RNTPC Paper No. A/YL-TT/814
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/814

Applicant	:	Kan Shing Farm Limited represented by Metro Planning & Development Company Limited
Site	:	Various Lots in D.D. 119, Yuen Long
Site Area	:	1,100 m^2 (about)
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
Zoning	:	"Agriculture" ("AGR")
Application	:	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary animal boarding establishment (dog kennel) and associated filling of land for a period of three years at the application site (the Site) falling within an area zoned "AGR" on the OZP (**Plan A-1**). According to the Notes of the OZP for "AGR" zone, '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, and covered with grass and soil (**Plan A-4**).

1.2 The Site is accessible from Kiu Hing Road via a local track with an ingress/egress point at the northwest (**Drawing A-1** and **Plan A-2**). According to the applicant, two single-storey structures (not more than 4.5m in height) with a total floor area of not more than 370m^2 are proposed for dog kennel, office and toilet. Four parking spaces for private cars (5m x 2.5m each) will be provided within the Site **(Drawing A-2)**. The applicant also seeks permission for filling of land for an area of about 1,076m^2 at the Site (i.e. about 97.8% of the Site, except the area of where the existing trees stand) with concrete in depth of 0.2m for erection of temporary structures and manoeuvring space (**Drawing A-3**). Three existing trees will be preserved and no tree felling is proposed at the Site (**Drawing A-2**).

1.3 According to the applicant, the animal boarding establishment will accommodate not more than 14 dogs. All dogs will be kept inside the enclosed structures with

soundproofing materials, mechanical ventilation and air-conditioning system at all times. No public announcement system will be used and no whistle blowing will be carried out at the Site. The operation hours are from 9:00am to 6:00pm daily, including Sundays and public holidays. Plans showing the vehicular access, site layout and land filling works submitted by the applicant are at **Drawings A-1** to **A-3** respectively.

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

(a) Application Form with attachments received on 8.9.2026; and (**Appendix I**)
(b) Supplementary Information (SI) received on 13.9.2026 **(Appendix Ia)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I** and **Ia**. They can be summarised as follows:

(a) the proposed use is temporary in nature and would not frustrate the long-term planning intention of the "AGR" zone;

(b) the proposed use and its nature, layout, form and scale are not incompatible with the surrounding areas;

(c) similar applications were approved in the "AGR" zone within the same OZP;

(d) insignificant traffic and environmental impacts are anticipated; and

(e) no adverse impacts from drainage, sewerage, waste management and environmental hygiene perspectives.

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 posting site notice and sending the notice to the Shap Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

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

5. Previous Application

There is no previous application concerning the Site.

6. Similar Applications

There are eight similar applications (No. A/YL-TT/666, 684, 687, 699, 728, 742, 786 and 802) for temporary animal boarding establishment with associated filling of land within the same "AGR" zone on the OZP in the past five years. They were all approved with conditions by the Committee for a period of three or five years between 2025 and 2026 mainly on considerations that the proposed use would not jeopardise the planning intention of the "AGR" zone; being not incompatible with the surrounding uses; and the departmental concerns could be addressed by implementation of approval conditions. Details of these similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

7. Planning Intention

7.1 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.

7.2 According to the Explanatory Statement of the OZP, permission from the Board is required for filling of land within the "AGR" zone as such activity may cause adverse drainage and environmental impacts on the adjacent areas.

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

8.1 The Site is:

(a) currently vacant, and covered with grass and soil; and

(b) accessible from Kiu Hing Road via a local track.

8.2 The surrounding areas are rural in character predominately occupied by agricultural land intermixed with warehouses, open storage/storage yards, farm, residential dwellings and vacant 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 Comment Received During the Statutory Publication Period

On 15.9.2026, the application was published for public inspection. During the statutory public inspection period, three public comments were received from Kadoorie Farm & Botanic Garden Corporation and two individuals (**Appendix V**) objecting to the application on the grounds that the proposed use is suspected to be a fake animal boarding establishment; the proposal is not in line with the policy intention as the Site falls within

the Agricultural Priority Area; and the proposed use will generate adverse environmental impact.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary animal boarding establishment (dog kennel) and associated filling of land for a period of three years at the Site zoned "AGR" on the OZP. While the proposed use is not in line with the planning intention of the "AGR" zone, the Director of Agriculture, Fisheries and Conservation (DAFC) has no strong view against the application from agricultural perspective and no comment from nature conservation perspective. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis for a period of three years.

11.2 The applicant also seeks permission for filling of land for an area of about 1,076m² at the Site (i.e. about 97.8% of the Site) with concrete in depth of 0.2m for erection of temporary structures and manoeuvring spaces. Filling of land within "AGR" zone requires planning permission 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 and Director of Environmental Protection have no objection to the application from drainage and environmental 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 proposed use is considered not incompatible with the surrounding areas which are rural in character predominately occupied by agricultural land intermixed with warehouses, open storage/storage yards, farm, residential dwellings and vacant land (**Plan A-2**). The applicant also proposes to preserve the three existing trees at the west of the Site. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.

11.4 Other relevant government departments consulted including the Commissioner for Transport, Director of Fire Services and Director of Food and Environmental Hygiene have no objection to or no adverse comments on the application from traffic, fire safety and environmental hygiene perspectives respectively. 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.

11.5 There are eight approved similar applications within the same "AGR" as mentioned in paragraph 6 above. Approval of the current application is in line with the Committee's previous decisions.

11.6 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant and any unauthorized development on the Site would be subject to planning enforcement action.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments detailed in paragraph 10 above, PlanDhas 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 6.11.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) the submission of a 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 6.5.2027;

(b) in relation to (a) above, the implementation of the 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 6.8.2027;

(c) in relation to (b) above, the implemented drainage facilities at the Site should be maintained at all times during the planning approval period;

(d) 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 6.5.2027;

(e) in relation to (d) 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 6.8.2027;

(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 application site, including the removal of fill materials and hard paving and grassing of the application 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 "Agriculture" 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 such 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 8.9.2026
Appendix Ia	SI received on 13.9.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Land Filling Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026