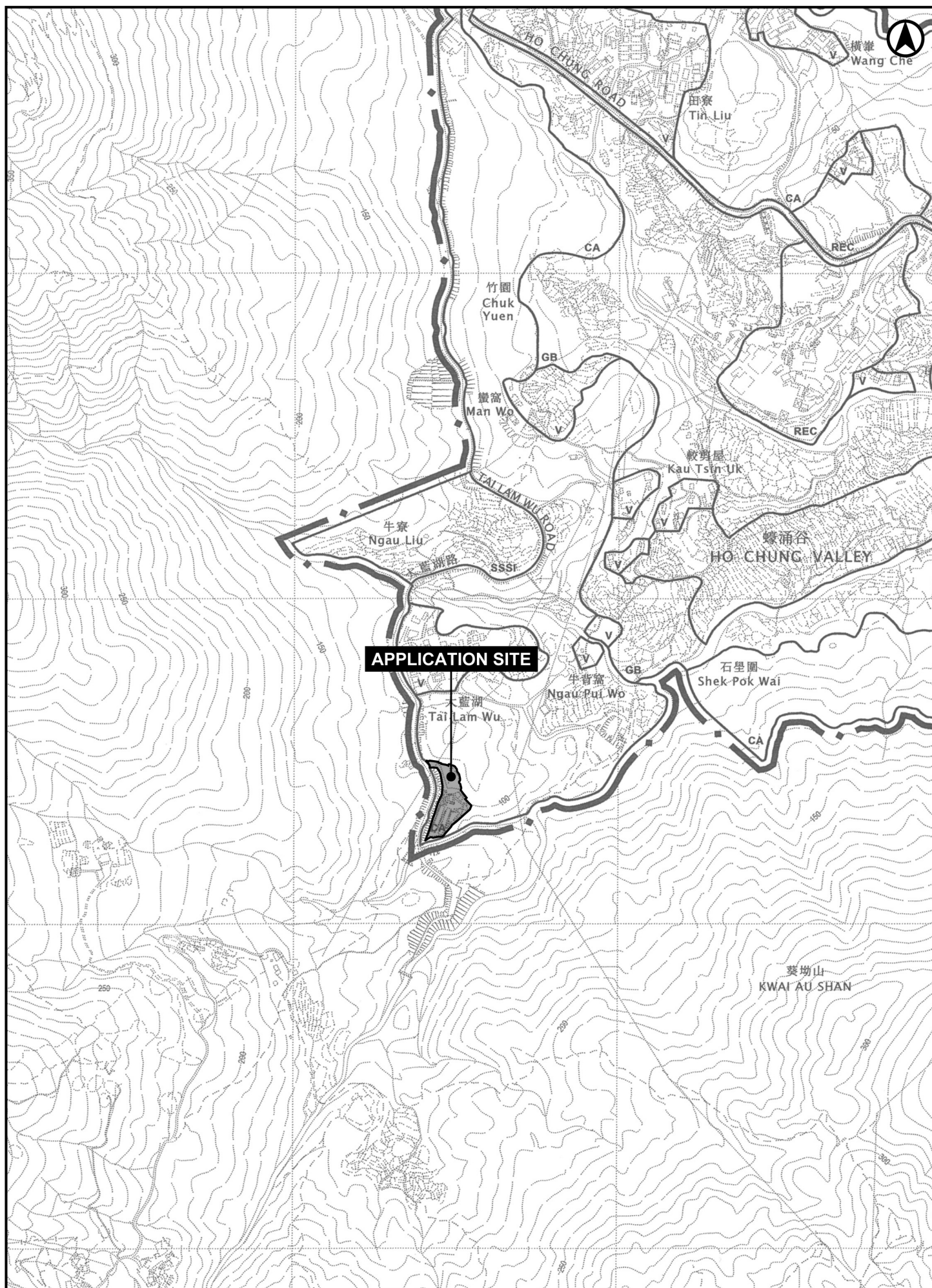
3.2 Non-Statutory Planning Context

Policy Address 2025

- 3.2.1 The Policy Address (“PA”) is the annual address delivered by the Chief Executive (“CE”) outlining the policy objectives of the HKSAR Government for the coming year. Recognising that more than 240,000 households in Hong Kong keep more than 400,000 cats and dogs as pets, the Government, according to the latest PA 2025, will support the business sector by introducing licensing arrangements to allow pet-friendly spaces in restaurants to create new business opportunities and actively promote pet-friendly culture across Hong Kong (*Para. 245 of 2025 PA* refers). In this regard, the promotion of animal welfare, particularly the humane management of the stray population, becomes an equally essential community priority that warrants support.

3.3 Planning Precedents

- 3.3.1 There are Two (2) S16 Planning Applications approved by the BOARD for Temporary Animal Boarding Establishment (Dog Kennels) within “CA” zone (excluding subsequent Renewal of Planning Approvals). Notably, the Approved Application No. A/NE-SSH/95 was submitted by the subject Applicant. The details of the Applications are summarised in **Table 3.1** below.



