

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1164

- Applicant** : Pet Friendly Wedding Limited represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories
- Site Area** : About 5,330m² (including GL of about 996m² (about 18.7%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary place of recreation, sports or culture and animal boarding establishment with ancillary facilities and associated filling of land and pond for a period of three years at the application site (the Site), which falls within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “AGR” zone, ‘Animal Boarding Establishment’, which is a Column 2 use, and filling of land or pond require planning permission from the Town Planning Board (the Board). Whilst ‘Place of Recreation, Sport or Culture (being not a Horse Riding School, Hobby Farm or Fishing Ground)’ is neither a Column 1 nor Column 2 use in the “AGR” zone, according to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Board. The Site is currently fenced-off, partly hard-paved and partly covered by lawn, erected with some structures and occupied by the applied uses without valid planning permission (**Plans A-3 and A-4**).
- 1.2 The Site is accessible from Shui Mei Road via a local track (**Plans A-1 to A-3**). According to the applicant, the applied uses for accommodating social events and animal boarding services involve eight structures of not more than two storeys (height of not more than 7m) with a total floor area of about 1,389m² for

multifunction rooms (for animal activity or social event and ancillary office), open sheds and toilets (**Drawing A-1**). An open-air grassland of about 3,355m² (about 63% of the Site) is provided as an activity area. Three parking spaces for private car, one parking space for light goods vehicle and one parking space for 29-seater coach will be provided within the Site. The applicant also applies for regularisation of filling of pond for about 220m² (about 4% of the Site) with soil of not more than 1.5m in depth (to a level of not more than 4.4mPD) for part of the said grassland and regularisation of filling of land for about 1,975m² (37% of the Site) with concrete of not more than 0.2m in depth (to a level of not more than 4.6mPD) for site formation and vehicular circulation (**Drawing A-2**). For the animal boarding services, about 10 pets will be kept at a time inside the multifunction rooms built with soundproofing materials and equipped with air conditioning systems. No whistle blowing will be allowed at the Site at all times. The operation hours are between 9:00 a.m. and 7:00 p.m. daily, including Sundays and public holidays, and no overnight boarding services will be provided; and for the social events, such as social gatherings and wedding events, not more than 80 visitors will be accommodated at a time and the events will be held between 9:00 a.m. and 11:00 p.m. on a maximum of one day per month between April and September and a maximum of two days per month between October and March with prior reservation. Visitors of the social events will access the Site mainly through public transport or coach services self-arranged by the visitors. During the social events, the animal boarding services at the Site will be suspended and no food or drinks will be provided by the applicant. Plans showing the site layout and land/pond filling area submitted by the applicant are on **Drawings A-1** and **A-2** respectively.

- 1.3 The Site is involved in two previous applications No. A/YL-KTN/743 and 894 (details at paragraph 5 below) for temporary animal boarding establishment at the southern portion of the Site and for temporary place of recreation, sports or culture (indoor and outdoor recreation centre) with filling of land at the northern portion respectively, which were submitted by a different applicant. The two applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2021 and 2023 respectively with both planning permissions revoked in 2023 and 2024 due to non-compliance with approval conditions. According to the applicant, the scheme under the current application is consolidated from the respective schemes under the two previous applications, despite that the two previous applications were not submitted by the current applicant. Compared with these two previous applications combined, the current application involves a similar layout with increase in site area (+418m²/+8.5%), reduction in number of structures (-1/-11%) and total floor area (-126m²/-8.3%) and new addition of one parking space for coach.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 27.8.2025 (**Appendix I**)
 - (b) Further Information (FI) received on 23.12.2025* (**Appendix Ia**)
 - (c) FI received on 30.3.2026* (**Appendix Ib**)

** accepted and exempted from publication and recounting requirements*
- 1.5 On 24.10.2025 and 6.2.2026, the Committee agreed to defer making a decision on the application for two months each as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ib**, and can be summarised as follows:

