

Previous S.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/767	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.6.2026

**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
7	A/YL-TT/786	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10.7.2026

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

Comments of the Commissioner for Transport:

- No adverse comment from traffic engineering perspective.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North of 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.

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. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

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

6. 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**.

7. 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**.

8. 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. The agricultural activities are active in the vicinity and 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**.

9. 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**.

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:

The Site was entirely formed and some trees/vegetation were observed. No distinctive landscape resources were observed 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 Highway Engineer/New Territories West, Highways 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 Lots 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 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) 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; and
 - (ii) 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 access to the Site;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - (i) from animal management perspective, the Site has no licence boarding establishment granted by his office;
 - (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 is advised to note that the setting up and running of an Animal Shelters for stray/homeless animals (which does not involve providing animal accommodation in return for a fee) is out of the purview of Cap. 139I, and further advice should be sought from his office for relevant information as applicable; and
 - (iii) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

for provision of water supply to the development, the applicant may need to extend his/her

inside services to the nearest suitable government water mains for connection. The applicant shall resolve and land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;

(g) to note the comments of the Director of Environmental Protection that:

- (i) 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;
- (ii) 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;
- (iii) all dogs shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning at all times, as proposed by the applicant;
- (iv) the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing should be avoided; 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 should 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;
- (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; and
- (iv) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings;

(i) to note the comments of the Director of Fire Services that:

- (i) the relevant layout plans should be incorporated with the proposed fire service

installations (FSIs) to the Fire Services Department for approval;

- (ii) the layout plans for the FSIs should be drawn to scale and depicted with dimensions and nature of occupancy, and 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
- (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 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 the BO;
 - (iv) three 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 the Building Authority 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) 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;
 - (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; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月28日星期五 0:57
收件者: tpbpd/PLAND
主旨: A/YL-TT/802 DD 119 Yuen Long
類別: Internet Email

A/YL-TT/802

Lot Nos. 678 (Part) and 1679 (Part) in D.D. 119, Yuen Long

Site Area: About 1,400sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment (28 Dog Kennel)/ 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site is part of 767 approved 5 June. This was a relocation sob story
*"Although the size of the Site (i.e. about 3,058 m²) is 12.3% (or about 335m²) larger than its affected business in Yuen Long (i.e. about 2,723 m²), the applicant considers that the Site is the most suitable location **due to operational needs for additional storage space** and its proximity to the affected business operation."*

This application was supported by Sec for Development so a slam dunk.

There is no mention of this in the current application.

So what is going on? Was 767 applicant telling lies?

Hopefully members will share one's confusion and demand clarification.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 10 February 2026 3:22 AM HKT
Subject: A/YL-TT/767 DD 119 Yuen Long

A/YL-TT/767

Lot Nos. 1677 RP, 1678 (Part), 1679 (Part) and 1692 in D.D. 119, Yuen Long

Site Area: About 3,058sq.m

Zoning: "Agriculture"

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Applied use: Retail Shop for Hardware Groceries / 7 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. This is effectively a warehouse / open storage operating under the increasing abuse of the term 'Shop and Services'.

The application mentions relocation but no data is provided with regard to the size of the the premises to be vacated.

No history of previous approvals, the location is not Cat 2. Ample lots have been designated to cater for relocation under this Cat. There is active farming activity in the area.

There is no justification to approve the application.

Mary Mulvihill