

[REDACTED]

[REDACTED]

寄件者: Natalie Wong [REDACTED]
寄件日期: 2026年10月02日星期五 18:58
收件者: [REDACTED]
副本: Kennith
主旨: Application No. A/YL-KTN/1293 Supplementary Information
附件: PLG-10213 Supplementary Statement_SI.pdf; Revised Annexes 1 and 2_SI_2.pdf;
Replacement Pages of Application Form.pdf

類別: Internet Email

Dear Christy,

I refer to our recent conversation regarding the captioned application. Please find the attached cover letter and the relevant documents for your consideration.

- Revised Supplementary Statement
- Annex 1 – Layout Plan
- Annex 2 – Proposed Land Filling Plan
- Replacement pages of Application Form

Regards,

Natalie Wong

Assistant Town Planner / Assistant Manager

PlanPlus Consultancy Limited 思雋顧問有限公司

[REDACTED]

Be carbon conscious. Please consider our environment before printing this email.

[REDACTED]

**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	:	2.0

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 4m**. The total floor area is about 1,125m², comprising two animal boarding houses, a training room, an ancillary office and a storage room **for daily animal supplies and operational equipment**. 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 **0.2m** depth, **to a site level of about 4.9mPD** (**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 4m
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 0.2m in depth

Operation and Management

- 4.4 **The Proposed Use intends to provide short-term boarding houses for cats.** A maximum of 20 **cats** will be accommodated in the Application Site, which will be fully fenced off by a 2m high fence wall in the future. All **cats** will be kept indoors within fully enclosed structures equipped with soundproofing materials and **a 24-hour** mechanical ventilation and air-conditioning system. An outdoor lawn area is designated as a playground for outdoor activities. An outdoor lawn area is designated for **playground and outdoor activities. No cats will be permitted in the outdoor area during sensitive hours.**
- 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. A maximum of one LGV is allowed to enter and exit the Application Site per day during the planning approval period.
- 4.8 The trip generation and attraction rates are as shown in **Table 2** below. The estimated peak hour traffic attraction and generation from the Proposed Use are minimal; thus, no adverse impact on Shui Mei Road is anticipated.

Table 2 Trip Generation and Attraction of the Proposed Use

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
09:00-11:59	3	0	1	0	4
12:00-23:59	0	3	0	1	4
00:00-08:59	0	0	0	0	0

- 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 0.2m, 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

(ii) <i>For Type (ii) application</i> 供第(ii)類申請		
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道	
	☐ Filling of pond 填塘	
	Area of filling 填塘面積	sq.m 平方米 ☐ About 約
	Depth of filling 填塘深度	m 米 ☐ About 約
	☒ Filling of land 填土	
	Area of filling 填土面積 3000	sq.m 平方米 ☒ About 約
	Depth of filling 填土厚度 0.2	m 米 ☒ About 約
	☐ Excavation of land 挖土	
	Area of excavation 挖土面積	sq.m 平方米 ☐ About 約
	Depth of excavation 挖土深度	m 米 ☐ About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)		
(b) Intended use/development 有意進行的用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	

(iii) <i>For Type (iii) application</i> 供第(iii)類申請			
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置		
	☐ Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling
of Land for a Period of Five Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	1125..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.24.....	☒ About 約
Proposed site coverage 擬議上蓋面積	24.4..... %	☒ About 約
Proposed no. of blocks 擬議座數	5.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☐ exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上)	☐ About 約
	4..... m 米	☐ About 約
☐ Domestic part 住用部分		
GFA 總樓面面積	 sq. m 平方米	☐ About 約
number of Units 單位數目		
average unit size 單位平均面積	 sq. m 平方米	☐ About 約
estimated number of residents 估計住客數目		

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒
--	--------------------------	--

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線, 以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,000 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	

