

Executive Summary

1. The applicant, a registered local charitable organisation, is an affected operator by land clearance for the Yuen Long South Second Phase Development.
2. The application site (the Site) is on Government Land near Lot 114 R. P. in D. D. 114, Pat Heung, New Territories.
3. The site area is about 4,670 m², which falls entirely on Government Land.
4. The majority of the Site (about 98%) is within the Vacant Government Site for Community, Institutional or Non-Profit Making Purposes No. PH83.
5. The Site mainly falls within an area zoned “Agriculture” (“AGR”) on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, with minor portions encroaching onto an area zoned “AGR” on the Approved Shek Kong OZP No. S/YL-SK/11.
6. The applied use is ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the two OZPs requiring planning permission from the Town Planning Board.
7. A total of 6 structures are proposed on site for animal boarding establishment, adoption area, veterinary consultation rooms solely for internal use, reception and administrative section, guardroom, storeroom and other ancillary uses. The gross floor area is about 4,309 m².
8. The existing drainage channel within the Site will be untouched. No structures will be erected on any unpaved area within the Site, which will be preserved as landscape area. Potential adverse visual and landscape impacts are not anticipated.
9. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal kennels operate 24 hours daily (including Sundays and public holidays).
10. The proposed development caters for the demand for the caring of abandoned and physically impaired animals, the provision of pet adoption services, public events for the promotion of animal welfare, and the reduction of stray animals by conducting neutering programmes.

行政摘要

1. 申請人是政府認可的註冊慈善團體，為受到元朗南發展計劃第二期發展工程的收地工作影響的業務經營者。
2. 申請地點位於新界八鄉丈量約份第 114 約鄰近地段第 114 號餘段的政府土地。
3. 申請地點的面積為大約 4,670 平方米，申請範圍完全位於政府土地。
4. 申請地點的主要部分（約 98%）位於「可作社區、團體或非牟利用途的空置政府用地」編號 PH83。
5. 申請地點的主要部分在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「農業」地帶，另外有小部分在《石崗分區計劃大綱核准圖編號 S/YL-SK/11》上亦劃為「農業」地帶。
6. 申請用途為「擬議臨時動物寄養所連附屬設施及相關填土工程（為期 5 年）」。該用途在兩張大綱圖上的「農業」地帶內均屬於第二欄用途，須向城市規劃委員會申請。
7. 申請人擬議提供 6 個構築物作動物收容所、動物領養區、只供內部使用的獸醫診症室、接待處及行政部門、保安更亭、貯物室及其他附屬用途，總樓面面積為大約 4,309 平方米。
8. 擬議發展不會干擾位於申請範圍內的現有河道，擬議填土範圍外的土地亦會保留作園景地帶，並不會設有構築物，預期擬議發展不會帶來潛在的負面視覺及景觀影響。
9. 辦公室的營運時間為每天上午 9 時至下午 7 時（星期日及公眾假期照常辦公），動物收容所每天 24 小時運作（星期日及公眾假期照常運作）。
10. 申請用途有助滿足本地被遺棄和殘障動物的照顧需求、提供需求殷切的動物領養服務、舉行公眾教育活動以推廣動物權益及福利，以及透過絕育計劃減少流浪動物。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of the Society for Abandoned Animals Limited (“SAA”) (“the Applicant”) in support of the planning application for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a Period of 5 Years’ (“the Proposed Development”) on Government Land near Lot 114 R. P. in D. D. 114, Pat Heung, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Background

2. The Applicant, SAA, is a registered local charitable organisation established in 1998, with the aims to rescue and rehome abandoned animals, promote animal rights and welfare in the community, offer assistance to pet owners for veterinary services, and provide animal neutering programmes to control the number of stray animals.
3. The Site is the subject of a previous approved application no. A/YL-PH/969 for the same applied use submitted by the same applicant and was approved by the Rural and New Town Planning Committee on 22.12.2023 for a period of 5 years. The Applicant has complied with the approval conditions regarding the submission of a drainage proposal, a fire service installations proposal and a run-in/out proposal. However, the Applicant requires funding support from the Development Bureau (“DEVB”) for the construction of structures and implementation of the approved proposals.
4. In order to apply for the funding, a Short Term Tenancy (“STT”) has to be obtained from the Lands Department (“LandsD”). SAA has agreed and signed the proposed STT (STT No. STTYL0254). However, DEVB does not have enough time to process the funding application before the deadline for complying with the approval conditions. As no further extension of time would be granted from the Planning Department for compliance with the approval conditions, the Applicant would like to submit a fresh s.16 application to continue the applied use.
5. Compared with the previous approval, the site area is revised from 7,900 m² (about) to 4,670 m² (about) in order to tally with the site area of the STT No. STTYL0254 and to exclude the adjoining watercourse/channel. The internal layout is also revised to avoid the “no-build” zone.
6. The application is to facilitate the relocation of SAA’s operation from Pak Sha Tsuen in Yuen Long, which has to be returned to LandsD by 28.9.2026 for the Yuen Long South Second Phase Development. As such, there is an imminent need for the Applicant to secure a relocation site to continue its operation.