SKSFS/TLWSK

FIGURE 3.1 APPROVED HO CHUNG OUTLINE ZONING
PLAN NO. S/SK-HC/13 (EXTRACT)
SCALE 1 : 7,500

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Table 3.1 Approved S16 Planning Applications of Temporary Dog Kennel in “CA” Zone

Application No.	Applied Use	Address	Approval Date
A/NE-SSH/95	Proposed Temporary Animal Boarding Establishment (Dog Kennels Facility) for a Period of 3 Years	Shap Sz Heung, New Territories	Approved with conditions on 22/05/2015
A/YL-SK/131	Temporary Dog Kennels for a Period of 3 Years	Shek Kong, Yuen Long	Approved with conditions on 03/03/2006

- 3.3.2 Since the approval of the S16 Planning Application (TPB Ref: A/YL-SK131) by TPB in 2006, the Site at Shek Kong was subject of subsequent eight (8) Planning Applications including five (5) renewals approved for the temporary dog kennels between 2006 and 2025. This demonstrate that approval of Proposed Temporary Rescue Dog Kennel within the “CA” zone is considered acceptable despite it is located on a different OZP.

4. THE PROPOSED TEMPORARY RESCUE DOG KENNEL

4.1 Development Details

- 4.1.1 Ms Pamuk was first introduced to the Site in 2011 when it was originally used for dog boarding and a dog swimming pool. In 2012, she took over the properties of Lot Nos. 646 and 647 RP in D.D. 247 along with the existing dogs (approx. 50 at the time) therein from the previous operator whose husband had died. Subsequently, SKSFF was formed and registered as a charity on 8 January 2014 under charitable Institutions and trusts of a public character, which are exempt from tax under Section 88 of the Inland Revenue Ordinance. In 2017, "Precious Rewards" purchased Lot No. 648 and leased it to the Applicant for the purpose of helping and rescuing stray dogs.
- 4.1.2 Currently, there is one (1) full-time worker at SKSFF who works seven days a week from 8:30am to 7:00pm. They remain available at any time of the night¹ to handle emergencies at the Rescue Dog Kennel Facility and/or respond to urgent rescue requests from the public. They are supported by a dedicated roster of over 50 regular volunteers from diverse professional backgrounds, who allocate one to two days per week to assist at the Rescue Dog Kennel Facility. These volunteers possess in-depth operational knowledge and familiarity with the rescue dogs, providing vital support to the Kennel Manager. On weekdays, about two to three regular volunteers assist on-site and increase to six to eight volunteers during weekends. In addition to daily kennel maintenance and animal care, the volunteers actively support external rescue operations, emergency responses and adoption events.
- 4.1.3 The stray dogs are assigned in groups after the volunteers closely observe their compatibility and review their personal history before their arrival at the shelter. The dogs are fed once a day in their room by the volunteers. They are washed and cleared at the taps provided at various parts of the shelter. During the day, they are allowed to wonder freely in and out of their respective kennels and the kennel Yards. The Proposed Temporary Rescue Dog Kennels have been designed to provide a safe and healthy environment for the stray dogs, while adopting modular units that can be easily assembled and disassembled with minimal impact on the environment. The Application Site is accessible on foot or by vehicles via a paved downward slope connecting Tai Lam Wu Road.
- 4.1.4 In determining the Site Layout, a primary objective has been to ensure sufficient space for the dogs to play and exercise on a daily basis, while also allowing visitors and volunteers to move around the Kennels comfortably. The layout plans of the Proposed Temporary Rescue Dog Kennel are provided in **Appendix 2**. The Technical Schedule of the Proposed Temporary Rescue Dog Kennels is outlined in **Table 1** below:

Table 4.1: Development Parameters

Site Area	4,010m²
Total Gross Floor Area	1,630m²
Kennels	1,440m ²
Ancillary Facilities ^a (Ancillary Office, Public Toilet, Vending Machines, Remembrance Hall, Kitchen, Freezer, Dry Food Storage, Medicine, Laundry, Water Tank, Workshop/Maintenance)	130m ²
Education Facilities	60m ²
Total Number of Blocks	5

¹ Security cameras are installed at the Site to monitor the facility at all times. The Operator (i.e. Ms Pamuk) lives within a 15-minute drive from the facility to handle any emergencies on-site. On-site staffing for 24 hours will be considered in the future subject to statutory permission and finances.

Total External/ Uncovered Areas	2,380m ²
Green Space	751m ²
Visitor Reception and Education	156m ²
Kennel Yards ^b	711m ²
Open Space and Circulation	762m ²
Internal Transport Facilities ^c	
Carparking spaces	5 (including 1 disabled)
Loading/ Unloading bays	1 for LGV
Others	
Number of kennels ^d	92
Maximum dog population	200
Maximum visitor population ^e	20
Maximum worker population ^f	4

^a A food storage room will store dog food, and the adjacent kitchen is where the dog food will be prepared.

^b Kennel Yards include dedicated fully fenced outdoor dog play areas for dogs to exercise.

^c Complies with HKPSG recommendation for standard carparking space: 2.5m x 5m; disabled carparking space: 3.5m x 5m and Light Goods Vehicle (LGV) Parking and Loading / Unloading Bay: 3.5m x 7m.

^d The shelter includes rooms of various size to house dogs individually or in groups (ranging from 2 to 7 dogs together in a room).

^e Based on the operations of the current existing Rescue Dog Kennel Facility, the busiest day is any typical Sunday, and the maximum number of people on the premises at any one time is around 10 people. A maximum visitor population of 20 people is assumed as a worst scenario only.

^f The maximum worker population comprises one (1) permanent employee and three (3) part-time helpers, excluding volunteers who support the operation on a floating basis.