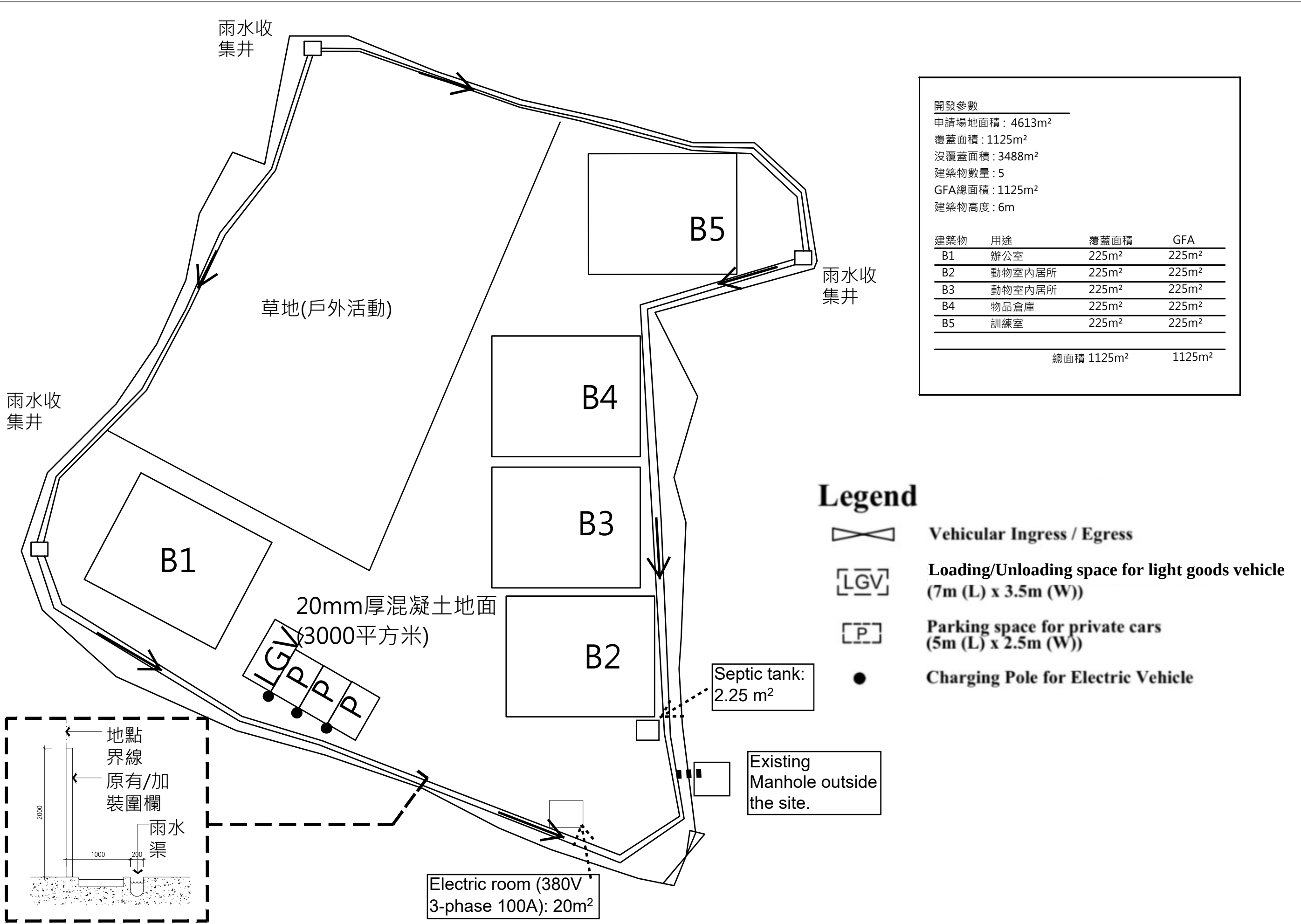
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)		
	Yes 會 ☐	No 不會 ☐	
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)			

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 1512, 1513 S.B and 1513 RP in D.D. 107, Fung Kat Heung, Yuen Long, New Territories		
Site area 地盤面積	4613 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途／發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of Five Years		
(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	☒ About 約 1125 ☐ Not more than 不多於	☒ About 約 ☐ Not 0.24 more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	4	m 米 ☒ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)

Supplementary Statement

Annex 1

Layout Plan



開發參數
申請場地面積：4613m²
覆蓋面積：1125m²
沒覆蓋面積：3488m²
建築物數量：5
GFA總面積：1125m²
建築物高度：6m

建築物	用途	覆蓋面積	GFA
B1	辦公室	225m ²	225m ²
B2	動物室內居所	225m ²	225m ²
B3	動物室內居所	225m ²	225m ²
B4	物品倉庫	225m ²	225m ²
B5	訓練室	225m ²	225m ²
總面積		1125m ²	1125m ²

Legend



Vehicular Ingress / Egress



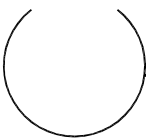
Loading/Unloading space for light goods vehicle
(7m (L) x 3.5m (W))



