

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/743**

- Applicant** : Ming Chi Property Management Limited represented by Allgain Land Planning Limited
- Site** : Lots 1280, 1281 and 1282 in D.D. 118, Tai Tong, Yuen Long
- Site Area** : 700m<sup>2</sup> (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 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 and associated filling of land for a period of three years at the application site (the Site) 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 largely vacant and vegetated (**Plan A-4**).
- 1.2 The Site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point at the southeast (**Drawing A-2** and **Plan A-2**). According to the applicant, a single-storey structure (not exceeding 7m in height) with a floor area of about 230m<sup>2</sup> is proposed for animal boarding establishment. A loading/unloading space for light goods vehicle (7m x 3.5m) is proposed. The applicant also proposes to fill an area of about 230m<sup>2</sup> at the Site (i.e. about 33%) with concrete with a depth of not more than 0.2m for erection of the temporary structure (**Drawing A-3**). The animal boarding establishment will accommodate a maximum of eight cats and dogs. All animals will be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning system. No public announcement system, whistle blowing or portable loudspeaker or any form of audio amplification system will be used at the Site. The operation hours are from 9:00 a.m. to 6:00 p.m. daily except the staff working hours from 7:00 a.m. to 9:00 p.m. and overnight accommodation of animals within the

Site. Plans showing the access plan, site layout and land filling plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

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

- (a) Application Form with attachments received on 20.10.2025 (**Appendix I**)
- (b) Further Information (FI) received on 11.2.2026\* (**Appendix Ia**)
- (c) FI received on 30.3.2026\* (**Appendix Ib**)  
*\*accepted and exempted from publication and recounting requirements*

1.4 On 19.12.2025 and 27.3.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months each as requested by the applicant.

## **2. Justifications from the Applicant**

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

- (a) the proposed use would meet community demand for animal boarding establishment;
- (b) the applicant pledges to strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise potential environmental nuisances on the surrounding areas;
- (c) the proposed use is not incompatible with the surrounding areas;
- (d) the applicant will reinstate the Site upon expiry of the planning permission;
- (e) the proposed use is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone; and
- (f) no adverse traffic, drainage and environmental impacts to the surroundings areas are anticipated.

## **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 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 17 similar applications (No. A/YL-TT/512, 525, 551, 562, 573, 574, 577, 582, 584, 589, 616, 621, 655, 665, 701, 729 and 761) involving 14 sites for temporary animal boarding establishment with/without associated filling of land for a period of three or five years within the same “AGR” zone in the past five years. All of them were approved with conditions by the Committee between 2021 and 2026 mainly on considerations that the applied/proposed use would not jeopardise the planning intention of the “AGR” zone; being not incompatible with the surrounding uses; and the departmental comments could be addressed by implementation of approval conditions. Details of the 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) largely vacant and vegetated; and
- (b) accessible from Tai Shu Ha Road West via a local track.

8.2 The surrounding areas are predominantly rural in character comprising mainly farmland, open storage/storage yards, animal boarding establishments, plant nurseries, graves and vacant/unused 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 Comments Received During the Statutory Publication Period**

On 28.10.2025, the application was published for public inspection. During the statutory public inspection period, three public comments were received. One individual supports the application mainly on the grounds that the proposed use would meet the demand for animal boarding establishment, better utilise the land and would not bring adverse impacts to the surroundings (**Appendix Va**). Another individual and Kadoorie Farm & Botanic Garden Corporation object to the application mainly on the grounds that the proposal is suspected for brownfield use and might not be in line with the policy intention of the Agricultural Priority Area (**Appendices Vb and Vc**).

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary animal boarding establishment 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. 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 proposes to fill an area of about 230m<sup>2</sup> at the Site (i.e. about 33%) with concrete with a depth of not more than 0.2m (**Drawing A-3**). 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 predominantly rural in character comprising farmland, open storage/storage yards, animal boarding establishments, plant nurseries, graves and vacant/unused land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department has no adverse comment on the application from landscape planning perspective.

11.4 Other concerned 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 aspects respectively. DAFC also has

no comment on the application from nature conservation perspective. 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 “CoP” to minimise potential environmental nuisances on the surrounding areas.

- 11.5 There are 17 approved similar applications in the past five years 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. 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, the Planning Department has 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 22.5.2029. 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 22.11.2026;
- (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 22.2.2027;
- (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 22.11.2026;
- (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 22.2.2027;
- (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**

<b>Appendix I</b>	Application Form with attachments received on 20.10.2025
<b>Appendix Ia</b>	FI received on 11.2.2026
<b>Appendix Ib</b>	FI received on 30.3.2026
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendices Va to Vc</b>	Public Comments
<b>Drawing A-1</b>	Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	Land Filling Plan
<b>Plan A-1</b>	Location Plan with Similar Applications

**Plan A-2**

Site Plan

**Plan A-3**

Aerial Photo

**Plan A-4**

Site Photos

**PLANNING DEPARTMENT  
MAY 2026**