4.2 Design Details

- 4.2.1 The proposed Temporary Kennels will comprise of single storey structures. A toilet block is provided at the Application Site. Human waste is collected and processed via an underground Septic Tank System (“STS”). All other waste including dog waste, leaves from trees, kitchen waste, etc. are collected daily and dropped to the public garbage bin provided outside of the shelter. A kitchen is provided to cook fresh food daily for dogs using electric cookers. All the dogs are fed once every day. All structures of the Proposed Temporary Rescue Dog Kennel will be erected using easy assembling and disassembling methods, whereby the structures can be erected and dismantled in short order.
- 4.2.2 Regarding water supply, the facility utilises an existing piping system connected to a nearby mountain stream for general utility purposes. Recently, the Water Supplies Department (“WSD”) provided connections to the Government water mains. At present, the water supply is distributed to the kitchen area via an interim surface-laid connection. The Applicant is currently securing funding through public donations to install proper piping for the water supply system.
- 4.2.3 A 20kW solar generation plant is installed at the Application Site to generate electricity, which was funded by donations received from CLP Power Hong Kong Limited (“CLP”) and NOMURA Holdings.
- 4.2.4 5 car parking spaces (including 1 disabled car parking space) are proposed at the northern end of the Application Site near the site entrance.

4.3 Landscape Treatment

- 4.3.1 To ensure a healthy environment for the dogs, green areas and kennel yards are provided for play and exercise. Furthermore, about 10 existing trees within the Site, in addition to approx. 160m² of areas shaded by palms within the Proposed Temporary Rescue Dog Kennels to enhance amenity and to provide shading to workers and animals. Scatted planters are proposed near Kennel Areas C and E near the outdoor dog fenced area to provide screening.

5. PLANNING JUSTIFICATIONS

5.1 Compliance with Planning Intention / Overriding Public Interest

- 5.1.1 There are no natural landscapes, ecological or topographical features worthy of protection. Since commencement of operation, the SKSFF has turned the Application Site from degradation into a well-maintained Rescue Dog Kennel Facility. The Proposed Temporary Rescue Dog Kennel will not impact on surrounding natural landscapes, ecology or topographical features. The Application Site is also naturally secluded within a valley surrounded by steep vegetated hills with no possibility of further expansion or encroachment.
- 5.1.2 According to the Explanatory Statement of the Approved OZP, the planning intention of the “CA” zone is for conservation, education and research purposes. In this regard, the Proposed Temporary Rescue Dog Kennels align with the intentions of the “CA” zone by humanely addressing the problem of stray dogs in the surrounding areas minimising their impact to the existing natural landscape. The Applicant actively supports animal welfare through its public and school education programmes dedicated to dog care and responsible stray management. Likewise, the Proposed Temporary Rescue Dog Kennels will not cause adverse impacts upon sensitive natural environments, e.g. the Ma On Shan Country Park and the SSSI due to the existing terrain of the Site. Therefore, the Planning Intention of the “CA” zone will not be compromised.
- 5.1.3 Despite being zoned “CA”, the Site is derelict and barren of vegetation. It is also located at the fringe of the “CA” zone and the Ma On Shan Country Park which is not under any zoning. There is no important landscape, ecological or topographical features associated with the Site. In fact, the Applicant has already spent tremendous efforts to clean up the site for the comfort of the stray dogs. The Proposed Temporary Rescue Dog Kennels will not alter the existing natural landscape, ecological or topographical features in the surrounding areas. The proposed structures (e.g. kennels, storage, fences / gates etc) can be easily assembled and dismantled upon the expiration of the temporary planning permission after 3 years. As such, the ability to protect and retain the area for conservation, education and research purposes is unaffected.

5.2 Actively Supporting Government’s Mission to Manage Stray Dog Population and Combat Animal Cruelty

- 5.2.1 Stray animals is a serious problem in Hong Kong requiring tremendous resources and effort each year by the Agriculture, Fisheries and Conservation Department (“AFCD”) and various charity organisations to control. Left alone, stray dogs can lead to hygiene issues and noise nuisance. Rabies is a zoonotic disease that is almost always fatal once clinical symptoms appear. In Hong Kong, stray-dog management is a statutory public-health measure undertaken by AFCD to prevent rabies unbreaks, reduce nuisance, and safeguard public health and safety. It also contributes to broader preparedness for zoonotic-disease risks associated with dogs, such as toxocariasis. Some strays will also demonstrate behavioural problems including aggression and biting. In AFCD’s written reply to the Legislative Council (“LegCo”) Finance Committee for the Examination of Estimates of Expenditure 2025–26 (*Page 33, Session 11 EEB(F)* refers), AFCD received 1,232 nuisance complaints and requests for assistance concerning stray dogs in 2025.
- 5.2.2 According to Chapter 4 of the Audit Commission titled “Control of wild and stray animal nuisances” published by the AFCD on 29 October 2019, the vast majority (91%) of stray animal nuisance complaints lodged between 2014 and 2019 were related to dogs (63%) and cats (28%). AFCD operates four (4) Animal Management Centres (“AMCs”) which are responsible for catching and handling stray dogs and cats as well as animals for other sources. According to Table 7 of the Audit Commission, a total number of 10,627 stray dogs were reclaimed, rehomed or euthanized within the same period. In between 2018-19 only, the expenditure incurred in the control of stray animals was amount to HK\$44.3 million. In AFCD’s written reply to the Legislative Council Finance Committee for the Examination of Estimates of Expenditure 2025–26 (*Page 33, Session 11 EEB(F)* refers), the revised estimate for 2025–26 shows that expenditure on stray-animal management, including capture, further amounted to HK\$51.1 million. AFCD previously

reported a maximum capacity of about 350 dog kennels across its four Animal Management Centres. The Kowloon Animal Management Centre was relocated to the Kai Tak Animal Management and Animal Welfare Building Complex in 2024. The Complex provides about 270 animal-keeping facilities for dogs, cats and other small animals. By comparison, the Proposed Temporary Rescue Dog Kennels currently cares for nearly 200 dogs, providing substantial community-based capacity and helping to ease pressure on the wider animal-management and rehoming system for the government.

