

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/37

- Applicant** : Ms. LI Venus
- Site** : Various Lots in D.D. 102, Ngau Tam Mei, Yuen Long
- Site Area** : About 1,489.7 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
- Zonings** : Area shown as 'Road' (about 96%) and
"Green Belt" ("GB") (about 4%)
- Application** : Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary animal boarding establishment with ancillary facilities and associated filling of land for a period of three years at the application site (the Site), which falls within an area mainly shown as 'Road' (about 96%) with a minor portion falling within an area zoned "GB" (about 4%) on the OZP (**Plan A-1**). According to the Notes of the OZP, all uses or developments within area shown as 'Road', 'Animal Boarding Establishment', which is a Column 2 use, within "GB" zone, as well as filling of land within area shown as 'Road' and "GB" zone require planning permission from the Town Planning Board (the Board). The Site is currently fenced-off, partly hard-paved, and occupied by a few temporary structures for the applied use without valid planning permission (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from Kwu Tung Road via a local access (**Plans A-1 and A-2**) with an ingress/egress (about 6m wide) at its north-eastern edge. According to the applicant, the applied use, with a total floor area of about 499.65m², involves six structures, including five single-storey structures (about 4m to 6m in height) for dog function room, ancillary office, staff lounge and canopies; and one two-storey structure (about 7m in height) for animal boarding establishment. One private car parking space and one loading/unloading bay for light goods vehicle are provided. The applicant also applies for regularisation of filling of land for 903.9m² (about 60.7% of the Site)¹ with concrete of about 0.2m in depth up to a level of about +12.3mPD for site formation purpose. The applied use operates between 8:00 a.m. to 6:00 p.m. daily, including

¹ Of the applied land filling area (i.e. 903.9m²), about 96% falls within an area shown as 'Road', while the remaining 4% falls within an area zoned "GB", both of which require planning permission from the Board.

public holidays, with 24-hour animal boarding services. The applied use can accommodate no more than 25 dogs at a time, while all dogs staying overnight will be kept within enclosed structures fitted with soundproofing materials, and 24-hour air mechanical ventilation and air conditioning system. Three to four staff members will station at the Site to support the operation of the applied use. No more than eight dogs, all of which must wear muzzles, will be allowed outdoor at a time during the operation hours. Appointment system for visiting the Site is adopted. No public announcement system, whistle blowing, portable loud speaker or any form of audio amplification system will be used at the Site at all times. Existing fences will be extended to 4.8m in height to mitigate possible nuisance to nearby residents. No tree felling will be conducted and a tree protection zone has been designated at the western portion of the Site. Septic tank and soakaway system are also proposed within the Site for the treatment and disposal of sewage. The layout plan and paved area plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 The Site is the subject of a previous application (No. A/YL-NTM/468) (details at paragraph 5 below) submitted by the same applicant for the same temporary use with ancillary facilities for a period of three years and associated filling of land approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in March 2024, and the planning permission was subsequently revoked in September 2024 due to non-compliance with time-limited approval conditions. Compared with the previous application, the current application involves the same site area/boundary and development parameters, with minor changes in the disposition of structures.

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

- (a) Application Form with attachments and Supplementary Information (SI) received on 21.7.2026 and 25.7.2026 respectively **(Appendix I)**
- (b) Further Information (FI) received on 2.9.2026[#] **(Appendix Ia)**
[#] accepted and not 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, SI and FI at **Appendices I to Ia**, and can be summarised as follows:

- (a) The applied use is temporary in nature and will not jeopardise the long-term planning intention of the Site. The applicant acknowledges that the Site falls within the development of the San Tin Technopole (the Technopole) which will be subject to land resumption, and commits to maintaining liaison and cooperating with the Government during the land resumption process.
- (b) The applied use is not incompatible with the surrounding areas and can serve the strong local demand for animal boarding services.
- (c) Septic tank and soakaway system are proposed within the Site for the treatment and disposal of sewage. In support of the application, the applicant has submitted drainage and fire service installations (FSI) proposals. The applied use would not induce adverse environmental, fire safety and drainage impacts on the surrounding areas.

