

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/800

- Applicant** : Mr. Darren John Milner
- Site** : Various Lots in D.D. 118 and Adjoining Government Land (GL), Tai Tong Road, Hung Tso Tin Tsuen, Yuen Long
- Site Area** : 422.8m² (about) (including GL of about 58.2m² (13.8%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]
- Application** : Temporary Animal Boarding Establishment (Dog Hotel) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary animal boarding establishment (dog hotel) for a period of three years at the application site (the Site) falling within an area zoned “V” on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is paved and occupied by the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible from Tai Tong Road with an ingress/egress point at the east (**Drawing A-1** and **Plan A-2**). According to the applicant, the applied use comprises five single-storey structures (not more than 4.2m in height) with a total floor area of about 168.1m² for dog kennel area, indoor function area cum office, toilet, animal grooming and storage use. An outdoor swimming pool for dog use is also provided. No parking space will be provided within the Site. The dog hotel will accommodate not more than 48 dogs. All dogs will be kept inside the structures designated for dog kennel use, which will be fully ventilated and noise-insulated, with double-glazed windows installed, from 6:30 p.m. to 9:00 a.m. daily. No public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing will be used/involved at the Site. The operation hours

are from 8:45 a.m. to 6:30 p.m. on Mondays to Fridays, from 9:00 a.m. to 6:30 p.m. on Saturdays and from 9:30 a.m. to 7:00 p.m. on Sundays. A plan showing the site layout submitted by the applicant is at **Drawing A-1**.

- 1.3 The Site was involved in four previous applications (No. A/YL-TT/230, 308, 375 and 460) for temporary animal boarding establishment or dog hotel for a period of three years each, which were approved with conditions on a temporary basis by the Board on review or by the Rural and New Town Planning Committee (the Committee) of the Board between 2009 and 2019. Compared with the last approved application (No. A/YL-TT/460), the current application is submitted by a different applicant for the same use with a smaller site area and similar layout and development parameters. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

Major Development Parameters	Last Approved Application (No. A/YL-TT/460) (a)	Current Application (No. A/YL-TT/800) (b)	Difference (b) - (a)
Site Area	About 470 m ² (including about 80m ² of GL)	About 422.8 m ² (including about 58.2m ² of GL)	-47.2 m ² (-10.0%)
Total Floor Area	About 149 m ²	About 168.1m ²	+19.1 m ² (+12.8%)
No. of Structures	4 (for dog kennel area, animal indoor exercising area cum office, reception, toilet and animal grooming uses)	5 (for dog kennel area, indoor function area cum office, toilet, animal grooming and storage use)	+1
Maximum Height of Structures	4.5m (1 storey)	4.2m (1 storey)	-0.3 m (-6.7%)
No. of parking spaces	Nil		-
No. of Loading/ Unloading Bays	Nil		-
Operation Hours	8:45 a.m. to 6:30 p.m. on Mondays to Fridays 9:00 a.m. to 6:30 p.m. on Saturdays 9:30 a.m. to 7:00 p.m. on Sundays and Public Holidays	8:45 a.m. to 6:30 p.m. on Mondays to Fridays 9:00 a.m. to 6:30 p.m. on Saturdays 9:30 a.m. to 7:00 p.m. on Sundays	No change

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

- (a) Application Form with attachments received on 29.7.2026 (Appendix I)
- (b) Further Information (FI) received on 11.9.2026* (Appendix Ia)
- (c) FI received on 18.9.2026* (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 and FIs at **Appendices I to Ib**. They can be summarised as follows:

- (a) the development is a licensed animal boarding establishment that has been operating by the applicant's spouse since 2009 when a planning permission was granted for a dog hotel. The applicant has taken over the development from his spouse since 2022;
- (b) noise mitigation measures have been employed to minimise environmental nuisance to the surrounding areas; and
- (c) the applicant has maintained the sewage and drainage systems on-site in accordance with the requirements imposed under the previous planning approvals for the same site.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with 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. 31B) by notifying the current land owners. Detailed information would be deposited at the meeting for Members’ inspection

4. **Background**

The Site would be subject to planning enforcement action.

5. **Previous Applications**

The Site was involved in four previous applications (No. A/YL-TT/230, 308, 375 and 460) submitted by a different applicant for temporary animal boarding establishment or dog hotel for a period of three years each, which were approved with conditions on a temporary basis by the Board on review or by the Committee between 2009 and 2019, mainly on considerations of the scale of operation; the design and management would unlikely create adverse impacts on the surrounding areas; no local objections or adverse departmental comments were received; not incompatible with the surrounding area;

temporary approval of the application would not jeopardise the long-term planning intention of the “V” zone; and approval of the application was generally in line with the Committee’s previous decisions. All the time-limited approval conditions under the last approved application (No. A/YL-TT/460) have been complied with and the planning permission lapsed on 22.4.2022. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1b**.

6. Similar Application

There is no similar application for animal boarding establishment use within the subject “V” zone.

7. Planning Intention

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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

8.1 The Site is:

- (a) paved and occupied by the applied use without valid planning permission; and
- (b) accessible from Tai Tong Road.

8.2 The surrounding areas are predominantly rural in character comprising residential dwellings intermixed with parking of vehicles, car serving, vehicle repair workshops, shop and services, open storage/storage yards, farmland and vacant/unused land.

9. Comments from Relevant Government Departments

All 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 are provided in **Appendices III** and **IV** respectively.

10. Public Comments Received During the Statutory Publication Period

On 7.8.2026, the application was published for public inspection. During the statutory

public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary animal boarding establishment (dog hotel) for a period of three years at the Site zoned “V” on the OZP. While the applied use is not in line with the planning intention of the “V” zone, according to the District Lands Officer/Yuen Long, Lands Department, there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis of three years will not frustrate the planning intention of the “V” zone.
- 11.2 The applied use is considered not incompatible with the surrounding areas which are predominantly rural in character comprising residential dwellings intermixed with parking of vehicles, car servicing, vehicle repair workshops, shop and services, open storage/storage yards, farmland and vacant/unused land (**Plan A-2**).
- 11.3 Other concerned government departments consulted including the Commissioner for Transport, Director of Fire Services, Chief Engineer/ Mainland North, Drainage Services Department, Director of Environmental Protection and Director of Food and Environmental Hygiene have no objection to or no adverse comments on the application from traffic, fire safety, drainage, environmental and environmental hygiene aspects respectively. DAFC also has no comment on the application from nature conservation and animal management perspectives. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of the concerned government departments. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas.
- 11.4 There are four approved previous applications at the same Site as mentioned in paragraph 5 above. Approval of the current application is in line with the Committee’s previous decisions.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department 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 25.9.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

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

- (b) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.12.2026;
- (c) 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 25.3.2027;
- (d) in relation to (c) 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 25.6.2027;
- (e) 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; and
- (f) if any of the above planning condition (b), (c) or (d) 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.

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 use is not in line with the planning intention of the "Village Type Development" zone which is primarily for development of Small Houses by indigenous villagers. No strong planning justification has been given 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 29.7.2026
Appendix Ia	FI received on 11.9.2026
Appendix Ib	FI received on 18.9.2026
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**