

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

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/666	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	28.2.2025
2	A/YL-TT/684	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
3	A/YL-TT/687	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
4	A/YL-TT/699	Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Associated Filling of Land	14.3.2025
5	A/YL-TT/728	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	10.10.2025
6	A/YL-TT/742	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years	6.2.2026

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 included to request the applicant to submit a drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**.

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 vacant. 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. **Electricity Safety**

Director of Electrical and Mechanical Services:

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

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. Landscape

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

Based on the aerial photo taken in 2025, the Site was situated in area of miscellaneous rural fringe landscapes characterised by temporary structures and tree clusters. Based on the site photos taken in May 2026, the Site was covered with overgrowns and some temporary structures. No distinctive landscape resources were found within the Site. As no tree felling would be involved, no significant adverse landscape impact arising from the proposed use is anticipated.

12. 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; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage use and parking of vehicles) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) any unauthorized development on the Site would be subject to planning enforcement action;
- (c) 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;
- (d) 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;
- (e) 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 parties of the local track for using the it as the vehicular 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;
- (f) 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 Shui Tsiu San Tsuen Road; and
 - (ii) 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 Agriculture, Fisheries and Conservation that:
 - (i) the applicant should take appropriate measures to prevent disturbing the

vegetated field and the watercourse to the north and the east of the Site;

- (ii) from animal management perspective, the Site has no licence boarding establishment granted by his office;
 - (iii) 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; and
 - (iv) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (h) 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 dogs shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning during 6:00 pm to 9:00 am, 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;
- (i) 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;

- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should submit technical assessment(s) in other aspect(s) and seek comment from relevant department(s) as necessary;
- (k) 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; and
- (l) 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) if the existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the application;
 - (iv) for 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;
 - (v) seven structures 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;

- (vi) 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;
 - (vii) 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
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (m) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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tpbpd/PLAND

A/YL-TT/786 / 1

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 17:28
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 260612 s16 TT 786.pdf; 260612 s16 FTA 280.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

12th June, 2026.

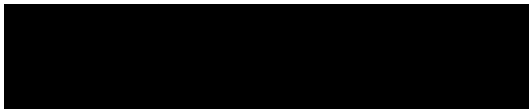
By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 5 Years**
(A/YL-TT/786)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Tong¹. According to the relevant government document¹, 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 document¹ 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*

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



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., 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 APA¹ 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. 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.

5. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government. **Indeed, according to a newspaper article published in early April that included a response from the Director of Agriculture, Fisheries and Conservation, the review of the APA policy will be completed in 2026, and the 37 proposed APAs will entail no major changes in terms of location and size.**²

6. Regarding ‘Animal Boarding Establishment’, we also recommend that the Board look at a news report relating to this item³.

7. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If the Board decides to approve the application, we would also like the Board to consider whether the site needs to be reinstated after the planning permission expires and, if so, whether this should be set as an approval condition.

8. Thank you for your attention.

Ecological Advisory Programme, Kadoorie Farm and Botanic Garden

² <https://news.mingpao.com/pns/港聞/article/20260405/s00002/1775325102691/諮詢完成待修細節-漁護署料年內成事>

³ <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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2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月11日星期四 23:41
收件者: tpbpd/PLAND
主旨: A/YL-TT/786 DD 119 Tai Tong
類別: Internet Email

A/YL-TT/786

Lot 2095 RP in D.D.119, Tai Tong, Yuen Long

Site area: About 1,923sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 2 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

Strongest Objections to yet ANOTHER FAKE ABE.

Tai Tong is not Cat 2 so this is the first step in securing approval for eventual brownfield use.

While there is no history of applications, the site has been stripped of vegetation.

The amount of land to be filled in, 1,650 m2 (About 85.8%), shows that the true intention has nothing to do with animal welfare.

Members should ask for a print out of the history of ABE. 95% are revoked but the operator is subsequently rewarded with approval for warehouse or open storage.

There is genuine agriculture activity in the immediate district. Members should not encourage the transformation of what is effectively a green lung between villages to be transformed into a wasteland.

The application should be rejected. Some rural aspects should be protected if HK is to encourage 'talent' to settle here because of the pleasant environment.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月04日星期四 14:49
收件者: tpbpd/PLAND
主旨: WWF s16_A_YL-TT_786 20260604
附件: s16_A_YL-TT_786 20260604 WWF.pdf
類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application **A/YL-TT/786**.

Thank you for your attention.

Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

3
WWF-Hong Kong

04 June 2026

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

By E-mail ONLY

Dear Chair and Board Members,

**RE: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in an "AGR" zone in Tai
Tong in Yuen Long (A/YL-TT/786)**

We would like to show concern to the captioned.

Suspected unlawful development within the application site

Compared to Google's aerial images taken in 2011, 2016 and 2024, the land use of the application site has been changed to other uses that are unlikely in the with the "AGR" zone (Fig 1) and we could not locate any approval records from the Town Planning Board's portal. While we do not have updated land use status nor whether suspected unlawful change of land use is underway at the application site, it would be grateful if the Town Planning Board request relevant government departments to investigate any illegal land use/development occurred in relation with the application site. If that were the case, we would like to ask Town Planning Board to reject the application so as not to legitimate such unlawful land use prior to the town planning approval granted.

We would be grateful if our comment could be considered by the Town Planning Board.

Kind regards,
Mr. Tobi Lau

Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢、SBS, PDSM
主 席：白丹尼先生
行政總裁：黃碧茵女士

核數師：富睿瑪澤會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Figure 1. Aerial views of application site in 2011, 2016 and 2024



Map source: Google Earth (Accessed on 4 June 2026)