- (d) With the implementation of appointment system, the applied use would only generate limited vehicular traffic. Sufficient space would be provided within the Site for vehicle manoeuvring. Hence, adverse traffic impact is not anticipated.

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

The applicant is not a “current land owner” of the Site 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 publishing notices in local newspaper and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) are relevant to the application. Relevant extracts of the Guidelines are at **Appendix II**.

5. Background

The Site is subject to an active planning enforcement action (No. E/YL-STT/0487) against Unauthorized Development (UD) involving use for place for animal boarding establishment. An Enforcement Notice was issued on 28.4.2026 requiring discontinuation of UD by 28.6.2026. Site inspection on 29.6.2026 revealed that the animal boarding establishment ceased to operate at the Site.

6. Previous Applications

- 6.1 The Site is the subject of two previous applications No. A/YL-NTM/405 and 468². Application No. A/YL-NTM/405 for proposed public utility installation (solar energy system), which was rejected by the Board on review in 2021, was not relevant to the current application due to different use involved.
- 6.2 The last previous application No. A/YL-NTM/468 submitted by the same applicant for the same temporary use with ancillary facilities and associated filling of land was approved with conditions for a period of three years by the Committee on 1.3.2024, mainly on the considerations that the proposed use on a temporary basis would not jeopardise the long-term planning intention of the “GB” zone; the proposed 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 permission was subsequently revoked on 1.9.2024 due to non-compliance with time-limited approval conditions related to the submission of drainage and FSIs proposals. Compared with the last application, the current application involves the same site area/boundary and development parameters, with only minor changes in the disposition of structures.

² The Site fell within “GB” zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12 at the time of consideration of the two previous applications by the Committee.

- 6.3 Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

7. Similar Application

There is no similar application within the same “GB” zone and area shown as ‘Road’ in the vicinity of the Site in the past five years.

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

- 8.1 The Site is:

- (a) currently fenced-off, partly hard-paved, and occupied by a few temporary structures for the applied use without valid planning permission; and
- (b) accessible from its north-eastern edge from Kwu Tung Road via a local access.

- 8.2 The surrounding areas are rural in character comprising mainly storage yards, open storage of vehicles, construction materials and recycling materials, residential dwellings, woodland and vacant land.

9. Planning Intentions

- 9.1 The area shown as ‘Road’ forms part of the area reserved for future Road D5 of the Technopole.
- 9.2 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3 According to the Explanatory Statement of the OZP for “GB” zone, as filling of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government departments as set out in paragraphs 10.2 and 10.3 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 IV** and **V** respectively.
- 10.2 The following government department objects to the application:

Land Administration

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

- (a) objects to the application;
- (b) the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- (c) as the pre-clearance survey for the project “Resumption of Land for the Development of San Tin Technopole (Phase 2)” has been conducted for the Site, DLO/YL will not process either regularisation or new application for short term waiver/short term tenancy in this case; and
- (d) LandsD has reservation on the planning application since there is/are unauthorized structure(s) on the Lot 2161 in D.D. 102 which is 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.

10.3 The following government department has specific comments on the application:

Long-term Development

10.3.1 Comments from the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

the Site falls within the boundary of Phase 2 Development of the Technopole. According to the latest tentative development programme, the estimated departure period of the Site is from Q3 2028 to Q4 2031. The applicant should keep close liaison with CEDD.

11. Public Comment Received During Statutory Publication Periods

On 28.7.2026 and 8.9.2026, the application was published for public inspection. During the statutory public inspection periods, one public comment was received from an individual raising concern that the application was revoked before and the applied use is not in line with the development of the Technopole (**Appendix VI**).

