

Date : 2 September 2026

Our Ref. : [REDACTED]

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years, at Lots 1512, 1513 S.B and 1513 RP in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Goalwatt New Energy Limited*, in submitting herewith a planning application to the Town Planning Board for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years, at Lots 1512, 1513 S.B and 1513 RP in D.D. 107, Fung Kat Heung, Yuen Long, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. Completed Application Form (No. S16-I) together with Particulars of Applicant and Authorised Agent;
- ii. A copy of the notification given to the "current landowner(s)", including proof of sending notice to the rural committee and publication in three local newspapers;
- iii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iv. A soft copy Supplementary Statement; and
- v. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully,

For and on behalf of

PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above

c.c. The Applicant

**Section 16 Planning Application for Proposed Temporary
Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of Five Years, at Lots 1512, 1513 S.B
and 1513 RP in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

Supplementary Statement

Prepared by:
PlanPlus Consultancy Limited

September 2026

Reference	:	
Report Version	:	1.0

1 PURPOSE OF THE APPLICATION

- 1.1 We are commissioned by the Applicant, *Goalwatt New Energy Limited*, to prepare and submit on its behalf this planning application to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) to seek permission for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years (“**the Proposed Use**”), at Lots 1512, 1513 S.B and 1513 RP in D.D. 107, Fung Kat Heung, New Territories (“**the Application Site**”) (**Figure 1** refers). This Supplementary Statement is submitted to the Board with the necessary information to facilitate consideration of this Application.

2 LOCATION AND CURRENT CONDITIONS OF THE APPLICATION SITE

- 2.1 The Application Site is located in Kam Tin North, with a total area of approximately 4,613m². Currently, the Application Site is vacant, partly fenced, with a small portion of the area paved (**Figure 2** refers).

3 PLANNING CONTEXT

The Application Site

- 3.1 The Application Site falls within an area zoned as “Agriculture” (“**AGR**”) zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (“**the OZP**”) (**Figure 3** refers). According to the OZP, the subject “AGR” zone is intended 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.
- 3.2 According to the Notes of the OZP for the “AGR” zone, ‘Animal Boarding Establishment’ is a Column 2 use. As stated in the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board, whereas temporary use or development of land or building exceeding three years requires permission from the Board in accordance with the terms of the Plan. Therefore, a planning permission is sought for the Proposed Use on a temporary basis for a period of five years.

The Surrounding Context

- 3.3 The surrounding areas are rural in character with an intermix of parking of vehicles, temporary structures/warehouses, ponds, farmland and vacant land, which are falling within the same “AGR” zone on the OZP.
- 3.4 There is an animal boarding establishment in operation to the immediate southeast of the Application Site, which was approved under Application No. A/YL-KTN/1058 for a period of five years.

Similar Applications

- 3.5 There are 26 similar applications for temporary animal boarding establishment (including 25 with filling of land; and one also involves place of recreation, sports or culture) within the same “AGR” zone in the vicinity of the Application Site. All these applications were approved with conditions by the Committee between 2021 and 2026 mainly on the similar considerations such as the proposed/applied use on a temporary basis would not jeopardise the long-term planning intention of the “AGR” zone; the proposed/applied use was not incompatible with the surrounding areas; and the relevant government departments consulted generally had no adverse comments or the concerns could be addressed by approval conditions.

4 DEVELOPMENT PARAMETERS

- 4.1 The Application Site covers an area of about 4,613m². The Proposed Use will have a total of five single-storey temporary structures with a maximum building height ("BH") not exceeding 6m. The total floor area is about 1,125m², comprising two animal boarding houses, a training room, an ancillary office and a storage room. The uncovered area is mainly designated for pet lawn and vehicular manoeuvring space.
- 4.2 The layout plan of the Proposed Use is attached at **Annex 1** whilst major development parameters are shown in **Table 1**.
- 4.3 Currently, a small portion of the Application Site has been paved. For the purposes of site formation and operational needs of the Proposed Use, a total of about 3,000m² area of the Application Site is proposed to be filled with concrete to a depth of about 20mm depth (**Annex 2** refers).

Table 1 Major Development Parameters

Proposed Use	
Site Area	About 4,613m ²
Covered Area	About 1,125m ²
Site Coverage	About 24.4%
No. of Temporary Structures	5
Total Gross Floor Area	About 1,125m ²
Plot Ratio	0.24
Building Height	Not exceeding 6m
No. of Storeys	1
Parking Spaces Private Cars	3
Loading/Unloading Bay Light Goods Vehicle	1
Proposed Land Filling (Concrete)	About 3,000m ² with 20mm in depth

Operation and Management

- 4.4 A maximum of 20 cats and/or dogs will be accommodated in the Application Site, which will be fully fenced off by a 2m high fence wall in the future. All animals will be kept within enclosed structures installed with soundproofing materials and provided with mechanical ventilation and air-conditioning system. An outdoor lawn area is designated as a pet playground.
- 4.5 The proposed operation hours are daily between 9am and 7pm. No announcement system, whistle blowing or any form of audio amplification system will be used at the Application Site at any time during the planning approval period. Visitors are required to make advance booking in order to control the number of visitors accessing the Application Site and maintain the service quality. No walk-in visitors will be accepted.