- 5.2.3 The Applicant recognizes the severity of the problem faced by AFCD and is contributing through its own efforts to deal with the problem of strays and to protect animal rights. Strays that are caught/taken in by the Applicant are neutered, provided with vaccinations and micro-chip implants then care for until an adoptee is found. The Proposed Temporary Rescue Dog Kennels also act as an emergency holding shelter for strays in critical medical condition when veterinary clinics may not be open (e.g. in early hours/ during public holidays, etc). Very importantly, the Proposed Temporary Rescue Dog Kennels also provides an education and training purpose for visitors/ volunteers on the care of dogs.
- 5.2.4 The Applicant's efforts are actively supported by the AFCD, which has provided an annual grant since 2014 in support of neutering efforts. Through this partnership, the Applicant has successfully desexed a total of 309 stray animals (including 289 dogs and 20 cats) since 2021. However, the uncertainty of the continuous use of the Application Site has thrown the future welfare of strays under the Applicant's care into jeopardy. Without self-managed premises, the Applicant cannot ensure the continued and humane care and treatment or well-being of strays according to their mission. Although only a temporary solution, the Proposed Temporary Rescue Dog Kennels are essential to the Applicant's ongoing mission to protect stray dogs, and to provide the necessary care before finding them a permanent home.

5.3 Suitability of the Site

- 5.3.1 The Applicant has previously undertaken extensive site search to identify a suitable relocation site for its existing Rescue Dog Kennel Facility. A number of alternative sites were explored across various district, including those in Fanling, Sai Kung, Pat Heung, Sheung Shui and Yuen Long. However, the sites were deemed unsuitable, as they either lack direct vehicular access, were insufficient in size, or were located too close to existing villages.
- 5.3.2 As indicated in **Section 3.3** above, a planning application previously submitted by the Applicant was approved by the BOARD for a Temporary Animal Boarding Establishment in "CA" zone in Shap Sz Heung Site. Although planning permission was successfully obtained, the Applicant ultimately did not relocate due to fierce objection from a nearby villager family who owned the access road. Electrical fittings that were installed at the site were damaged and stolen. Ultimately, considering the safety of the staffs and operation of the Rescue Dog Kennel Facility, the decision was made not to move to the site.
- 5.3.3 Currently, there are approx. 200 stray dogs on the Site, the infeasibility of relocation, reducing existing structures within the Application Site are also not viable. As these rescue dogs are extremely territorial, and attempting to integrate groups into shared enclosures will trigger aggressive behaviour and fighting. A tragic incident recently occurred on 26 June 2026 where a beautiful dog named Betty was attacked within an enclosure which resulted in her death (**Photos 5.1** below refers). Due to the expansion of the MTR in Kwu Tung area, a large number of dogs have become homeless. Betty was one of the dogs rescued along with many others (**Article 3 of Appendix 3** refers). This underscores the operational necessity of maintaining the existing segregated layouts and space requirements to ensure animal safety.



Photos 5.1 – Betty, a dog rescued from Kwu Tung, attacked within a New Enclosure

- 5.3.4 As such, the Application Site has been identified as the only suitable option for the Proposed Temporary Rescue Dog Kennels in terms of animal health and safety, availability, space and surrounding environment.
- 5.3.5 The Applicant has no intention to expand the proposed site boundary further as the current capacity of approx. 200 dogs already optimal for their volunteers. There is urgency for approval of this Temporary Application to allow for a continued use of the Site for uninterrupted care for the stray dogs and to support and protect animal rights.

5.4 The Current Use is Compatible with the Surroundings

- 5.4.1 The Rescue Dog Kennel Facility managed by SKSFF at the Application Site has been operating since 2011 and the subject Application is sought to regularise the use of the Site as the result of the Enforcement Notice. Approval of this temporary application will result in no change to the use or development parameters of the Rescue Dog Kennel Facility. The Applicant only seeks temporary approval at this Site due to the lack of feasible alternative sites available at this stage. Favourable consideration of this Application would benefit approx. 200 dogs by providing them with secure shelters for the next three years. The proposed three-year is also a balanced consideration between uninterrupted sheltering of stray dogs and allowing the Applicant sufficient time to continue searching for feasible alternative sites and/or resolving remaining land issues. The existing condition of the Application Site is attached in **Figure 2.3**. Since 2011, there has been no complaints from nearby villages, and yet SKSFF has been in partnership with Government Departments including AFCD and supports from Hong Kong Police and other Institutions.
- 5.4.2 Located at the fringe of “CA” zone and within an existing rural landscape characterised by natural woodland and country park, the Proposed Temporary Rescue Dog Kennel is compatible with the other rural residential land uses. More importantly, the temporary use would unlikely an impact to the surrounding uses. Sympathetic consideration could be given to the applied use.

5.5 Strong Local and Community Support

- 5.5.1 The Proposed Temporary Rescue Dog Kennels has been operating since 2011 and the SKSFF has established a strong relationship with the surrounding neighbourhoods in Sai Kung and earned a long-standing reputation in the local community. Notably, the closest village to the Application Site (i.e. Tai Lam Wu Village), its Village Representative is a long-time supporter of the Mission of the SKSFF. Throughout the past decade of operation, there have been no complaints received from Tai Lam Wu Village arising from the operation of the Rescue Dog Kennel Facility. Supporting letters from the Member of the Legislative Council for New Territories South East and Sai Kung District Council and the Tai Lam Wu Village Chief are also received on the Proposed Temporary Rescue Dog Kennels (**Appendix 4** refers).