Current Premise

7. The current premise of SAA is located on Lot Nos. 1661 R. P. (Part), 1662 R. P. (Part) and 1668 (Part) in D. D. 119, Pak Sha Tsuen, Yuen Long, New Territories (**Plan 1.1**).

The site area is about 1,900 m². Photos of the current premises and existing facilities are enclosed in **Annex I**.

8. About 200 nos. of rescued animals, including dogs, cats, lambs and other small animals are staying at the current premise. The average space for various types of animal are as follow:

Types of animal	Dimension (L x W) (about)	Area per animal (about) (m ²)
Dog	140cm x 107cm	1.5
Cat	63.5cm x 57cm	0.36
Lamb	5.2m x 3.4m	17.7
Turtle	5.5m x 2.1m	11.6 (for all turtles)

Site Selection Process

9. The Applicant has conducted a throughout site selection process to identify a suitable site for the relocation of the affected operation. The process was difficult as suitable sites are either less accessible or occupied by other operators. Three potential sites have been recommended by DEVB, and they are all Vacant Government Sites for Community, Institutional or Non-profit Making Purposes.
10. The current application site was chosen by the Applicant as it is the most suitable site for the relocation of its affected operation. It has been left vacant for a long period of time and there has not been any sign of agricultural rehabilitation. Some brownfield activities can be found to the north of the Site. It is also adjoining the Emergency Rescue Sidings of the High Speed Rail. The Proposed Development is not incompatible with surrounding land uses and can put scarce land resources into a better use.

Application Site

11. The Site is on a piece of Government Land near Lot 114 R. P. in D. D. 114, Pat Heung, New Territories. It is abutting Ko Sheung Road and accessible by vehicles (**Plans 1 and 2**).
12. The site area is about 4,670 m², which falls entirely on Government Land. The majority of the Site (about 98%) is within the Vacant Government Site for Community, Institutional or Non-Profit Making Purposes No. PH83 (**Plan 2**).

Planning Context

13. The Site mainly falls within an area zoned “Agriculture” (“AGR”) on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, with minor portions encroaching onto an area zoned “AGR” on the Approved Shek Kong OZP No. S/YL-SK/11.
14. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture 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.

15. The applied use is a Column 2 use within the “AGR” zone on the OZPs which may be permitted with or without conditions by the Board.
16. The Proposed Development is temporary in nature. Approval of the current application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

17. The following table explains details of the proposed structures on site (**Plan 3**):

	Structure / Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No.of Storey
1	2/F: Veterinary consultation room / Training room 1/F: Administrative section G/F: Reception / Adoption area	1,073	358	10	3
2	1 & 2/F: Kennel for dogs/cats G/F: Laundry / Storeroom / Refuse room	954	318	10	3
3	G to 2/F: Kennel for dogs/cats	1,260	450	10	3
4	2/F: Kennel for small-sized animals G & 1/F: Kennel for dogs/cats	653	233	10	3
5	3 sets of external ventilated staircases & walkways from G/F to 2/F	339	116	10	3
6	Guardroom / Storeroom	30	30	5	1
Total		<u>4,309</u>	<u>1,505</u>		

18. About 57% of the Site (i.e. about 2,658 m²) is proposed to be paved with concrete of about 0.1 m in depth to provide an access path, outdoor activity area for animals, and solid ground for the erection of structures and better site maintenance (**Plan 4**).
19. 2 nos. of septic tanks (1.4 m (L) x 4.2 m (W) x 1.8 m (D) each) are proposed for animal waste collection (**Plan 4**).
20. The Proposed Development will be limited within the proposed paved area. The remaining unpaved area will be untouched and served as landscaping area and outdoor exercise areas for animals (**Plan 4**). The landscape area is inaccessible. Existing vegetation on unpaved land will not be affected. Meanwhile, no diversion to the existing drainage channel will be carried out in the Proposed Development.
21. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal kennels operate 24 hours daily (including Sundays and public holidays).
22. About 400 nos. of animals (including dogs, cats, rabbits, hamsters, turtles and other small-sized animals) will be staying in the Proposed Development.

