

**Similar Applications within the Subject “Agriculture” Zone  
on the Tai Tong Outline Zoning Plan in the Past Five Years**

**Approved Applications**

|    | <b><u>Application No.</u></b> | <b><u>Development(s)/Use(s)</u></b>   | <b><u>Date of Consideration<br/>(RNTPC)</u></b> |
|----|-------------------------------|---|---|
| 1  | A/YL-TT/512                   | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years   | 25.6.2021<br>(revoked on 9.3.2023)              |
| 2  | A/YL-TT/525                   | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years   | 15.10.2021<br>(revoked on 15.4.2023)            |
| 3  | A/YL-TT/551                   | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years   | 24.6.2022<br>(revoked on 24.12.2023)            |
| 4  | A/YL-TT/562                   | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years   | 9.9.2022<br>(revoked on 9.3.2023)               |
| 5  | A/YL-TT/573                   | Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land                | 17.2.2023                                       |
| 6  | A/YL-TT/574                   | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land                         | 25.11.2022<br>(revoked on 25.11.2023)           |
| 7  | A/YL-TT/577                   | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years  | 3.3.2023<br>(revoked on 3.9.2023)               |
| 8  | A/YL-TT/582                   | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land                           | 3.2.2023<br>(revoked on 3.11.2024)              |
| 9  | A/YL-TT/584                   | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land                           | 3.3.2023<br>(revoked on 3.6.2024)               |
| 10 | A/YL-TT/589                   | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land                           | 14.7.2023<br>(revoked on 14.1.2024)             |
| 11 | A/YL-TT/616                   | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land                           | 8.12.2023                                       |
| 12 | A/YL-TT/621                   | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land                           | 26.1.2024                                       |
| 13 | A/YL-TT/655                   | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land | 16.8.2024                                       |
| 14 | A/YL-TT/665                   | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land | 8.11.2024                                       |

|    |             |  |            |
|----|-------------|--|------------|
| 15 | A/YL-TT/701 | Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years                           | 11.4.2025  |
| 16 | A/YL-TT/729 | Proposed Temporary Animal Boarding Establishment (Dog Kennel) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years | 10.10.2025 |
| 17 | A/YL-TT/761 | Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years  | 27.2.2026  |

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

**3. Drainage**

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

- No in-principle objection to the application from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be stipulated in the approval letter requiring the applicants to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

## 5. **Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

## 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

## 7. **Agricultural, Nature Conservation and Animal Management**

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls within the “Agriculture” zone and is generally abandoned. Agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated 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.
- He has no strong view against the application from agricultural perspective.
- No comment on the application from the perspective of nature conservation.
- Advisory comments as detailed in **Appendix IV**.

## 8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

## 9. **Landscape**

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

Based on the aerial photo taken in 2024, the Site was situated in area of miscellaneous rural fringe landscapes characterised by agricultural land, burial ground, temporary structures and scattered tree groups. Based on the site photos in October 2025, the Site was covered with wild grasses/vegetation. No existing trees are observed within the Site. As no tree

felling is proposed, significant adverse landscape impact arising from the proposed use is not anticipated.

**10. District Officer's Comments**

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

**11. Other Departments**

The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of 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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the local track and footpath leading to the Site are not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
  - (i) from animal management perspective, the Site has no licensed premises granted by Animal Business Regulatory Section under Cap. 139B, 139F, 139I and 139J;
  - (ii) 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 animal owner must apply for a Boarding Establishment Licence from his department. The applicant should also be

reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations;

- (iii) the dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and the applicant should observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and
  - (iv) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (g) to note the comments of the Director of Environmental Protection that:
- (i) the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing should be avoided;
  - (ii) all animals shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning system, as proposed by the applicant, during the planning approval period;
  - (iii) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise the potential environmental nuisances on the surrounding areas;
  - (iv) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
  - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)’s facilities will be affected by the proposed use;
  - (ii) proper license/permit issued by FEHD is required if there is any food business /catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
  - (iii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on his/her own expenses;

- (i) to note the comments of the Director of Fire Services that:
  - (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) 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;
  - (ii) 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 the B(P)R at building plan submission stage;
  - (iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
  - (iv) one structure and associated filling of land are proposed 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (v) if the proposed use is subject to issue of a license, 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;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角清華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TT/743

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

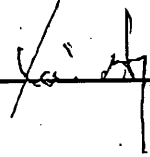
本人同意以上申請。

理由如下：

1. 鑑於現時有很多人養寵物，建設動物寄養所是有需要的。
2. 而且可以善用土地，不讓荒廢。
3. 對周邊環境沒有影響。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

5-11-2025

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**tpbpd/PLAND**

AYL-11/743

寄件者: [REDACTED]  
寄件日期: 2025年11月18日星期二 17:34  
收件者: tpbpd/PLAND  
主旨: KFBG's submissions on three planning applications  
附件: 251118 s16 TT 743.pdf; 251118 s16 KTN 1145.pdf; 251118 s16 KTN 1159c.pdf  
類別: Internet Email

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)

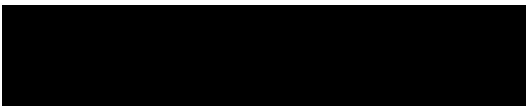
18th November, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment and Associated Filling of  
Land for a Period of 3 Years  
(A/YL-TT/743)**

1. We refer to the captioned.
2. First of all, we would like the Board to look at a recent photo showing the site.





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3. 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 Tai Tong<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.*

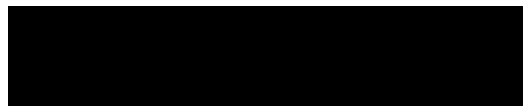
4. The document<sup>1</sup> also states:

- *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 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.*

5. 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., Tai Tong). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Tai Tong APA would be 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.

6. 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

<sup>1</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>





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Kadoorie Farm & Botanic Garden Corporation

application would affect the APA policy proposed by the government.

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

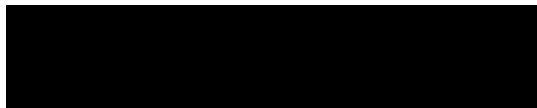
8. We urge the Board to investigate with relevant authorities as to whether the site is still arable and whether it is covering existing active farmland. The proposed development is unlikely to be in line with the planning intention of the Agriculture zone, and we urge the Board to reject the application.

9. 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



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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月16日星期日 3:39  
收件者: tpbpd/PLAND  
主旨: A/YL-TT/743 DD 118 Tai Tong  
類別: Internet Email

A/YL-TT/743

Lots 1280, 1281 and 1282 in D.D. 118, Tai Tong, Yuen Long

Site area: About 700sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 1 Vehicle Parking / Associated Filling of Land

Dear TPB Members,

Strong Objections to yet another FAKE ABE application with the intention of transforming the slots to brownfield.

No previous record of approvals. The location is close to slopes and graves. The area is not Cat 2 designated.

The site will be filled in to provide, they state, accommodation for a mere **EIGHT** animals. This would not make for a commercially viable operation.

Approval of the application will give the green light to brownfield operators to move in.

There is no justification to open up the area to this activity.

Mary Mulvihill