

Previous Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-TK/688	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	6.11.2020 (revoked on 6.2.2023)
A/NE-TK/775	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	22.9.2023 (revoked on 22.9.2024)

Remarks:

¹ Applications No. A/NE-TK/688 and 775 cover the same site.

Rejected Application

Application No.	Proposed Use(s) / Development(s)	Date of Consideration	Rejection Reason
A/NE-TK/670	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	5.7.2019	R1

Rejection Reason

R1. The applicant failed to demonstrate that the proposed development would not result in adverse geotechnical impact on the site and its surrounding areas.

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-TK/741 ¹	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	18.2.2022
A/NE-TK/747	Proposed Public Vehicle Park (Private Cars Only)	1.4.2022 (approved for a period of five years) (revoked on 1.4.2023)
A/NE-TK/780	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of Three Years	25.8.2023
A/NE-TK/835 ¹	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	4.7.2025
A/NE-TK/855	Proposed Temporary Public Vehicle Park (Taxis and Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of Five Years	5.6.2026

Remarks:

¹ Applications No. A/NE-TK/741 and 835 cover the same site.

Government Departments' General Comments

1. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment on the application; and
- his advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- no environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photos taken in 2025 and 2024, the Site was located in an area of rural coastal plain landscape character comprising village houses, a beach, some parking areas to the south and some tree clusters to the north of the Site. The proposed use is not entirely incompatible with the surrounding environment;
- with reference to the site photos taken on 26.5.2026 and the site inspection on 1.6.2026, the Site was largely formed and vacant. Some trees of common species were found along the western periphery of the Site. According to the Application Form, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from this application is not anticipated; and
- her advisory comments are at **Appendix V**.

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- approval conditions on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are at **Appendix V**.

5. **Other Departments**

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

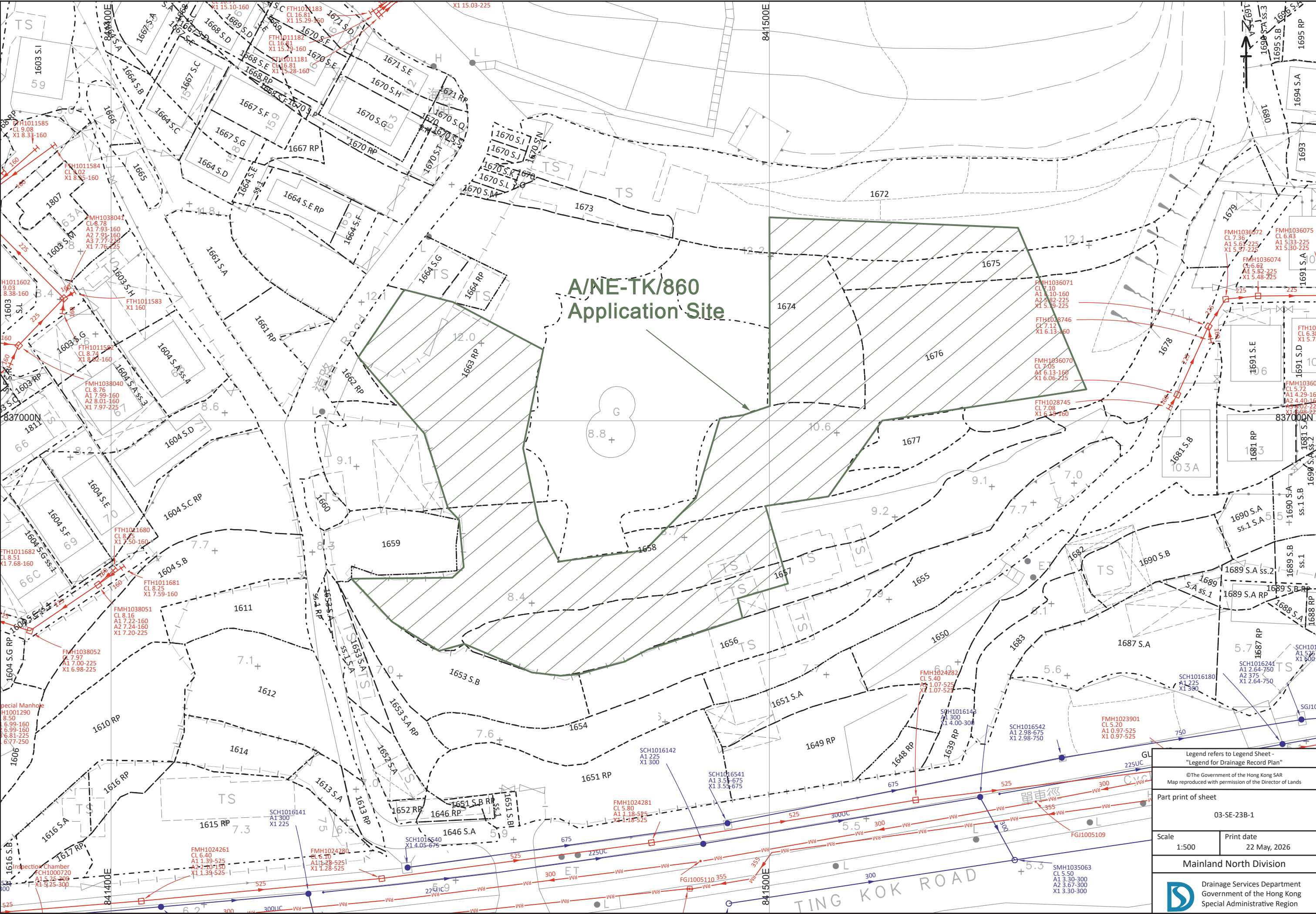
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Commissioner for Transport (C for T) that the village access road and village areas are not under the Transport Department's management. It is suggested that the land status, management and maintenance responsibilities of the areas should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) unauthorized structures were detected on Lots 1657, 1658, 1663 RP and 1672 all in D.D. 17 within the Site and warning letters in respect of the breaches of such lease restriction were issued to owners of all lots, in particular warning letters against Lots 1657, 1658 and 1672 all in D.D. 17 were registered in the Land Registry. The lot owners should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (ii) the lot owners are required to submit an application for Short Term Waiver (STW) to LandsD if they wish to permit structures erected or to be erected on the Site, including but not limited to electric vehicle chargers. LandsD will consider the STW application in accordance with the established procedures and guidelines and with reference to development perimeters approved by the Town Planning Board. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iii) the applicant will likely make use of the adjoining unleased/unallocated Government land (GL) as vehicular access to and from the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant government departments, prior to the use of the access purpose; and
 - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Ting Kok Road is not and will not be maintained

