Appendix II of RNTPC
Paper No. A/YL-TT/814

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

Approved Applications

	Application No.	Development(s)/Use(s)	Date of Consideration (RNTPC)
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 5 Years	24.7.2026
8	A/YL-TT/802	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years	25.9.2026

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- advisory comments as detailed in **Appendix IV**.

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

- no objection on the application; and
- advisory comments as detailed in **Appendix IV**.

3. 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; and
- advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- no in-principle objection from public drainage point of view;
- should the application be approved, approval conditions requiring the submission and implementation of a drainage proposal and maintenance of the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be stipulated; and
- advisory comments as detailed in **Appendix IV**.

5. Fire Safety

Comments of the Director of Fire Services:

- no objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments as detailed in **Appendix IV**.

6. 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;
- no strong view against the application from agricultural perspective.
- no comment on the application from the perspective of nature conservation; and
- advisory comments as detailed in **Appendix IV**.

7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no objection on the application; and
- advisory comments as detailed in **Appendix IV**.

8. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any comment from the village representatives in the vicinity.

9. Landscape

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

- no adverse comment on the application;
- the Site falls within an area zoned "Agriculture";
- based on the aerial photo taken in 2025, the Site was situated in an area of miscellaneous rural fringe landscape character comprising farmlands, temporary

structures and tree clusters. The proposed use is considered not incompatible with the landscape character of the area;

- with reference to the above aerial photo and site photos taken in September 2026, the Site was grassed and some existing trees of common species were observed within the Site. No distinctive landscape resources were observed within the Site. According to the Application Form and the Proposed Layout Plan (**Drawing A-2**), no tree felling will be involved and all existing trees at the periphery of the Site will be preserved; and

- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated.

10. Other Departments

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

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

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 his office 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 leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the access to the Site;

(e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:

  (i) HyD should not be responsible for the maintenance of any access connecting the Site and Kiu Hing Road; and

  (ii) Adequate drainage measures should 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) the Site has no application /licensed premises granted by Animal Business Regulatory Section under Cap139B, 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 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 the Animal Management (Operation Division of his department for relevant information as applicable; and

(iii) 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 applicant should 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) the applicant should 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 Professional Person Environmental Consultative Committee Practice Note (ProPECCPNs) 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 Chief Engineer/Mainland North of 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 as necessary;

(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 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;

(j) 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 should be drawn to scale and depicted with dimensions and nature of occupancy;

(iii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and

(iv) 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

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) 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 unauthorized building works (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the 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 the B(P)R at building plan submission stage;

(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) 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10月06日星期二 1:01
收件者: tpbpd/PLAND
主旨: A/YL-TT/814 DD 119 Tai Tong ABE

類別: Internet Email

A/YL-TT/814
Lots 1688, 1689 S.A & 1689 S.B in D.D. 119, Tai Tong, Yuen Long
Site area: About 1,100sq.m
Zoning: "Agriculture"
Applied use: Animal Boarding Establishment (14 Dog Kennel) / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Smell a rat? So same applicant as 742 approved 6 Feb 2026.

Govt officials do not have the instinct of business folk, but hopefully members with a business background will question, as does Joe Public, why would the applicant operate two separate facilities when the lots could be amalgamated with combined parking free up more room for additional facilities?

So clearly the two applications are nothing more than the usual abuse of ABE in order to gain approval to fill in the lots for brownfield use.

Has AFCD been approached regarding a licence for 742? PlanD has a duty to check this.

If not, this application should certainly be rejected.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, November 5, 2025 3:19:50 AM
Subject: A/YL-TT/742 DD 119 Tai Tong

A/YL-TT/742

Lots 1678 (Part), 1679 (Part) and 1682 (Part) in D.D. 119, Tai Tong, Yuen Long

Site area: About 1,680sq.m

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Zoning: "Agriculture"

Applied use: Animal Boarding Establishment (36 Dog Kennel) / 6 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections, another week, another FAKE ABE application.

No previous history of applications. Tai Tong is not Cat 2 so plans for brownfield operations have to take the ABE or Hobby Farm route in order to gain approval to fill in the site.

Note the layout, effectively a two warehouse operation.

It is high time that TPB members demonstrate that they are experience professionals who can see through the subterfuge instead of rubberstamping the ever-accommodating PlanD. Ask to see aerial images of the site and its current condition. Any excavation will be illegal.

The application should be rejected. Filling in such a large amount of Agriculture zoned land is not justified.

Mary Mulvihill

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

2

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月06日星期二 21:04
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 261006 s16 TT 814.pdf; 261006 s16 MUP 239.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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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

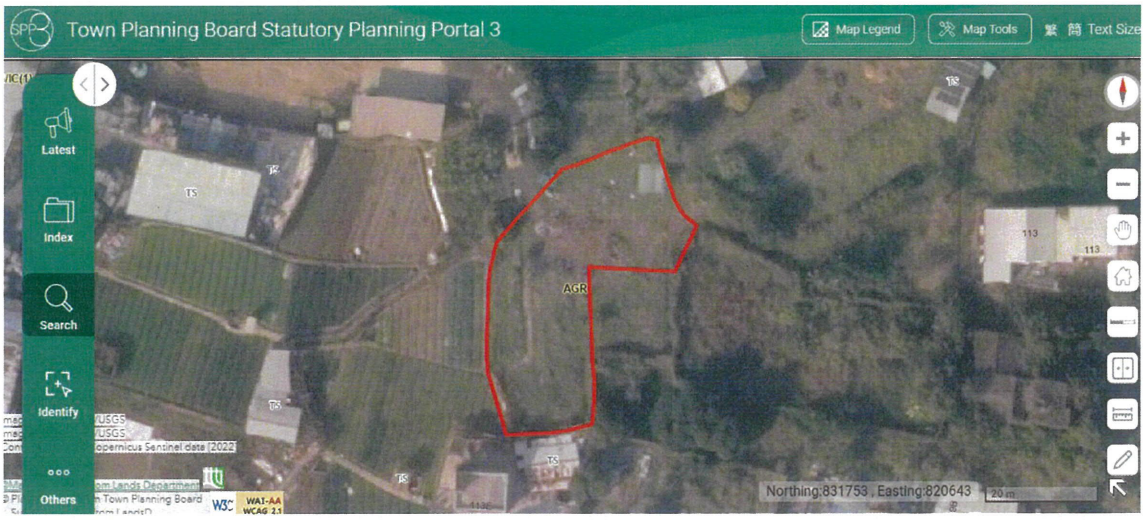
The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

6th October, 2026. **By email only**

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years (A/YL-TT/814)

1. We refer to the captioned. The application site is within Agriculture (AGR) zone and below please see a photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the site (bounded by red line) and its surroundings.



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 Tong[1]. According to

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

[redacted]

the relevant government document[1], 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[1] 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.***

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 APA[1] 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**

[redacted]

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 item[3].

7. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the AGR zone. If the Board decides to approve the application, we would also like the Board to consider whether the site needs to be reinstated (e.g., the filled area) 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

[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 Reference Number:	261005-213129-24631
提交限期 Deadline for submission:	06/10/2026
提交日期及時間 Date and time of submission:	05/10/2026 21:31:29
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-TT/814
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss 黃

意見詳情 Details of the Comment :

這個申請人勤誠綠色農業有限公司在附近地方申請起寄養所，實質上根本不是養動物，而是租給人做貨倉，影響附近環境。周圍填土。所以反對！