

**Previous Applications covering the Application Site (the Site)**

Approved Applications

	<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/743	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of Three Years	22.1.2021 [revoked on 22.4.2023]
2.	A/YL-KTN/894	Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.12.2024]

**Similar s.16 Applications within/straddling the same “AGR” zone in the vicinity of the Site in the Past Five Years**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	11.6.2021 [revoked on 11.9.2022]
2.	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	10.9.2021 [revoked on 10.6.2023]
3.	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	20.5.2022 [revoked on 20.2.2025]
4.	A/YL-KTN/822	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.9.2025]
5.	A/YL-KTN/830	Renewal of Planning Approval for Temporary Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities for a Period of Three Years	10.6.2022
6.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities	12.8.2022 [revoked on 12.5.2024]

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
		for a Period of Three Years and Filling of Land	
7.	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
8.	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
9.	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
10.	A/YL-KTN/895	Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/Sports Training Ground) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.10.2024]
11.	A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	19.5.2023 [revoked on 19.5.2024]
12.	A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023 [revoked on 9.12.2023]
13.	A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023 [revoked on 23.3.2024]
14.	A/YL-KTN/1044	Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place for a Period of Three Years and Associated Filling of Land	4.10.2024 [revoked on 4.4.2026]
15.	A/YL-KTN/1049	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground), Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	2.5.2025
16.	A/YL-KTN/1058	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	6.6.2025

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
17.	A/YL-KTN/1074	Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	15.8.2025
18.	A/YL-KTN/1080	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	14.3.2025
19.	A/YL-KTN/1107	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	1.8.2025
20.	A/YL-KTN/1151	Temporary Place of Recreation, Sports or Culture with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	19.12.2025

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective;
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant and as-built drainage facilities further to his site inspection are considered acceptable;
- should the application be approved, approval condition should be stipulated requiring the maintenance of the existing drainage facilities to his or the Town Planning Board's satisfaction; and
- advisory comments are at **Appendix IV**.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

**4. Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo, the application site (the Site) is located in a rural inland plains landscape character comprising farmland, vacant land, temporary structures, village houses, pond and scattered tree groups. The applied uses are not incompatible with the surrounding landscape setting of the area;
- according to site photos, the Site is partly hard-paved with some temporary structures. Some existing trees of common species are observed within the Site. According to applicant's submission, the proposed layout is not in conflict with the existing trees. Significant adverse landscape impact on existing landscape resource arising from the applied uses is not anticipated; and
- advisory comments are at **Appendix IV**.

## **5. Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view on the application from agricultural perspective. The Site is zoned "Agriculture". Agricultural infrastructures such as road access and water source are available in the area. The Site can be used 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;
- the Site is not subject to Boarding Establishment Licence granted by his department;
- the Site does not appear to overlap with any existing fishpond;
- no comment on the applied filling of land and pond from nature conservation and fisheries perspectives; and
- advisory comments are at **Appendix IV**.

## **6. Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- District Officer (Yuen Long), Home Affairs Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Food and Environmental Hygiene;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) there is/are unauthorized structure(s) and/or use(s) on Lot No. 1486 in D.D. 107 which is/are 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; and
  - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the Government land (GL) covered by the application. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) the Site involves GL which is not under HyD's maintenance purview;
  - (ii) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road); and

- (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
- (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the 'Noise Control Guidelines for Music, Singing and Instrument Performing Activities' issued by his department to minimise noise emission from the social event activities;
  - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
  - (v) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Noise Control Ordinance (Cap. 400);
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant shall be liable for any adverse drainage impact due to the applied uses;
  - (ii) the applicant shall maintain all the drainage facilities in good condition and carry out sufficient clearance work to remove any vegetation and debris in the proposed and existing drainage facilities under the subject planning application;
  - (iii) the applied uses shall neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas;
  - (iv) where walls or hoarding are erected are laid along the site boundary, adequate openings shall be provided to intercept the existing overland flow passing through the Site;
  - (v) the applicant shall ensure the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. Also, the applicant shall ensure that the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application;
  - (vi) it is noted that there is regularisation of filling of land and pond for the applied uses. Proper surface channels should be provided at the lower level and wall toe to collect the overland flow to/from adjacent areas;
  - (vii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a