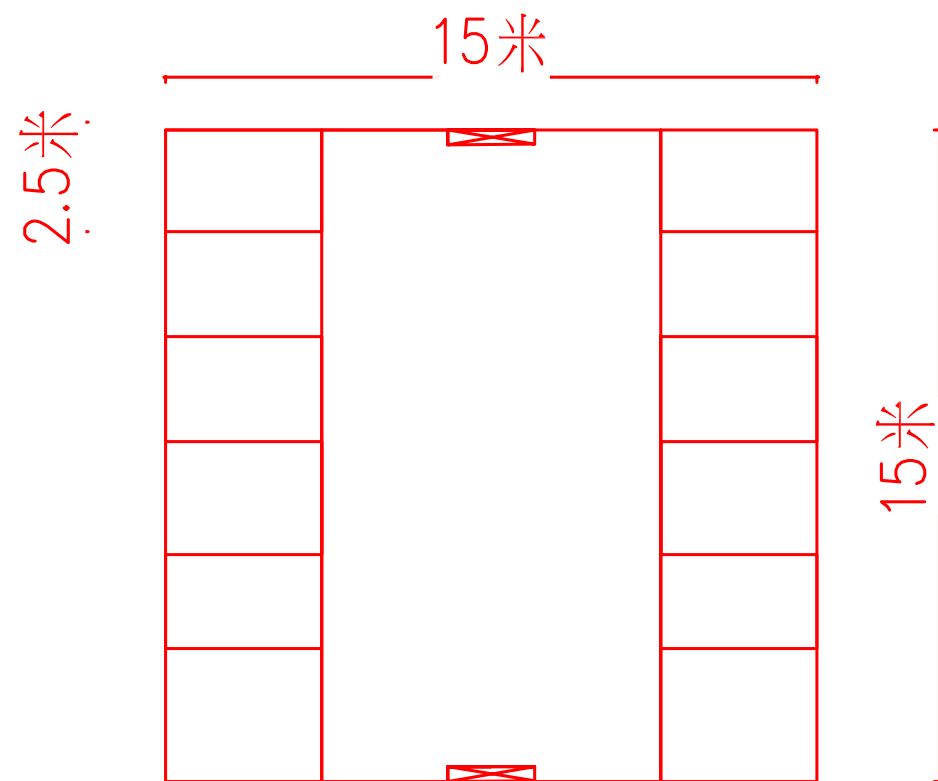
Parking space for private cars
(5m (L) x 2.5m (W))



