



## Section 16 Planning Application

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

Lot Nos. 132 RP and 141 RP in D.D. 113,  
Kam Tin South, Yuen Long

### *Planning Statement*

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Prepared by  
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June 2026

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long (hereinafter referred to “the Application Site”). This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) The applied use serves to provide an animal boarding establishment. As a Column 2 use within the “AGR” zone on the OZP, the applied use does not contravene planning intention;*
- (b) The applied use is not incompatible with surrounding land uses mainly comprising animal boarding establishment, open storage uses, warehouse and temporary structures;*
- (c) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “AGR” zone;*
- (d) No significant environmental impact shall be envisaged as Applicant will comply with all environmental protection/pollution control ordinances and strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to minimise the possible adverse impacts and environmental nuisance to the nearby environment.; and*
- (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 5 years.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作擬議臨時動物寄養所連附屬設施及相關的填土工程（為期五年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗錦田南丈量約份第 113 約地段第 132 號餘段及 141 號餘段（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持申請用途供城規會考慮。

申請地點於錦田南分區計劃大綱核准圖（編號：S/YL-KTS/15）內被劃為「農業」用途。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

- (一) 申請之用途用作動物寄養所，於分區規劃大綱圖中的「農業」用途屬第二欄用途，申請用途並未違反規劃意向；
- (二) 申請用途與主要由動物寄養所、露天貯存、倉庫及臨時建築物組成的周邊土地用途並不衝突；
- (三) 申請用途不會損害或妨礙「農業」地帶的長遠規劃意向；
- (四) 預期不會造成重大環境影響，因申請人將遵守所有環境保護 / 污染管制條例，並嚴格遵循《處理臨時用途及露天貯存用地的環境問題作業指引》及《專業人士環保事務諮詢委員會專業守則》，以盡量減低對鄰近環境可能造成的負面影響及環境滋擾；及
- (五) 由於委員會已批准同一分區計劃大綱圖的類似申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請用途作為期五年之規劃申請。

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# 1 INTRODUCTION

## 1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

1.1.2 The Application Site falls within an area zoned “Agriculture” (“AGR”) on the Current OZP. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Board.

## 1.2 Background

1.2.1 The Applicant intends to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents in Kam Tin and Pat Heung areas. The proposed development will also provide daytime pet recreation and training activities.

## 1.3 Objectives

1.3.1 The Current Application strives to achieve the following objectives:-

*(a) To be given an opportunity to the Applicant to operate an animal boarding establishment for dogs with overnight boarding services to bring convenience to local pet owners and residents in Kam Tin and Pat Heung areas;*

*(b) To give an opportunity to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s).*

## 1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use as well as its design. **Chapter 5** summarizes the concluding remarks for the applied use.

## 2 SITE PROFILE

### 2.1 Location and Current condition of the Application Site

2.1.1 As shown in **Figure 1**, the Application Site is directly accessible from Kam Ho Road via a local track.

2.1.2 The Application Site is currently paved and vacant, covering approximately 416m<sup>2</sup>. No Government Land is involved.

### 2.2 Surrounding Land-use Characteristics

2.2.1 The locality of the Application Site and surrounding areas are predominately rural in character. There is an animal boarding establishment in operation to the immediate south of the application site. The immediate environment surroundings are characterised by animal boarding establishment, open storage sites, warehouses, temporary structures and vegetated areas.

## 3 PLANNING CONTEXT

### 3.1 The Current OZP

3.1.1 The Application Site currently falls within an area zoned “**AGR**” on the Current OZP (please refer to **Figure 2**). According to the notes of the current OZP, this 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.*”

3.1.2 According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Board.

### 3.2 Similar Planning Applications

3.2.1 As tabulated in **Table 1**, there are similar applications for applying for the same/similar use within the same OZP. Allowing the current application should not induce undesirable precedent.