failure of the drainage system; and

- (viii) for the construction details of the drainage facilities, reference shall be made to current Civil Engineering and Development Department's standard drawings;
- (i) to note the comments of the Director of Fire Services that:
  - (i) the applicant shall submit a full set of certificate of fire service installation (FSI) and equipment (FS 251), incorporating all proposed FSIs, for his further arrangement of the FSIs acceptance inspection; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
  - (i) under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The establishment and ancillary facilities which are licensed under the Regulations must always fulfil the criteria listed in the Regulations;
  - (ii) the dogs kept by the applicant shall be properly licensed as in accordance with the Rabies Ordinance (Cap. 421); and
  - (iii) the applicant shall observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times;
- (l) to note the comments of the Director of Food and Environmental Hygiene Department (DFEH) that:
  - (i) no Food and Environmental Hygiene Department's (FEHD) facilities shall be affected;
  - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activity regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - (iii) proper licence issued by FEHD is required if related place of entertainment is involved:
    - (a) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of

accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or storey-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or consent, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) shall be obtained from FEHD whatever the general public is admitted with or without payment; and

- (b) there shall be no encroachment on the public place and no environmental nuisance shall be generated to the surroundings. Its state shall not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant shall arrange disposal properly at their own expenses. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation; and
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that eight structures and associated filling of land and pond are applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied uses under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
  - (vi) if the applied uses under application are subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

(vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and

(viii) detailed checking under BO will be carried out at building plan submission stage.

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**From:** [REDACTED]  
**Sent:** 2025-09-25 星期四 02:16:08  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1194 DD 107 Kam Tin Shui Mei Tsuen Pet Friendly  
Wedding

**A/YL-KTN/1164** Pet Friendly Wedding

Lots 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D.  
107 and adjoining Government Land, Kam Tin

Site area: About 5,330sq.m Includes Government Land of about 996sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment/ 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

894 for the dubious 'Recreation Centre' was approved on 31 Mar 2023 despite the lack of concrete detail. One member did raise questions.

*"according to the applicant, the proposed recreation centre was intended to provide an area for recreational activities and social gathering, e.g. card games and board games in the indoor area, and sports or group activities in the outdoor portion"*

60 visitors / 10 staff members and Applicant is same as the adjoining dodgy Daniel the Dog ABE.

Conditions, surprise, surprise, not fulfilled and application may have been revoked – there is a time lag in posting this data.

So back with a larger site for ..... More ANIMAL BOARDING. 5,000+ sq.mts to house A MERE TEN DOGS. So, the main focus is pet weddings. This indicates misrepresentation in the planning intention presented in the Gist.

It is estimated a **maximum number of 80 persons for social events**. Maximum number of staff would be about 10 persons.

That amount of people gathering in a remote area presents a number of issues re hygiene, toilets, drainage, garbage collection, etc. These issues are not addressed but brushed off with the statement *"The Applicant will make effort in complying with approval conditions in relation to the drainage and fire services aspects under the current application"*.

Next door is the dodgy Daniel the Dog, the same operator as revealed in the minutes of 894.

1058 streamlined and approved 6 June 2025: *"The Site is currently subject to an on-going planning enforcement action (No. E/YLKTN/683) against an unauthorized development (UD)*

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*involving use for place for animal boarding establishment. Enforcement Notice was issued on 4.12.2024 to the concerned parties requiring discontinuation of the UD. Site inspection on 12.5.2025 revealed that the UD was still continued upon expiry of the notice. The Planning Authority is considering to instigate prosecution action."*

There is almost 1,000sq.m of GL involved. It is unacceptable that operators with a long record of abusing the system be supported by PlanD, streamlined and rubber stamped by the board.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Tuesday, 14 March 2023 2:43 AM HKT  
**Subject:** A/YL-KTN/894 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/894

Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Kam Tin

Site area: About 3,898sq.m Includes Government Land of about 824sq.m

Zoning: "Agriculture"

Applied use: Indoor and Outdoor Recreation Centre / **Filling of Land** / ??? Vehicle Parking

Dear TPB Members,

So 867 was deferred so now its Plan B, a recreation centre.

Note that the nature of the recreation has not been defined. The total paved area is over 900sq.ft.

Members should reject this application as there is insufficient information provided with regard to number of visitors, drainage, transport arrangements, etc and also the unacceptable percentage of land to be slathered in concrete.