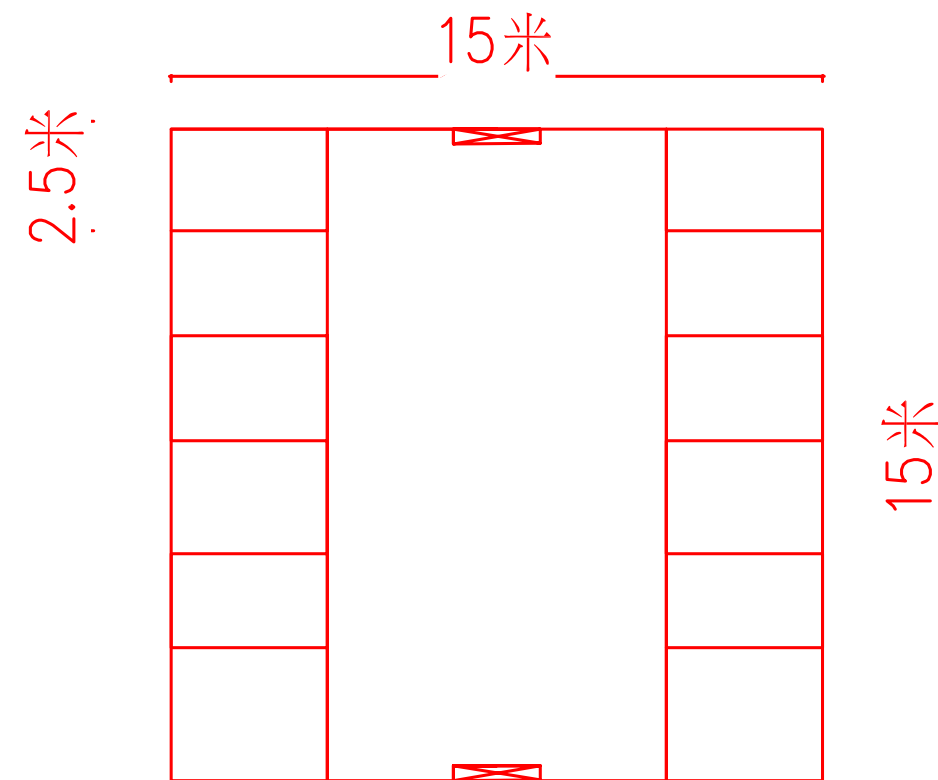
Charging Pole for Electric Vehicle



LAYOUT PLAN



Internal layout plans for structures B2



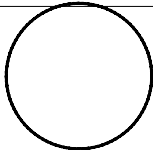
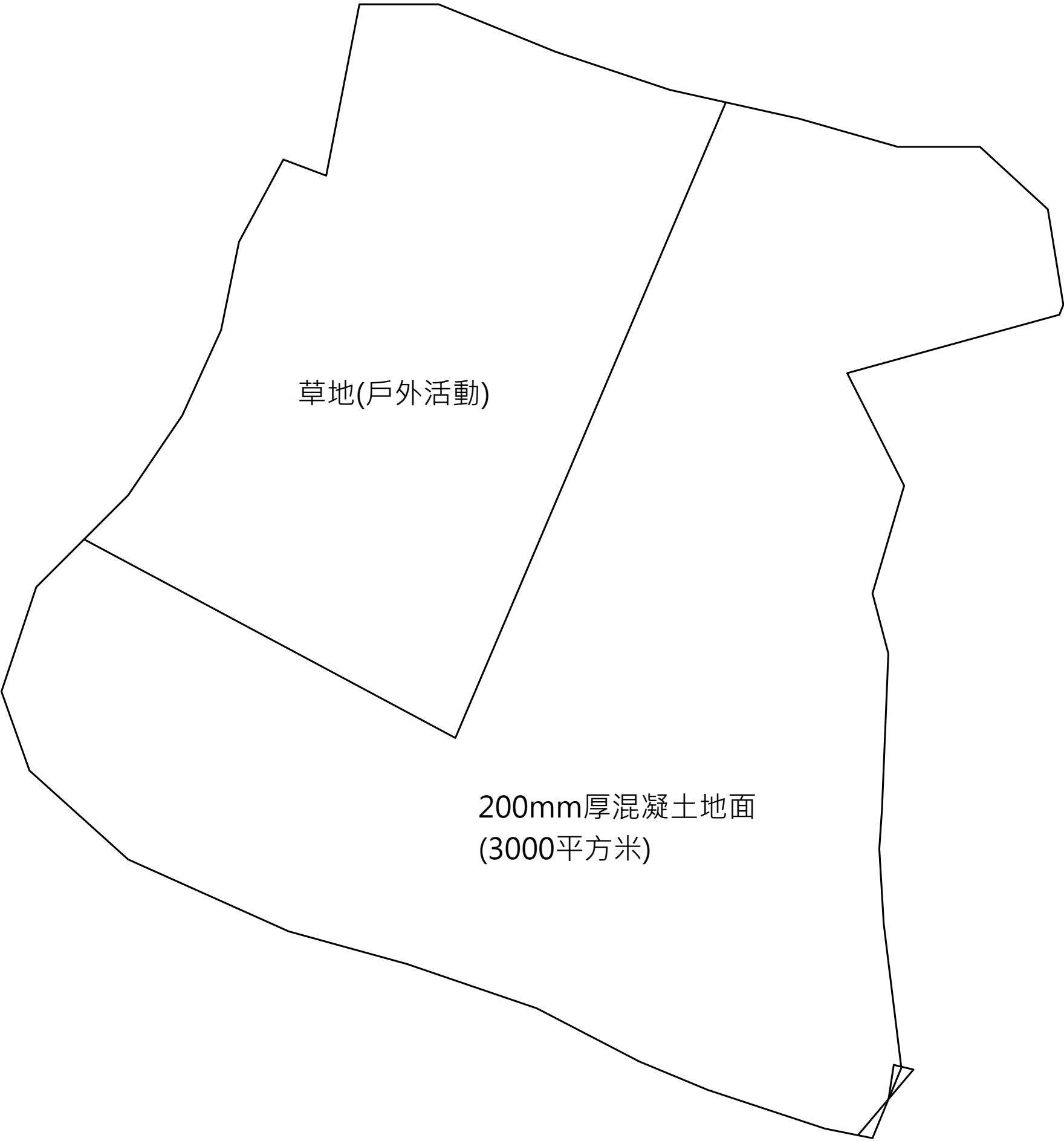
Internal layout plans for structures B3

 Cat kennels

Supplementary Statement

Annex 2

Proposed Land Filling Plan



LAYOUT PLAN

SCALE : A3 1: 250