- (a) the applied uses are to meet the demand for social event venue and animal boarding services in the area. The temporary nature of the applied uses would not frustrate the long-term planning intention of the “AGR” zone. The applied uses are not incompatible with the surrounding areas and there were similar applications approved in the vicinity of the Site;
- (b) as the proposed animal boarding services is intended only to serve pet owners who require temporary boarding services during the day, overnight boarding services will not be provided at the Site; and
- (c) the applied uses will generate infrequent trips. The applicant will also follow the requirements in the Noise Control Ordinance during the social events when microphones and loudspeakers are used. Adverse traffic and environmental impacts are not anticipated. In support of the current application, the applicant has submitted drainage proposal, record of implemented drainage facilities and fire service installations (FSIs) proposal.

3. Compliance with the ‘Owner’s Consent/Notification’ Requirements

The applicant is not a ‘current land owner’ but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing notices in local newspapers and sending notice to the Kam Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the ‘Owner’s Consent/Notification’ requirements are not applicable.

4. Background

The Site is currently not subject to any active planning enforcement action. Subject to collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance will be undertaken.

5. Previous Applications

The Site is involved in two previous applications for temporary animal boarding establishment at the southern portion of the Site (No. A/YL-KTN/743) and for temporary place of recreation, sports or culture (indoor and outdoor recreation centre) with filling of land at the northern portion (No. A/YL-KTN/894), which were submitted by a different applicant. The two applications were approved with conditions by the Committee in 2021 and 2023 respectively mainly on the considerations that 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 their

concerns and public comments could be addressed by approval conditions. The planning permissions under the two applications were subsequently revoked in 2023 and 2024 respectively due to non-compliance with approval conditions related to submission and/or implementation of drainage and FSIs proposals. According to the applicant, the scheme under the current application is consolidated from the respective schemes under the two previous applications with some changes as mentioned in paragraph 1.3 above. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

6.1 There are 20 similar applications (including 18 with filling of land), including 12 for various temporary place of recreation, sports or culture (including one renewal for planning approval granted; four also involved barbecue site, eating place, holiday camp or animal boarding establishment); and nine for temporary animal boarding establishment within/straddling the same “AGR” zone in the vicinity of the Site in the past five years. All these applications were approved with conditions by the Committee between 2021 and 2025 on the similar considerations as mentioned in paragraph 5 above. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

6.2 A similar application (No. A/YL-KTN/1223) for temporary animal boarding establishment with filling of land within the same “AGR” zone will be considered at the same meeting.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) currently fenced-off, partly hard-paved and partly covered by lawn, erected with some structures and occupied by the applied uses without valid planning permission; and
- (b) accessible from Shui Mei Road via a local track.

7.2 The surrounding areas are rural in character with an intermix of animal boarding establishment (with valid planning permission) abutting the southwestern boundary of the Site, storage yards, place of recreation, sports or culture cum animal boarding establishment (with valid planning permission), parking of vehicles, residential structures, grassland, vacant land and pond. About 50m to the south is a cluster of village houses of Shui Mei within the “Village Type Development” zone (**Plans A-1 and A-3**).

8. Planning Intention

8.1 The planning intention of the “AGR” zone 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.

- 8.2 According to the Explanatory Statement of the OZP for the “AGR” zone, as filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices III** and **IV** respectively.

- 9.2 The following government department has adverse comment on the application:

Land Administration

Comments of the District Lands Officer/Yuen Long (DLO/YL), LandsD:

- (a) has adverse comment on the application;
 - (b) the Site comprises GL and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (c) LandsD has reservation on the application since there is/are unauthorized structure(s) and/or use(s) on Lot No. 1486 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (d) advisory comments are at **Appendix IV**.
- 9.3 The following government department does not support the application:

Environment

Comments of the Director of Environmental Protection (DEP):

- (a) does not support the application from environmental planning perspective;
- (b) based on the applicant’s submission, the applied uses would not involve dusty operation but it would involve use of heavy vehicle (i.e. 29-seater coach). According to his review, there are residential structures within 100m from the boundary of the Site. As such, according to the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’), it is anticipated that the applied uses would cause environmental nuisance to the residential structures nearby;
- (c) no comment on the applied filling of land and pond;

- (d) there was no environmental complaint received against the Site in the past three years; and
- (e) advisory comments are at **Appendix IV**.