by his office. His office should not be responsible for maintaining any access connecting the Site with Ting Kok Road;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are DSD's public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference; and
 - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site.



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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月16日星期二 0:14
收件者: tpbpd/PLAND; _CIR/IRD
主旨: A/NE-TK/860 DD 17 Lung Mei Recreation
類別: Internet Email

A/NE-TK/860

Lots 1657 (Part), 1658 (Part), 1663 RP (Part), 1672, 1674), 1675 and 1676 (Part) in D.D. 17, Ting Kok, Tai Po

Site area: About 3,156sq.m

Zoning: "Recreation"

Applied use: 32 Public Vehicle Park

Dear TPB Members,

Despite failure to fulfil conditions of previous application, 775 was streamlined and rubberstamped. Of course, conditions remain unfilled and revoked on 22 Sept 2024.

The other part of the site has no approval history, an application for parking 670 was withdrawn. Both sections are filled in and have obviously been operating as a parking lot for some time. Has any enforcement action been taken.

Has Inland Revenue been collecting annual tax on revenues? If not, it should instigate an audit.

The layout of the parking is dodgy. Almost 100sq.mts per vehicles, certainly not an efficient use of land. 22 vehicles were proposed for the approved lot, on land just over 50% of the footprint of this application.

What are the arrangements for EV recharging, this should be obligatory for such a large parking lot.

The paper is short on detail re conditions.

This application will no doubt be streamlined but this does not exonerate members from their duty as laid down by the courts, to independently INQUIRE INTO MATTERS.

In lieu of the revelations during the Tai Po Fire the community expects that going forward parties will assume responsibility for the decisions they make.

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The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 May 2023 8:51 PM HKT
Subject: A/NE-TK/775 DD 17 Lung Mei Recreation

Dear TPB Members,

688 - REVOKED ON 6.2.2023:

As the applicant had failed to comply with conditions (g), (h) & (i) satisfactorily by 6.2.2023, the planning permission for the subject application had already been revoked on the same date.

To approve this operation yet again is tantamount to declaring that the planning system is a charade.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 October 2020 4:09 AM CST
Subject: A/NE-TK/688 DD 17 Lung Mei Recreation

A/NE-TK/688

Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po

Site area : About 1,685.03sq.m

Zoning : "Recreation"

Applied use : 22 Vehicle Parking

Dear TPB Members,

Despite the revelations re the previous attempt to get approval for illegal brownfield operations and damage to slopes no remedial action has been taken. Instead the applicant has removed the GB element from the plan.

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In response to a Member's enquiry relating to the unauthorized site formation works at the Site, Ms Kathy C.L. Chan, STP/STN, said that no lease enforcement action was taken by the Lands Department (LandsD) as the unauthorised site formation works did not breach the lease. However, advisory letters had been issued by LandsD to the lot owners **requiring them to restore the original landscape and provide cover on the slope.**

The site is trashed. Members have to question 70sq.mts per vehicle?

Ting Kok is renowned as a low rise recreational node where people go to enjoy the views of the mountains and waterfront. The community is in dire need of additional recreational facilities.

Members should reject this application to encourage the development of the site in line with its planning intention and location just opposite the Long Mei Artificial Beach.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 11, 2019 3:02:10 AM
Subject: A/NE-TK/670 DD 17 Lung Mei GB

A/NE-TK/670
Lots 1657 (Part), 1658 (Part), 1663 RP (Part), 1672 (Part), 1674 (Part), 1675, 1676 and 1678 (Part) in D.D. 17, Lung Mei, Ting Kok Road, Tai Po
Site area 5,047 m²
Zoning : "Recreation" and "Green Belt"
Applied Use : Car Park 61 Vehicles

Dear TPB Members,

The minimum size of a parking slot is 5mt x 2.5mt = 12.5mts x 61 = 800sq. mts plus a further 100 or so mts for the aisle. Add in additional site coverage for portable washrooms, no mention of number in this No Names application, and it would appear that 85% of the site would be given over to uses other than Parking.

Not only is the application a singularly inefficient use of land, it is also totally inappropriate land use for lots zoned for recreation and GB.

Application 599 for the lots in front for BBQ and parking was deferred on 23 Dec 2016. However Google Maps shows that the lots are being operated by what looks like a cabin style accommodation?

This site has had all the vegetation stripped and is clearly a 'Destroy to Build'. Can member please question relevant authorities as to why no action has been taken with regard to what is obvious illegal brownfield operations at both locations?

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Approval of this application would encourage further abuse of sites zoned for GB buffer and the enjoyment of the public. What should be an attractive rural retreat has been reduced to a barren waste.

Mary Mulvihill