23. The Proposed Development will be fully air-conditioned and enclosed with sound-proofing materials. Animal cleaning and training activities will be carried out entirely within enclosed areas. As such, animal odours and noises will be minimal.
24. The veterinary consultation room is solely for internal use and will not provide any service to the general public. Physically impaired animals at the kennels would be staying at the consultation room under medical surveillance.

Planning Gain

25. The Applicant is a registered local charitable organisation which has long been actively participating in rescuing and rehoming abandoned animals, and conducting neutering programme to help reduce stray animals in the area. In view of the tight land clearance schedule, the Applicant has an urgent need to relocate and continue the operation at the application site.
26. The Proposed Development caters for the increasing demand for the caring of abandoned and physically impaired animals, the provision of pet adoption services, public events for the promotion of animal welfare, and the reduction of stray animals by conducting neutering programmes.

No Adverse Impact to the Surroundings

Visual and Landscape

27. The Proposed Development is compatible with the surrounding land uses of rural characters predominated by some active/fallow agricultural land, plant nursery, unused vegetated land, and open storage of construction materials and vehicles.
28. There are trees located within the Site. Those that are not in conflict with the Proposed Development will be preserved in situ, significant landscape impact arising from the Proposed Development is not anticipated.

Noise

29. No public announcement system and whistle blowing will be allowed at the Site. No animal training sessions will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All animals will be staying in the kennels during sensitive hours to avoid any potential noise nuisance to nearby sensitive receivers.
30. All kennels will be enclosed with sound-proofing materials, equipped with mechanical ventilation and air-conditioning, and kept in sanitary conditions. No environmental nuisance is expected to be arisen from the Proposed Development.

Sewerage and Pollution

31. The Applicant will follow the environmental mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

32. As no public sewer is available in close proximity to the Site, two septic tanks are proposed within the Site for sewage and animal waste collection (**Plan 4**). Noting that the Site is abutting an existing drainage channel, the design and construction of the septic tanks will strictly follow the requirements as stipulated in ProPECC PN 5/93.

Traffic

33. An 8 m-wide run-in/out is proposed at the Site. The run-in/out proposal has been submitted under the previous approved application no. A/YL-PH/969 (**Annex IIa**) and has been approved by the Highways Department and Transport Department on 29.1.2026 (**Annex IIb**). There is no fundamental change to the previously approved run-in/out proposal.
34. A loading/unloading (L/UL) space for Light Goods Vehicles (LGV) is proposed on site for the operation of the Proposed Development (**Plan 5**). It is expected that the delivery of rescued animals and animal necessities will be carried out 1-2 times per week. The delivery will be arranged during nonpeak hours to minimise any potential traffic impact. No vehicles over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations should be allowed to enter the Site.
35. The trip attraction and generation rates are expected as follows:

	Trip Generations	Trip Attractions
09:00 – 10:00	0	0
10:00 – 11:00	0	1
11:00 – 12:00	1	0
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	0	0
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>2</u>	<u>2</u>

36. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
37. No parking spaces will be provided at the Site. No extra trip generation/attraction is expected from visitors or staff.
38. Visitors are encouraged to get access to the Site by public transport. Staff will also commute by public transport. Green Minibus and bus stop (Lai Uk Tsuen) is available at a distance of about 600 m to the south of the Site. The estimated walking time is around 10 minutes (**Plan 6**).
39. Given the nature of the Proposed Development is to shelter abandoned animals and no commercial activities will be conducted, the Site is not expected to accept visitors frequently. People interested in animal adoption are required to make prior reservation

before visiting the Site. They will also be reminded that no parking space are provided at the Site and they are encouraged to get access to the Site by public transport. No walk-in visitors will be accepted.

40. Regarding traffic management measures, a 'No Parking' signage will be erected at the entrance of the Site.

Drainage

41. The drainage proposal has been submitted under the previous approved application no. A/YL-PH/969 (**Annex IIIa**) and has been approved by the Drainage Services Department (DSD) on 6.3.2025 (**Annex IIIb**). In view of the amendment of the site boundary compared with the previous approval, a slightly revised drainage proposal (**Plans 7.1 and 7.2**) and updated hydraulic calculations are submitted under the current application for DSD's consideration. There is no fundamental change to the previously approved drainage proposal.

- End -