12. Planning Considerations and Assessments

12.1 The application is for temporary animal boarding establishment with ancillary facilities and regularisation of associated filling of land for a period of three years at the Site within an area mainly shown as ‘Road’ with a minor portion zoned “GB” on the OZP (**Plan A-1**). Whilst the applied use is not in line with the planning intention of the area shown as ‘Road’ and “GB” zone, from long-term development perspective, PM(N), CEDD advises that the Site is under Phase 2 Development of the Technopole with an estimated departure period from Q3 2028 to Q4 2031. In this regard, the applied use on

a temporary basis will not affect the long-term planning intention of the Site. Should the Committee decide to approve the application, it is recommended to incorporate an advisory clause to remind the applicant that the Site may be resumed by the Government and the applied use may be terminated at any time during the planning approval period for implementation of Government projects. In view of the above and taking into account the planning assessments below, there is no objection to the applied use with associated filling of land on a temporary basis for a period of three years.

- 12.2 Filling of land in “GB” 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 and Director of Environmental Protection have no objection to and no adverse comment on the application from drainage and environmental planning perspectives respectively. As a portion of the Site is zoned “GB”, an approval condition requiring the reinstatement of that portion of the Site upon expiry of the planning permission so as to uphold the planning intention of the “GB” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 12.3 While majority of the Site (about 96%) falls within an area shown as ‘Road’ reserved for planned road of the Technopole, a portion of the Site (about 4%) falls within the “GB” zone. The Site is situated in an area which is rural in character comprising mainly storage yards, open storage of vehicles, constructions materials and recycling materials, residential dwellings, woodland and vacant land (**Plan A-2**). A tree protection zone has been designated for the existing trees at the western portion of the Site and no tree felling will be involved under the current application. 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 use with filling of land is not entirely incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the applied use is not anticipated.
- 12.4 According to TPB PG-No. 10, an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. In addition, the design and layout of any proposed development within the “GB” zone should be compatible with the surrounding areas; and the development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape, adversely affect drainage or aggravate flooding and slope stability in the area, and the development itself should not be the source of pollution. A portion of the Site falls within “GB” zone, and the issues of compatibility as well as impact on existing natural vegetation and landscape have been discussed in paragraph 12.3 above. Besides, DEP has no objection to the applied use with associated filling of land, noting that relevant measures to control the potential environmental nuisance have been proposed as detailed in paragraph 1.2 above. In view of the above, the applied use is generally considered not contravening TPB PG-No. 10.
- 12.5 Other relevant government departments consulted, including the Director of Agriculture, Fisheries and Conservation, 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 the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’, to minimise any potential environmental nuisances on the surrounding areas. Regarding DLO/YL of LandsD’s concern on the

unauthorized structure(s) on the concerned lot, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 12.6 The Site is the subject of an approved previous application No. A/YL-NTM/468 for the same use submitted by the same applicant as detailed in paragraph 6 above. Whilst the planning permission under the previous application was revoked due to non-compliance with approval conditions related to the submission of drainage and FSIs proposals, in support of the current application, the applicant has submitted drainage and FSIs proposals. In this regard, sympathetic consideration may be given to the current application. Should the application be approved by the Committee, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 12.7 Regarding the public comment as stated in paragraph 11 above, the planning considerations and departmental comments above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, PlanD has no objection to the application.
- 13.2 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 23.10.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 23.4.2027;
- (b) in relation to (a) above, the implementation of the revised 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 23.7.2027;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised 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 23.4.2027;
- (e) in relation to (d) above, the implementation of the revised 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 23.7.2027;
- (f) if the above planning condition (c) 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;

- (g) if any of the above planning condition (a), (b), (d) or (e) 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
- (h) upon expiry of the planning permission, the reinstatement of the “Green Belt” portion of the site, including the removal of hard paving and fill materials, and grassing of the “Green Belt” portion of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

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

the applied use with associated filling of land is not in line with the planning intentions of the area shown as ‘Road’ and “Green Belt” zone, which are primarily for road development and for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets respectively. There is a general presumption against development within “Green Belt” zone. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application Form received on 21.7.2026 and SI received on 25.7.2026
Appendix Ia	FI received on 2.9.2026
Appendix II	Relevant Extracts of TPB PG-No. 10
Appendix III	Previous Applications
Appendix IV	Government Departments’ General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan

Drawing A-2	Paved Area Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**