Access and Traffic Arrangements

- 4.6 The Application Site is directly accessible via a local track connecting to Shui Mei Road (**Figure 4** refers) through the 5 m-wide ingress/egress (**Annex 1**).
- 4.7 There is a provision of one loading/unloading bay for light goods vehicle ("LGV") and three parking spaces for private cars intended for logistic purposes and commuting of the staff. Charging poles for electric vehicles will also be provided.

- 4.8 A maximum of one LGV is allowed to enter and exit the Application Site per day during the planning approval period. The estimated peak hour traffic attraction and generation from the Proposed Use are minimal; thus, no adverse impact on Shui Mei Road is anticipated.
- 4.9 No vehicle without a valid license issued under the Road Traffic Ordinance will be allowed to be parked or stored within the Application Site. No vehicle washing, repairing, dismantling, car beauty and other workshop activities are allowed on the Application Site at any time. Adequate manoeuvring space will be provided to facilitate vehicle turning (**Annex 3** refers). No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

Environmental Arrangements

- 4.10 The latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the Proposed Use is anticipated.
- 4.11 Sewage generated from toilets and sinks will enter the septic tank system ("STS"). The sludge of the STS will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Hence, no adverse sewerage impact is anticipated from the operation of the Proposed Use.

Drainage Arrangements

- 4.12 Stormwater running through and generated within the Application Site will be drained off and collected by the proposed internal drainage facilities and ultimately discharged to the existing public manhole (**Annex 1** refers). The drainage facilities are only for draining surface runoff within the Application Site.
- 4.13 The Applicant will submit a drainage proposal to examine the existing drainage system and to propose peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Use. The proposed drainage facilities will be promptly implemented upon the approval of the application.

Fire Safety Arrangements

- 4.14 No dangerous goods would be stored within the Application Site. Upon the approval of the application, the Applicant will submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) in compliance with approval planning conditions, should it be considered necessary.

5 PLANNING JUSTIFICATIONS

5.1 Will Not Jeopardise the Planning Intention of the "AGR" Zone

- 5.1.1 The Application Site falls within the "AGR" zone on the OZP, which 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. 'Animal Boarding Establishment' is a Column 2 use and can be permitted subject to consideration by the Board.
- 5.1.2 Also, the Proposed Use is temporary in nature and does not comprise any permanent structures or modifications to existing buildings. Hence, the Proposed Use will not jeopardise the prevailing and long-term planning intention of the "AGR" zone. Long-term planning implications of such

temporary use can be considered negligible.

5.2 Filling of Land is Justified and Not Excessive

- 5.2.1 The proposed land filling of about 3,000m² with a depth of only 20mm, is for site formation of structures and vehicle manoeuvring purposes to stabilise the soil ground and prevent erosion from surface run-off. The ground can be reinforced to withstand heavy load of structures and vehicles.

5.3 Compatible with the Surroundings

- 5.3.1 The Proposed Use is compatible with the surrounding land uses and development density. The proposed temporary use of animal boarding establishment is not in conflict with the rural uses of open storage and rural factory in the vicinity. The proposed maximum building height of not exceeding 6m is not excessive when compared to nearby temporary structures and village houses.

5.4 Similar Approved Applications Within the Same “AGR” Zone

- 5.4.1 Considering that the Board has approved 26 planning applications for temporary ‘Animal Boarding Establishment’ within the same “AGR” zone, these approvals imply a degree of flexibility by the Board to recognise and permit ‘Animal Boarding Establishment’ use within the “AGR” zone. Therefore, approval of the current application would not set an undesirable precedent.

5.5 No Adverse Environmental and Traffic Impact

- 5.5.1 All cats and/or dogs will be kept in enclosed structures at all times with appropriate noise mitigation measures. Drainage and sewage generated from the Application Site will be properly collected and treated. Relevant practice notes and guidelines will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.
- 5.5.2 The Proposed Use is a small-scale operation and will generate minimal traffic. The proposed parking and loading/unloading space provision as well as manoeuvring space are sufficient for the proposed small-scale operation.

6 CONCLUSION

- 6.1 This Supplementary Statement is submitted to the Board in support of the Section 16 planning application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years at Lots 1512, 1513 S.B and 1513 RP in D.D. 107, Fung Kat Heung, Yuen Long, New Territories. This Supplementary Statement serves to provide necessary information and planning justifications in support of the Proposed Use.
- 6.2 As detailed in the previous chapters, the Proposed Use is well justified on the grounds that:
- Will Not Jeopardise the Planning Intention of the “AGR” Zone;
 - Filling of Land is Justified and Not Excessive;
 - Compatible with the Surroundings;
 - Similar Approved Applications Within the Same “AGR” Zone; and
 - No Adverse Environmental and Traffic Impact
- 6.3 In view of the planning justifications stated in this Supplementary Statement, we respectfully request the Board to give favourable consideration to this application.

September 2026
PlanPlus Consultancy Limited