5.6 No Adverse Environmental, Drainage and Sewerage Impacts

- 5.6.1 Located in proximity to Tai Lam Wu Village, the Applicant is aware that the Proposed Temporary Rescue Dog Kennel may generate noise from dog barking and odour during operation which could potentially cause nuisance to the surrounding residential premises. However, given the Site is in a remote location and is naturally screened by the valley topography and deep slopes, the potential noise impact is expected to be limited. Location Point 1 of the Site photos in **Figure 2.3** also demonstrate that the Site located below Tai Lam Wu Road and there is no direct line of sight from the village to the Site. Furthermore, the Applicant is not aware of any complaints from nearby villagers regarding noise generated by the Rescue Dog Kennel. In fact, the nearby villages support the operation of the Rescue Dog Kennels and the good work that SKSFF is doing for the community. A balance should be struck between the possible nuisance and the need for such facilities for stray dogs.
- 5.6.2 In view that a watercourse is situated adjacent to the Application, any increase in run-off would be insignificant when compared with the overall catchment and capacity of this receiving watercourse. As such, the potential increase in run-off can be accommodated by the existing nearby drainage facilities without creating flooding risk. Nonetheless, the Applicant will adopt the necessary measures to prevent polluting the watercourse during the operation of the Rescue Dog Kennels, and will follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
- 5.6.3 Similarly, there is no significant sewage generation at the Site and no sewerage system in the area. An existing STS and soakaway system handles the waste generated by the dogs, staff and visitors is available at the Temporary Kennels, for which the estimated daily flow is 2m³ and is less than the minimum septic tank capacity of 2.5m³ recommended by the Environmental Protection Department ("EPD"). As such, no adverse sewerage or pollution impacts are expected as a result of the Proposed Temporary Rescue Dog Kennel.

5.7 No Adverse Visual Impacts

- 5.7.1 The Application Site is situated in a remote location near Tai Lam Wu in Sai Kung, which can be accessed only via Tai Lam Wu Road. Given the Application Site is situated below street level of Tai Lam Wu Road (approx. 105.3mPD) and is mainly screened by trees and woodland, the Proposed Temporary Rescue Dog Kennel are therefore not visually prominent from public viewpoints and will not result in any adverse visual impact on the surrounding area.
- 5.7.2 Four (4) Viewpoints ("VPs") have been selected to best represent the key visual receivers looking towards the Proposed Temporary Rescue Dog Kennel (**Appendix 5** refers). These include:
- VP1: View from Tai Lam Wu Village
 - VP2: View from Pavilion near Wilson Trail
 - VP3: View from Tai Lam Wu Road near Watercourse
 - VP4: View from Tai Lam Wu Road near Site Access

Photomontages at **Figures 2 to 5** of **Appendix 5** illustrate the existing conditions and the Proposed Temporary Rescue Dog Kennel.

VP1: View from Tai Lam Wu Village (Figure 2 of Appendix 5 refers)

- 5.7.3 This is a medium-range kinetic VP with a distance of approx. 117m located to the northwest of the Application Site. This VP is situated at the entrance of Tai Lam Wu Village along Tai Lam Wu Road which is frequented by the local villagers and hikers of Wilson Trail. This VP is also the only prominent pedestrian and vehicular route for staff, volunteers and visitors to access the Rescue Dog Kennel Facility. The visual sensitivity of this VP is considered **medium** as the VP is in proximity to the Site despite being completely obstructed by the natural vegetation in the foreground. Given the Application Site is fully screened by the dense vegetation in the

foreground and is not visible from this VP, the visual obstruction is considered negligible and there will be no effect on public viewers. Furthermore, as the natural visual resources such as open sky will not be impacted in this VP, the effect on visual resources is also negligible. The overall visual impact from the Proposed Temporary Rescue Dog Kennel is therefore considered **negligible** from this VP.

VP2: View from Pavilion near Wilson Trail (Figure 3 of Appendix 5 refers)

- 5.7.4 This medium-range kinetic VP is located approx. 80m to the southeast of the Application Site at the cul-de-sac near a pavilion. This pavilion is located at the end of the Tai Lam Wu Road which serves as a resting place for hikers of the Wilson Trail. This VP also serves as a U-turn point for vehicles going towards Ho Chung/ Sai Kung via Tai Lam Wu Road. Although the Site is completely obstructed by the pavilion and the woodland in the foreground, the visual sensitivity of this VP is considered **medium** as the VP is in proximity to the Application Site. The visual obstruction is considered negligible as the Application Site is not visible from this VP and therefore, will have no effect on public viewers and visual resources. The resultant visual impact from the Proposed Temporary Rescue Dog Kennel is considered **negligible** from this VP due to the Application Site is fully blocked by the dense vegetation in the foreground.

