

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1128

- Applicant** : Society for Abandoned Animals Limited (保護遺棄動物協會有限公司)
represented by Goldrich Planners and Surveyors Limited
- Site** : Government Land (GL) in D.D. 114, Kei Ling, Pat Heung, Yuen Long
- Site Area** : About 4,670m²
- Land Status** : GL
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 (97%)
and Approved Shek Kong OZP No. S/YL-SK/11 (3%)
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Animal Boarding Establishment with Ancillary
Facilities and Associated Filling of Land for a Period of Five Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary animal boarding establishment with ancillary facilities and associated filling of land for a period of five years at the application site (the Site), which falls within an area zoned “AGR” on the two OZPs (**Plan A-1**). According to the Notes of the OZPs for the “AGR” zones, ‘Animal Boarding Establishment’, which is a Column 2 use, and filling of land require planning permission from the Town Planning Board (the Board). The Site is currently vacant, overgrown with weeds and covered by trees (**Plan A-4**).
- 1.2 According to the applicant, the application is to facilitate the relocation of its existing animal boarding establishment in Pak Sha Tsuen, Yuen Long which will be affected by land resumption/clearance exercise for the implementation of the Second Phase of Yuen Long South New Development Area (YLS NDA).
- 1.3 The Site is accessible from Kam Sheung Road via Ko Sheung Road (**Plans A-1 to A-3**). According to the applicant, the proposed use will involve five one to three-storey structures with heights ranging from 5m to 10m for kennel, ancillary veterinary consultation room/training room, adoption area, storeroom and guardroom, interconnected by three staircases and walkways, with a total floor area of about 4,309m², two outdoor animal exercise areas in the northern and

central portions of the Site, and a landscape area in the southeastern portion which will not be accessible by the animals (**Drawing A-1**). The proposed veterinary consultation room is for internal use only and will not provide service to the general public. No parking space will be provided, while a loading/unloading area with a bay for light goods vehicle will be provided within the Site to support the operation (**Drawing A-1**). No vehicle exceeding 5.5 tonnes will be allowed to enter or to be parked at the Site at all times. Visitors are required to make prior reservation before visiting and are encouraged to access the Site by public transport. As there is no public sewer available in the proximity, two septic tanks are proposed for sewage and animal waste collection. Existing trees within the Site in conflict with the proposed use would be felled and those to be felled are common species, while the remaining existing trees will be preserved in situ. Hoarding of 2m high will be erected along boundary of the paved area to avoid disturbance to the landscape area and existing watercourse in the southeastern portion of the Site (**Drawing A-2**). The southwestern portion of the Site is designated as “no-build zone” where there is a drainage reserve area upon which no structure will be erected (**Drawing A-1**).

- 1.4 The proposed use will accommodate about 400 animals (including dogs, cats and other small animals). To avoid potential noise nuisance to nearby sensitive receivers, all animals will be kept inside the enclosed animal boarding structures built with soundproofing materials and equipped with mechanical ventilation and air conditioning systems during sensitive hours (i.e. 7:00 p.m. to 9:00 a.m.). Animal cleaning and training activities will be carried out entirely within the enclosed structures to keep animal odours and noises minimal. No public announcement system and whistle blowing will be used at the Site at all times. The operation hours will be from 9:00 a.m. to 7:00. p.m. daily (except overnight animal boarding), while the animal kennels will operate 24 hours daily, both including Sundays and public holidays. The applicant also applies for associated filling of land of about 2,911m² (about 62.3% of the Site¹) with concrete of about 0.1m, raising the site level to +24.5mPD for site formation, circulation, erection of the structures and outdoor activity areas (**Drawing A-2**). Layout plans showing the internal layout, land filling and landscape area submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.5 The Site is the subject of one previous application (No. A/YL-PH/969) (details at paragraph 5 below) for the same use submitted by the same applicant as the current application which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.12.2023 and the planning permission is valid until 22.12.2028. Compared with the last application, the current application involves changes in site boundary and reduction in site area (from about 7,900m² to 4,670m²), reduction in number of structures (from six to five) and total floor area (from 4,460m² to 4,309m²), and the corresponding changes in layout.