Table 1: Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/YL-KTS/532	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 15.4.2011
A/YL-KTS/633	Renewal of Planning Approval for Temporary Animal Boarding Establishment under Application No. A/YL-KTS/532 for a Period of 3 Years	Approved with condition(s) on a temporary basis on 21.3.2014

<b>Application No.</b>	<b>Proposed Use(s)</b>	<b>Decisions</b>
A/YL-KTS/790	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 3.8.2018
A/YL-KTS/807	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.3.2019
A/YL-KTS/867	Proposed Temporary Animal Boarding Establishment (for a period of 5 years) and filling of land	Approved with condition(s) on a temporary basis on 18.12.2020
A/YL-KTS/868	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 8.1.2021
A/YL-KTS/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	Approved with condition(s) on a temporary basis on 22.1.2021
A/YL-KTS/891	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 25.6.2021
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 12.11.2021
A/YL-KTS/935	Temporary Animal Boarding Establishment for a Period of 5 Years	Approved with condition(s) on a temporary basis on 9.9.2022
A/YL-KTS/953	Temporary Animal Boarding Establishment for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.7.2023
A/YL-KTS/978	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.12.2023
A/YL-KTS/1009	Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 20.12.2024
A/YL-KTS/1019	Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years and associated Filling of Land	Approved with condition(s) on a temporary basis on 4.10.2024
A/YL-KTS/1038	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 11.4.2025
A/YL-KTS/1043	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 24.1.2025
A/YL-KTS/1052	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 23.5.2025

<b>Application No.</b>	<b>Proposed Use(s)</b>	<b>Decisions</b>
A/YL-KTS/1065	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 2.5.2025
A/YL-KTS/1075	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis on 4.7.2025
A/YL-KTS/1103	Renewal of Planning Approval for Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis on 5.12.2025
A/YL-KTS/1114	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis on 13.3.2026

3.2.2 There are some other animal boarding establishments as well as warehouses and open storage in close proximity to the application site. As such, no undesirable precedent will be set for approving the current application.

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration and Layout

- 4.1.1 The Application Site occupies an area of approximately 416m<sup>2</sup>. The applied use involves 2 temporary structures of not more than 2 storeys (not more than 7m), for animal boarding establishment (**Figure 3** refers), providing a total floor area of 290m<sup>2</sup>.
- 4.1.2 The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays (except for overnight animal boarding).
- 4.1.3 The Application Site is a paved flat land, and it is intended to regularise any filling of land under the current application (**Figure 4** refers). To align the site levels for erection of temporary structures, it is proposed to fill the entire the site with concrete to a depth of more than 1m. The extent of land filling has been kept to a minimum. The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- 4.1.4 The Applicant is committed to removing existing unauthorized structures. The Applicant will apply to the Lands Department for a Short-Term Waiver to permit the structure(s) erected within the private lots upon approval of the current application.

### 4.2 Operation

- 4.2.1 The animal boarding establishment will accommodate a maximum of 20 dogs. All dogs will be kept indoor within enclosed structures equipped with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). An outdoor area is designated as dog playground. No carparking space would be provided at the application site.
- 4.2.2 No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed 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 visitor will be accepted.

*Table 2: Proposed Key Development Parameters*

<b>Total Site Area</b>	About 416m <sup>2</sup>
- <b>Covered Area</b>	About 145m <sup>2</sup> (about 35%)
- <b>Uncovered Area</b>	About 271m <sup>2</sup> (about 65%)
<b>Total Plot Ratio</b>	About 0.69
<b>Total Gross Floor Area</b>	About 290m <sup>2</sup>
- Animal Boarding Establishment	
<b>Total No of Structures</b>	2
- Animal Boarding Establishment	
<b>No. of Storey Building Height</b>	Not Exceeding 2 storey Not more than 7m
<b>Site Coverage</b>	About 35%
<b>Operation hours</b>	09:00 to 19:00 daily, including public holidays (except for overnight animal boarding)
<b>Proposed Land Filling</b>	
- Area	About 416m <sup>2</sup>
- Depth	Not More Than 1m
- Material	Concrete

*Table 3: Key Development Parameters for the Proposed Structures*

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
S1	Animal Boarding Establishment	140m <sup>2</sup>	2	7m
S2	Animal Boarding Establishment	150m <sup>2</sup>	2	7m
	Total	290m <sup>2</sup>		

### 4.3 Access Arrangement

4.3.1 The applied use would make use of the existing access point at the eastern boundary of the Application Site. The Site is accessible by a local track connecting to Kam Ho Road. No car parking space will be provided at the Application Site.