VP3: View from Tai Lam Wu Road near Watercourse (Figure 4 of Appendix 5 refers)

- 5.7.5 This is a short-range kinetic VP with approx. 29m to the southwest of the Application Site. It is located at Tai Lam Wu Road near a section of a watercourse. This VP represents the nearby villagers, hikers of Wilson Trail and pedestrian passers-by in the Tai Lam Wu area. Given this VP is situated on the Tai Lam Wu Road which is the only prominent route for local residents and visitors to access Wilson Trail and offers an unobstructed direct sightline to the Site, the visual sensitivity is considered **high**.
- 5.7.6 **Visual composition:** The visual composition in the existing view of this VP is dominated by a steep vegetated slope, a watercourse at the base of the slope, and Tai Lam Wu Road in the foreground. In the background, aside from the open sky view, a tree line formed by the woodland backdrop and the steep vegetated slope along Tai Lam Wu Road is also visible. The Rescue Dog Kennel Facility, which comprises single-storey structures, is partially visible in the middle ground of this VP. Despite the structures of the Temporary Rescue Dog Kennel already built and can be seen in the Existing Condition, the visual composition of this VP will only slightly be altered. Therefore, the majority of existing visual elements are retained when compared to the Existing Condition.
- 5.7.7 **Visual obstruction:** Since the level of the Site in both Existing Condition and the Proposed Temporary Rescue Dog Kennel (approx. 100.5mPD) are situated below street level of Tai Lam Wu Road (approx. 105.3mPD), the associated structures related to the Rescue Dog Kennels will not obstruct the vegetation in the foreground and the open sky backdrop remains unaltered. There is no change to the visual openness and degree of obstructions at this VP when compared to the Existing Condition.
- 5.7.8 **Visual Change:** Due to the proximity between this VP and the Application Site with direct sightline, the degree of visibility is prominent. Given the Proposed Temporary Rescue Dog Kennel is already built on site, there is no change to be before and after the proposed development. Nonetheless, as can be seen in this VP, the Proposed Temporary Rescue Dog Kennel blends in with the existing vegetation. Particularly, the Application is located below the street level of Tai Lam Wu Road, the visual impact from this VP is considered negligible.
- 5.7.9 In light of the above, the resultant visual impact of the Proposed Temporary Rescue Dog Kennel is considered **negligible** when compared to the Existing Condition.

VP4: View from Tai Kam Wu Road near Site Access (Figure 3 of Appendix 5 refers)

5.7.10 This short-range kinetic VP with a distance of approx. 12m is situated to the west of the Application Site. This VP is located next to the entrance of the Application Site facing southwest direction. This VP represents the nearby villagers, hikers of Wilson Trail and pedestrian passers-by in the Tai Lam Wu area walking/ driving towards the pavilion area at the end of Tai Lam Wu Road. The visual composition is mainly natural vegetation in the foreground and open sky view in the backdrop. The overgrown vegetation along the footpath obstructs views towards the Application Site. The visual obstruction is considered negligible as the Proposed Temporary Rescue Dog Kennel is not visible. There will be no effect on public views as the Proposed Temporary Rescue Dog Kennel is located below the street level and is screened by dense tree canopies. The Proposed Temporary Rescue Dog Kennel is not visible to the public walking along this section of Tai Kam Wu Road and will not affect the visual resources at this VP. Despite the proximity of the Site, the visual sensitivity of this VP is considered **medium** due to no direct sightline. The Site is completely screened by the existing tall trees along Tai Lam Wu Road, the resultant visual impact from the Proposed Temporary Rescue Dog Kennel is considered **negligible** from this VP.

Summary

5.7.11 In conclusion, the photomontages demonstrate that no adverse visual impact arises from the Proposed Temporary Rescue Dog Kennel is anticipated. The visual appraisal concludes that the Proposed Temporary Rescue Dog Kennel, when compared to the Existing Condition, will have “**negligible**” visual impacts when viewed from the four (4) short-to-medium range VPs above.

5.8 No Adverse Landscape Impacts

5.8.1 Upon taking over the Site in 2011, initial remediation works were conducted to clear substantial volumes of accumulated waste and debris scattered across the Site. Maintenance personnel and transport vehicles were engaged to systematically clean and remove all waste from the premises. Landscape enhancement works were implemented including the planting of Areca Palms (*Dyopsis lutescens*) and orchids within the Site and along the main driveway respectively.

5.8.2 Currently, there is approx. 10 nos. of trees within the Application Site in addition to approx. 160m² of areas shaded by palms within the Proposed Temporary Rescue Dog Kennels. All existing trees and plants will be retained and maintained by the Applicant to provide shading for the Proposed Temporary Rescue Dog Kennel. The overall condition of the trees and landscaping within the Site are also well kept, which enhances the overall amenity and landscape quality of the area.

5.9 No Adverse Traffic Impacts

5.9.1 The Application Site is only accessible from Tai Lam Wu Road via Ho Chung Road. The primary users of this road are limited to residents and visitors travelling to and from Tai Lam Wu and Ngau Pui Wo Villages, and the Application Site as well as hikers to and from the Wilson Trail (Section 4) Tung Yeung Shue – Sha Tin Pass. Vehicles transporting staff, visitors and volunteers, and alongside occasional supply deliveries associated with the Proposed Temporary Rescue Dog Kennel, will constitute the only additions to the traffic volume on this lightly used rural road. In this regard, significant adverse traffic impact arising from the Proposed Temporary Rescue Dog Kennel is not anticipated.

5.10 No Undesirable Precedent

5.10.1 As indicated in **Sections 3.3**, there are two (2) planning applications for proposed temporary dog kennels that were approved by the BOARD for a period of 3 years within “CA” zone, excluding renewal of planning approvals. According to the Meeting Minutes of the RNTPC Meeting for the previous approved application submitted by the Applicant, the Members noted that the characteristics of the sites were mainly situated in a remote location, surrounded by dense woodland and well screened by trees. They have also remarked that the temporary use would

unlikely have adverse environmental impact on the surrounding areas, and that it would be difficult for the Applicant to find other suitable places for the relocation of the dog kennels.