¹ The applicant applies for associated filling of land of about 2,911m² (about 63.2%) of the Site including regularisation of filling of land of about 253m² (8.7% of the land filling area) for a paved area in the northwestern portion of the Site, and proposed filling of land of about 2,658m² (91.3% of the land filling area) (**Drawing A-2**).

1.6 In support of the application, the applicant has submitted the following documents:

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|-----|---|------------------------------|
| (a) | Application Form with Planning Statement and supporting documents received on 17.7.2026 and 22.7.2026 | (Appendices I and Ia) |
| (b) | Further Information (FI) received on 7.9.2026* | (Appendix Ib) |

** accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

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

- (a) The applicant is a registered local charitable organisation which operates an existing animal boarding establishment in Pak Sha Tsuen, Yuen Long. The applicant has participated in rescuing and rehoming abandoned animals, and conducting neutering programme to help reduce stray animals in the area. The current operation at the site in Pak Sha Tsuen will be affected by land resumption/clearance exercise for the implementation of the Second Phase of YLS NDA.
- (b) Following a site selection exercise, the Site is considered the most suitable relocation site as it has been vacant for a long period of time with no active agricultural activity. The proposed use is not incompatible with the surrounding areas and represents a better utilisation of land resources.
- (c) The Site is the subject of a previous application (No. A/YL-PH/969) submitted by the applicant for the same use which was approved by the Committee on a temporary basis for a period of five years in December 2023. Under the previous application, the applicant has made efforts to comply with the approval conditions on the submission of run-in/out, drainage and fire service installations (FSIs) proposals. However, the implementation works for the proposals and construction of structures are yet to commence pending the approval of funding support by the Development Bureau (DEVB).
- (d) Majority of the Site (about 98%) is within the Vacant Government Site for Community, Institutional or Non-Profit Making Purposes No. PH83. As additional time is required to process DEVB's funding approval and no further extension of time will be allowed for compliance with the outstanding approval conditions, the current application is submitted to secure planning permission for the proposed use at the Site for continuation of the applicant's operation. Compared with the previous application, the current application involves reduction in the site area to tally with the boundary of the approved Short Term Tenancy (STT) No. STTYL0254 to exclude the adjoining watercourse, alongside with adjustments to the site boundary, number of structures, total floor area and layout plan to avoid erection of structures within the drainage reserve area (i.e. no-build zone).
- (e) The proposed filling of land will be conducted for site formation, circulation, erection of structures and outdoor activity areas, while the remaining unpaved area

will be designated as landscape area. The proposed use will not cause any adverse landscape, drainage, environmental or traffic impacts on the surrounding area. The applicant will comply with all relevant environmental protection legislation. Run-in/out and drainage proposals have been submitted in support of the application.

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

As the Site involves GL only, the requirements 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. 13A) are not applicable to the application.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Application

The Site is the subject of one previous application (No. A/YL-PH/969) submitted by the same applicant for the same use as the current application which was approved with conditions by the Committee on 22.12.2023 for period of five years, mainly on the considerations that the temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the Secretary for Environment and Ecology (SEE) and Secretary for Development (SDEV) support the application from the perspectives of animal welfare and facilitation of YLS NDA implementation; the proposed use was not incompatible with the surrounding land uses; and concerned government departments consulted in general had no objection to or no adverse comment on the application or their concerns could be addressed by relevant approval conditions. Approval conditions related to submission of run-in/out, drainage and FSIs proposals have been complied with while the time limit for compliance with conditions on implementation of the said proposals is extended to 22.9.2026. The planning permission is valid until 22.12.2028. Compared with the last application, the current application involves changes in site area/boundary, number of structures, total floor area and layout as set out in paragraph 1.5 above. Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Application

There is no similar application within the same “AGR” zone in the vicinity of the Site in the past five years.

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

7.1 The Site is:

- (a) accessible from Kam Sheung Road via Ko Sheung Road; and
- (b) currently vacant, overgrown with weeds and covered by trees.

