

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-HTF/1125

- Applicant** : Mr. TANG Tsz-hin represented by Allgain Land Administrators (Hong Kong) Limited
- Site** : Lot 130 (Part) in D.D.128, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 2,880 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Animal Boarding Establishment for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary animal boarding establishment for a period of 3 years. The Site falls within an area zoned “AGR” on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “AGR” zone, ‘Animal Boarding Establishment’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is hard-paved, currently vacant and occupied by a temporary structure at the southern part of the Site (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site involves 8 previous applications (No. A/YL-HT/77, 368, 391, 453, 744, A/YL-HTF/1093, 1096 and 1104) for temporary workshop, open storage, or development and learning centre uses, which were all rejected by the Rural and New Town Planning Committee (the Committee) or the Board. The last application (No. A/YL-HTF/1104) covering a larger site area for proposed temporary development and learning centre for graphene with ancillary office for a period of 3 years by a different applicant was rejected by the Board upon review on 30.10.2020.
- 1.3 The Site is accessible via a local track to Kai Pak Ling Road (**Plans A-2 and A-3**). As shown on the layout plan at **Drawing A-2**, the applicant proposes two temporary structures with total floor area of about 440m² and building height of not more than 6m for animal boarding, office and storage use. The applicant proposes to allow 10