In addition, in view of the need to comply with the mandate of Chairman Xi that China should achieve food security in coming years it is unacceptable that government owned AG land be trashed. Hong Kong produces less than 10% of produce while Singapore with far less arable land has achieved a self-sufficiency rate of around 30%.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Friday, 2 December 2022 3:14 AM CST  
**Subject:** A/YL-KTN/867 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/867

Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Kam Tin

Site area: About 3,898sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / **5 Years / Filling of Land / ???** Vehicle Parking

Dear TPB Members,

**The Applicant quotes the number of similar applications approved.** What is not mentioned that the applications for the adjoining sites have either been revoked or are currently going through the far too lenient process of multiple Extensions of Time that will lead to the same conclusion. 724 revoked and 743 conditions not fulfilled to date.

Despite a number of JRs that ruled that members must LOOK INTO FACTS and make decisions independent of PlanD recommendations and based on facts, you continue to approve these obviously dodgy Destroy to Build applications.

Note no details as to

The demand for such facilities / Previous experience in managing such facilities /How many animals / Parking / Drainage facilities, etc

It is absolutely shocking that abuse of the system is so rampant and tolerated. But then as we well know, law and order end at Lion Rock, regulations are just for the urban areas.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Sunday, 27 December 2020 3:31 AM CST  
**Subject:** A/YL-KTN/743 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/743

Lots 1486 (Part) and 1489 (Part) in D.D. 107 and adjoining Government Land, Yuen Long

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Site area : About 1,014sq.m Includes Government Land of about 150sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

On Oct 22 you approved A/YL-KTN/724 on adjacent lots for About 5,670sq.m Includes Government Land of about 1,860sq.m for the same use without asking any questions.

For example the site coverage. From the images it is clear that most of the site has been built over.

Now an application for the adjacent lots.

Where is the data to support the justification for so many animal boarding establishments?

This section has been operating without approval for many years. Is this the "There is complaint about the illegal dog training business on the adjoining agricultural land and Government land" mentioned in the minutes?

It is alarming that together with application 724, 2,000sq.mts of PUBLIC LAND is being used to house animals when the government says it cannot find land for public and transitional housing.

Members have a duty to question why PlanD and other government departments are supporting the proliferation of facilities like this.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Thursday, October 1, 2020 3:27:10 AM  
**Subject:** A/YL-KTN/724 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/724

Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107 and Adjoining Government Land, Kam Tin

Site area : About 5,670sq.m Includes Government Land of about 1,860sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

I note from the RNTPC Paper No. A/YL-KTN/639

The temporary animal boarding establishment is for dogs only (about **20 numbers**)

Almost 2,000sq.m of the site is GOVERNMENT LAND.

So **280sqmts for each dog** of which 93sq.mts is government land. This in a city where families are living in units of **100 SQUARE FEET**

This tax payer strongly objects to so much public land given to housing animals. There must be a better use for this land.

Has Lands Dept even considered alternative uses? How about some of the prefab transitional housing? The site is beside a road.

Unfortunately people are no longer allowed to go out on the streets and protest misuse of public assets but TPB members should question such inefficient use of scarce land resources.

Members must also consider the recent Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands **after being allocated to tenants for more than seven years without any formal justification.**

Mary Mulvihill

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**From:** [REDACTED]  
**Sent:** 2025-09-24 星期三 15:03:08  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's submissions on three planning applications  
**Attachment:** 250924 s16 TT 734.pdf; 250924 s16 KTN 1164.pdf; 250924 s17 LYT 850.pdf

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

24th September, 2025.

By email only

Dear Sir/ Madam,

**Temporary Place of Recreation, Sports or Culture and Animal Boarding  
Establishment with Ancillary Facilities and Associated Filling of Land for a Period  
of 3 Years  
(A/YL-KTN/1164)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Fung Kat Heung<sup>1</sup>. According to the relevant government document<sup>1</sup>, the objectives of this APA policy are as follows:
  - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document<sup>1</sup> also states:
  - *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural*

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<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

*development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>1</sup> mentions the followings: 'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. Regarding 'Animal Boarding Establishment', we also recommend the Board to look at a news report relating to this item<sup>2</sup>.

7. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If this application is to be approved, we urge the Board to consider whether the site would need to be reinstated upon the expiry of the planning permission; if yes, whether this should be set as an approval condition.

8. Thank you for your attention.

Ecological Advisory Programme, Kadoorie Farm and Botanic Garden

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<sup>2</sup> <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/本研-5年批60狗場用地-半不符實-疑作跳板-至少15幅兩年內申棕地作業>