- 5.10.2 In this connection, the Proposed Temporary Rescue Dog Kennel within the “CA” zone is extremely similar in nature. Likewise, the Application Site is also located in a secluded valley surrounded by woodland and trees. Both the precedent cases and the Proposed Temporary Rescue Dog Kennel accommodate kennel blocks, storage room, and accommodation. Given the Application Site and the precedent cases are situated in a remote location, they are unlikely to have adverse environmental impacts on the surrounding areas and environment.

5.11 Public Planning Gain

Clear Alignment with Public Interest and Animal Welfare

- 5.11.1 The ongoing operation of the Rescue Dog Kennel Facility by the Applicant serves a vital, undeniable public interest. Operating strictly as a registered non-profit animal welfare facility rather than commercial animal boarding business, the Applicant's primary Mission is to rescue stray, abandoned, sick and injured dogs to provide them with medical care and rehabilitation. Every dog that is rescued is health checked, de-sexed, vaccinated and given flea, tick and heartworm prevention. They also try to provide any necessary treatment and emergency surgery that may be needed. Five (5) years ago, SKSFF began providing free sterilisation, vaccinations and medical treatment for sick or injured dogs at the local fishpond. Volunteers visit the site weekly to provide fresh food and water, maintaining a close relationship with the owners to ensure ongoing care. Additionally, the SKSFF works to rescue and arrange adoptions for many of these dogs. Please refer to Articles 1 and 2 of **Appendix 3**.
- 5.11.2 In many cases, the strays are killed every year due to a lack of capacity in various Hong Kong animal shelters before they can be allocated a permanent home. The Applicant provides necessary shelters for nearly 200 rescue dogs, feeding them and giving them medical treatment until they can be allocated to a permanent home. This will keep the strays off the road, protect them from malnutrition and illnesses without the possibility of these animals being killed, effectively preventing an immediate animal welfare crisis that would otherwise place a heavy burden on public resources. In essence, the Applicant is fulfilling a vital public duty that logically falls under Government responsibility. The surge in abandoned strays and the need of animal shelters is also indicated in recent news article published by South China Morning Post (“**SCMP**”) dated on 13 July 2026 (Article 3 in **Appendix 3** refers).

Long-standing Partnership with Government Departments

AFCD

- 5.11.3 The Applicant has a long-standing, formal partnership with AFCD since 2012² and has continued to this day. As an officially recognised Animal Welfare Organisation (“**AWO**”), SKSFF works closely with the Hong Kong Government to support local stray management initiatives, handle animal rehoming referrals³, and actively promote animal welfare and adoption. The Applicant directly assists AFCD by intake and rehoming of rescued dogs transferred from Animal Management Centres (“**AMCs**”) in Hong Kong, including Hong Kong AMC, Kowloon AMC, and NT North AMC. This established partnership demonstrates that the facility operates as part of Hong Kong's broader public animal management strategy.

Hong Kong Police Force (“**HKPF**”)

- 5.11.4 Additionally, the Applicant maintains an active collaboration with HKPF in promoting animal welfare and public safety. In recognition of SKSFF's contribution, Ms Narelle and the Shelter Manager, Ms Kathy Leung, were officially awarded Certificates of Appointment as Ambassadors

² https://www.afcd.gov.hk/English/publications/publications_press/pr1807.html

³ https://www.pets.gov.hk/english/animal_health_and_welfare/adoption.html#tab_02

of the Animal Welfare Scheme (Kowloon East) by HKPF. Police personnel under Animals Watcher Programme (“**AWP**”) and the Animals Protection Team of Kowloon East of HKPF also participated in hands-on volunteer work at the Rescue Dog Kennel Facility multiple times including caring, feeding, bathing, walking and socialising with the rescued dogs. HKPF’s support on SKSFF’s work and the kennel at Sai Kung can be found in **Appendix 4** with supporting letters from other institutions and organisations.

EPD

- 5.11.5 On 10 March 2026, EPD approached SKSFF requesting assistance in managing stray dogs at the West New Territories (“**WENT**”) Landfill area. Ms Pamuk and a team of volunteers subsequently visited the area to inspect the stray situation, followed by multiple rounds of discussion with EPD. In July 2026, SKSFF submitted a management proposal to EPD which is currently under review. However, due to the Enforcement Notice recently issued to SKSFF, the Rescue Dog Kennel Facility may no longer have the space and capacity to support this critical Government-led initiative.