### 4.4 Landscape Treatment

4.4.1 The proposed development involves the erection of two single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising vehicle park, warehouses and temporary structures. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

### 4.5 Provision of Drainage Facilities

4.5.1 The Applicant will submit a drainage proposal together with a thorough investigation of the existing drainage system, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the applied use after

planning approval has been granted from the Board. The Applicant will implement the proposed drainage facilities at the Application Site once the proposal is accepted by the Drainage Services Department.

#### **4.6 Fire Safety Considerations**

4.6.1 No dangerous goods would be stored within the application site. The applied use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

#### **4.7 Environmental Considerations**

4.7.1 The Application Site will be fenced off by 2.5m high boundary fence wall. All dogs will be kept indoor within enclosed structures equipped with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond operation hours (i.e. between 19:00 and 09:00). No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Application Site at any time during the planning approval period.

4.7.2 The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the approval period of the planning permission.

## 5 CONCLUSION

- 5.1.1 This Planning Statement is submitted to the Board in support of a planning application for the applied use at the Application Site. The Application Site has a total area of approximately 416m<sup>2</sup>. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 5.1.2 The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-
- (a) The applied use serves to provide an animal boarding establishment. As a Column 2 use within the “AGR” zone on the OZP, the applied use does not contravene planning intention;*
  - (b) The applied use is not incompatible with surrounding land uses mainly comprising animal boarding establishment, open storage uses, warehouse and temporary structures;*
  - (c) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “AGR” zone;*
  - (d) No significant environmental impact shall be envisaged as Applicant will comply with all environmental protection/pollution control ordinances and strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to minimise the possible adverse impacts and environmental nuisance to the nearby environment.; and*
  - (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 5 years.

## 5 CONCLUSION

- 5.1.1 This Planning Statement is submitted to the Board in support of a planning application for the applied use at the Application Site. The Application Site has a total area of approximately 416m<sup>2</sup>. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 5.1.2 The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-
- (a) The applied use serves to provide an animal boarding establishment. As a Column 2 use within the “AGR” zone on the OZP, the applied use does not contravene planning intention;*
  - (b) The applied use is not incompatible with surrounding land uses mainly comprising animal boarding establishment, open storage uses, warehouse and temporary structures;*
  - (c) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “AGR” zone;*
  - (d) No significant environmental impact shall be envisaged as Applicant will comply with all environmental protection/pollution control ordinances and strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to minimise the possible adverse impacts and environmental nuisance to the nearby environment.; and*
  - (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 5 years.

Date : 25<sup>th</sup> June, 2026  
Our Ref. : ADCL/PLG-10349/L002

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

**By Email**

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot Nos. 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long**

We refer to our submission and would like to submit clarifications to facilitate considerations by relevant departments and the Town Planning Board.

Regarding the background and operational intention, the Applicant is a dedicated animal lover with a strong commitment to animal welfare and care. Utilizing the currently vacant site, the Applicant intends to establish and personally operate a small-scale animal boarding establishment tailored specifically for dogs.

The proposed establishment will feature an outdoor area as dog playground of approximately 40m<sup>2</sup> (**Figure 3** refers). The establishment will be staffed by one personnel during the daytime and one personnel overnight. The Applicant commits that the current application strictly excludes any operation as an animal quarantine centre or an animal pound.

Concerning the site conditions and engineering works, the application site is currently paved, with existing ground levels ranging from +10.0 mPD to +11.0 mPD. The proposed minor land filling is intended solely to align and level the site ground to facilitate the safe and proper erection of the structures. Furthermore, the Applicant undertakes that upon the expiry or lapse of the planning permission, the application site will be reinstated and filled materials will be removed.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,  
For and on behalf of  
**Man Chi Consultants And Construction Limited**



Thomas Luk  
Planning Consultant

Encl.

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