10. Public Comments Received During Statutory Publication Period

On 5.9.2025, the application was published for public inspection. During the statutory inspection period, two public comments were received from the Kadoorie Farm and Botanic Garden Corporation and an individual, both objecting to the application mainly on the grounds that there would be potential impacts arising from the applied uses on the proposed Agricultural Priority Areas; the approval conditions under the previous application were not complied with; and there would be adverse environmental impacts.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary place of recreation, sports or culture and animal boarding establishment with ancillary facilities and associated filling of land and pond for a period of three years at the Site zoned “AGR” (**Plan A-1**). Whilst the applied uses are not in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation (DAFC) has no strong view on the application from agricultural perspective. In view of the above and taking into account the planning assessments below, there is no objection to the applied uses with associated filling of land and pond on a temporary basis of three years.
- 11.2 Filling of land or pond in the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has no objection to the application from drainage perspective, and DEP and DAFC have no comment on the applied filling of land and pond from environmental and nature conservation and fisheries perspectives respectively. As the Site is zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 11.3 The applied uses are considered not incompatible with the surrounding areas which are rural in character with an intermix of animal boarding establishment, storage yards, place of recreation, sports or culture cum animal boarding establishment, parking of vehicles, residential structures, grassland, vacant land and pond. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the applied uses are not incompatible with the surrounding landscape setting and significant adverse landscape impact arising from the applied uses is not anticipated.
- 11.4 Whilst DEP does not support the application as the applied uses involve use of heavy vehicle and there are sensitive receivers in the vicinity of the Site, the access to the Site from Shui Mei Road via a local track would not pass by any existing

village houses or residential structures in the vicinity (**Plans A-2 and A-3**). Besides, according to the applicant, the applied uses will generate infrequent trips and the social events which involve coach services will be held only for one or two days per month. To address DEP's concerns, the applicant will be advised to follow the revised 'CoP' to minimise any potential nuisance caused by the applied uses. The operation of the applied uses is also subject to the relevant pollution control ordinances. Regarding DLO/YL, LandsD's concern on the unauthorized structure(s) and/or use(s) on the private lot within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 11.5 Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services (D of FS), have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below.
- 11.6 The Site is involved in two approved previous applications for temporary animal boarding establishment and temporary place of recreation, sports or culture (indoor and outdoor recreation centre) and both planning permissions were revoked due to non-compliance with approval conditions as detailed in paragraph 5 above. Although the two previous applications were not submitted by the current applicant, in support of the current application, the applicant has submitted drainage proposal, record of existing drainage facilities and FSIs proposal, of which the drainage and FSIs proposals are considered acceptable by CE/MN, DSD and D of FS respectively, and the as-built drainage facilities further to CE/MN, DSD's site inspection are also considered acceptable. Besides, there are 20 approved similar applications involving temporary place of recreation, sports or culture use and/or temporary animal boarding establishment within/straddling the same "AGR" zone in the vicinity of the Site in the past five years as mentioned in paragraph 6.1 above. Approving the current application is in line with the Committee's previous decisions.
- 11.7 Regarding the public comments as mentioned in paragraph 10, the departmental comments and planning assessments above are relevant.

12. Planning Department's View

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 22.5.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the existing drainage facilities shall be maintained at all times during the planning approval period;

- (b) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.2.2027;
- (c) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (d) if the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (e) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied uses with associated filling of land and pond are not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

- Appendix I** Application Form with attachments received on 27.8.2025
- Appendix Ia** FI received on 23.12.2025
- Appendix Ib** FI received on 30.3.2026

Appendix II	Previous and similar applications
Appendix III	Government departments' general comments
Appendix IV	Recommended advisory clauses
Appendix V	Public comments
Drawing A-1	Site layout plan
Drawing A-2	Land/pond filling plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
MAY 2026**