7.2 The surrounding areas are rural in character comprising mainly agricultural land and grassland intermixed with a plant nursery, a few residential structures and a vehicle park within the “AGR” zone, and open storage/storage yards located further northeast within the “Open Storage” zone. The Shek Kong Stabling Sidings and Emergency Rescue Siding of the Express Rail Link (XRL) is located to the northwest across Ko Sheung Road.

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 OZPs for the “AGR” zone, as filling of land 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 Bureaux/Departments**

9.1 Apart from the government bureaux as set out in paragraph 9.2 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 bureaux support the application:

Policy Aspects

9.2.1 Comments of SEE:

policy support is rendered to this application from the policy angle of animal welfare.

9.2.2 Comments of SDEV:

- (a) the application is to facilitate relocation of an animal boarding facilities currently located in Pak Sha Tsuen, which is affected by the Second Phase of YLS NDA;

- (b) it is noted that the current application is a subsequent case of application No. A/YL-PH/969, submitted by the same applicant at the same location for the same use, with a smaller site area; and
- (c) according to the concerned departments, the proposed use is not incompatible with surrounding land uses and there are no adverse comments on technical aspects, the application is supported from the policy perspective to facilitate smooth clearance for the project and provide operating space for the applicant to continue providing their services that are needed by the community.

10. Public Comment Received During Statutory Publication Period

On 24.7.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual objecting to the application mainly on the grounds that non-compliance with the approval conditions of the previous application would result in a waste of public resources if further approval is granted; the animals kept at the Site may cause adverse environmental impacts; and greater public education and awareness on animal welfare issues should be promoted (**Appendix V**).

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary animal boarding establishment with ancillary facilities and associated filling of land for a period of five years at the Site zoned “AGR” (**Plan A-1**). The proposed use is not entirely in line with the planning intentions of the “AGR” zones, and the Director of Agriculture, Fisheries and Conservation (DAFC) considers that the Site can be rehabilitated for agricultural activities, such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors. Nevertheless, according to the applicant which a registered charitable organization, the current application is to facilitate relocation of its existing animal boarding establishment of rescuing and rehoming abandoned animals affected by the YLS NDA. SEE supports the application from the policy angle of animal welfare. SDEV also supports the application to facilitate smooth clearance for the implementation of YLS NDA and provide operating space for the applicant to continue their services that are needed by the community. Taking into account the above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis for a period of five years.
- 11.2 Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department, who also considers the submitted drainage proposal acceptable, and Director of Environmental Protection have no objection to the application from drainage and environmental planning 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 intentions of the “AGR” zones and restore the greenery of the area is recommended should the Committee decide to approve the application.

- 11.3 The proposed use is considered not incompatible with the surrounding areas which are rural in character comprising mainly agricultural land and grassland intermixed with a plant nursery, a few residential structures, a vehicle park, open storage/storage yards as well as Shek Kong Stabling Sidings and Emergency Rescue Siding of XRL. 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 proposed use is not incompatible with the surrounding environment and significant adverse landscape impact arising from the proposed use is not anticipated.
- 11.4 Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisance caused by the proposed use on the surrounding areas.
- 11.5 There is one approved previous application for the same use at the Site as detailed in paragraph 5 above. Approving the current application is in line with the Committee’s previous decision.
- 11.6 Regarding the public comment as mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment 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 five years until 11.9.2031. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of a revised run-in/out proposal to/from Ko Sheung Road and modification proposal of associated street furniture on Ko Sheung Road within **6 months** from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the Town Planning Board by 11.3.2027;

- (b) in relation to (a) above, the implementation of the revised run-in/out proposal to/from Ko Sheung Road and modification proposal of associated street furniture on Ko Sheung Road within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the Town Planning Board by 11.6.2027;
- (c) the implementation of the accepted drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.6.2027;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.3.2027;
- (f) in relation to (e) above, the implementation of the 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 11.6.2027;
- (g) if the above planning condition (d) 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;
- (h) if any of the above planning condition (a), (b), (c), (e) or (f) 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
- (i) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials 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 proposed use with associated filling of land is 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

Appendices I and Ia	Application Form with Planning Statement and supporting documents received on 17.7.2026 and 22.7.2026
Appendix Ib	FI received on 7.9.2026
Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawings A-1 and A-2	Layout Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**