Public Education and Corporate Social Responsibility

- 5.11.6 The Applicant advocates better public education on the importance of dog population control through desexing, responsible dog ownership, and respect for the lives of all animals, including stray dogs. As such, the Applicant can help raise public awareness of the current situation concerning stray animals in Hong Kong, giving the public another opportunity to take action and help make Hong Kong an even more responsible society. Currently, SKSFF provides orientation programmes for members of the Public aged 18 or above who wish to experience volunteering at the Site and learn how to care for stray dogs. These programmes are held twice a month on a Saturday or Sunday. Members of the public can book online and volunteer at the shelter for 4 hours.
- 5.11.7 The Proposed Temporary Rescue Dog Kennel also provide an opportunity to realise Corporate Social Responsibility (“**CSR**”) (**Appendix 1** refers). To date, over 35 leading organisations, including financial institutions, professional services firms, technology corporations, and major multinational corporations (“**MNCs**”) (such as HSBC, Cathay Pacific, etc), collaborate with the Applicant through the CSR partnership programmes where corporate staffs regularly volunteer at the Rescue Dog Kennel Facility. The Applicant also offers various volunteering programs for school children including the School Group Volunteering Programme and Student Work Experience Programme. The School Group Volunteering Programme is conducted on a yearly basis for students aged 13 years and above to gain meaningful hands-on volunteering experience at the shelter. The school arranges a small group of 10 to 15 students for each visit, during which students can take part in various important tasks such as cleaning, walking dogs, assisting in the kitchen, and feeding the dogs. This is a valuable opportunity for them to gain experience in animal care while making a positive impact. Each year, about 20 to 30 schools arrange visits to the shelter including Diocesan Girl’s School, Kellet School, Shan Tin College, Po Leung Kuk Choi Kai Yau School and many others. Secondary school students aged 16 years and above can attend the Student Work Experience Programme where they are given the opportunity to become a full member of the SKSFF team and take part in daily operations, including cleaning the shelter, assisting with food preparation and feeding the dogs etc. The programme requires each student to work for a minimum of 10 days between 11am to 4pm. A flexible schedule can also be accommodated during school holidays. At the end of the programme, an official certificate will be provided to the student. This certificate is important for students to include with their applications for medical schools, veterinary schools, and other higher education programmes. Each year, approx. 20 students attend this programme. Apart from the volunteering programmes at the Application Site mentioned above, school students of all ages can join the volunteer team to assist with adoption events held every 2 weekends at various locations in Sai Kung, Kowloon and Hong Kong Island. During these events, students care for the dogs and puppies brought to the event, interact with visitors and potential adopters, and help setup and manage the events. This is a valuable way for the students to volunteer

independently and connect with the community while making a real difference. Approx. 10 to 15 students volunteer for each event, and more than 100 students have participated over the years.

- 5.11.8 These volunteering programmes allow students to visit the Dog Kennel Facility on a regular basis from a young age and receive education on the importance of respect and care for animal welfare. A list of institutions, companies/ corporates, organisations and Government departments participated in the volunteering programme between 2021 to 2026 is attached in **Appendix 1** for reference. The supporting letters from the collaborating institutions are also attached in **Appendix 4**. In addition, selected articles from various news outlets demonstrating the Applicant's contribution to the public education of animal welfare in Hong Kong and the works of SKSFF are attached in Articles 4 to 13 of **Appendix 3**.

SKSFF's Achievements

- 5.11.9 Through its extensive animal welfare works over the years, the Applicant was nominated for the Spirit of Hong Kong Awards in 2022, an annual event co-organised by the South China Morning Post ("**SCMP**") and Sino Group to recognise remarkable community contributions that might otherwise go unnoticed. The Applicant was also the recipient of Expat Living's Reader's Choice Awards in 2019. Furthermore, the dedication demonstrated at the Rescue Dog Kennel Facility inspired the children's picture book "*Honey in Hong Kong*", reflecting the widespread public recognition and positive social impact of the Applicant's work. Extract of SKSFF's achievements are attached in **Appendix 6**.

6. Conclusion

6.1 This S16 Planning Application seeks planning permission from the BOARD for the Proposed Temporary Rescue Dog Kennel for a period of 3 years at No. 151 Tai Lam Wu Road, Sai Kung, to enable the housing and welfare of the affected stray animals. The Application Site has been identified as the only suitable option in terms of animal health and safety, availability, space and surrounding context. This SPS has demonstrated that the Proposal is justified for the following reasons:

- There is a real and pressing need to address the stray dog problem in Hong Kong, not only for the sake of public interest, but also as an issue of animal rights. The Applicant is dedicated towards providing a shelter for strays, feeding them and giving them medical treatment until they can be allocated to a permanent home. As the deadline regarding the Enforcement Notice issued by PlanD is very close (i.e. 12 September 2026), there is a genuine immediate need to ensure the continuous housing of approx. 200 stray dogs at the Application Site.
- The Applicant has turned the Application Site from degradation into a well-maintained Rescue Dog Kennel Facility. The Application Site is also naturally secluded within a valley surrounded by steep vegetated hills with no possibility of further expansion or encroachment.
- The Proposed Temporary Rescue Dog Kennel is located at the fringe of the "CA" zone and will not compromise its Statutory Planning Intention;
- The Proposed Temporary Rescue Dog Kennel supports the Government's Mission to manage stray dog population in Hong Kong. The Applicant actively collaborates with AFCD, EPD and Hong Kong Police Force to manage problem of strays and provide emergency housing and medical treatment when required;
- The Applicant has previously undertaken extensive site search to identify a suitable relocation site for its existing Rescue Dog Kennel Facility, and no suitable alternatives are found. Relocating to the previously permitted Rescue Dog Kennel Facility at the Shap Sz Heung Site was also not feasible due to safety concerns of the staffs and consideration of operation;
- The Proposed Temporary Rescue Dog Kennel has been operating since 2011. The Applicant has established a strong relationship with the surrounding neighbourhoods in Sai Kung, and no complaint has been received from the public thus far. In fact, the Village Representative of the Tai Lam Wu Village is a long-time supporter of the Mission of the SKSFF;
- The Proposed Temporary Rescue Dog Kennel will not induce adverse environmental, drainage, sewerage, visual, landscape and traffic impacts;
- The Proposed Temporary Rescue Dog Kennel will not set an undesirable precedent; and
- The Proposed Temporary Rescue Dog Kennel provides ample of Public Planning Gains, including clear alignment with public interest and animal welfare, long-standing partnership with Government departments to manage problem of strays, public education of dog caring, delivering medical care to the strays, enable the fulfilment of CSR, and provision of volunteering programmes with various Institutions and Organisations, etc.

6.2 In light of the justifications and planning merits put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited &
Approved by: Delius Wong

Prepared by: Kelvin Chung

Date: 27 July 2026

File Ref: SKSFS/TLWSK