

Previous Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration
A/NE-TK/228	Temporary Barbecue Site for a Period of Three Years	“AGR” and area shown as ‘Road’	9.3.2007 (approved for two years) (revoked on 9.9.2007)
A/NE-TK/257 ¹	Temporary Barbecue Site for a Period of Three Years	“AGR” and area shown as ‘Road’	18.7.2008 (approved for two years)
A/NE-TK/316 ¹	Proposed Temporary Barbecue Site for a Period of Three Years	“AGR” and area shown as ‘Road’	27.8.2010 (approved for two years) (revoked on 27.5.2011)
A/NE-TK/427	Temporary Barbecue Site for a Period of Three Years	“AGR” and area shown as ‘Road’	5.4.2013 (approved for two years)
A/NE-TK/628	Temporary Barbecue Site for a Period of Three Years	“AGR”	18.5.2018
A/NE-TK/704	Temporary Barbecue Site for a Period of Three Years	“AGR”	28.5.2021 (revoked on 28.8.2023)
A/NE-TK/796	Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of Three Years	“AGR”	5.7.2024 (revoked on 5.1.2026)

Remarks:

¹ Applications No. A/NE-TK/257 and 316 cover the same site.

Rejected Applications

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-TK/181	Proposed Temporary Horse Riding School for a Period of Three Years	“AGR” and area shown as ‘Road’	17.6.2005 (on review)	R1 to R3
A/NE-TK/682	Temporary Open Storage of Building Materials for a Period of Three Years	“AGR”	12.6.2020	R1, R3 to R5

Rejection Reasons

- R1. The development/proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification had been given in the submission to justify a departure from the planning intention, even on a temporary basis.
- R2. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage, sewerage, site disposal and noise impacts on the surrounding areas, and adverse ecological impacts on the nearby areas zoned “Coastal Protection Area” and “Site of Special Scientific Interest”.
- R3. The approval of the application would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the landscape character of the area/environment of the area/natural environment.
- R4. The development did not comply with the Town Planning Board Guidelines No. 13F for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that there was no previous planning approval of open storage use granted for the application site, and there were adverse departmental comments and local objections against the application.
- R5. The applicant failed to demonstrate that the development would not have adverse traffic and environmental impacts on the surrounding areas.

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration
A/NE-TK/712 ¹	Temporary Barbecue Site and Car Park for a Period of Three Years	“AGR” and area shown as ‘Road’	24.12.2021
A/NE-TK/752	Proposed Temporary Barbecue Site and Caravan Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	“AGR”	28.10.2022 (revoked on 28.1.2024)
A/NE-TK/782	Temporary Barbecue Site with Ancillary Car Park for a Period of Three Years	“AGR”	12.1.2024
A/NE-TK/783	Temporary Barbecue Site and Car Park for a Period of Three Years	“AGR” and area shown as ‘Road’	12.1.2024
A/NE-TK/823 ¹	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of Three Years	“AGR” and area shown as ‘Road’	22.11.2024

Remarks:

¹ Applications No. A/NE-TK/712 and 823 cover the same site.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no in-principle objection to the application from traffic engineering point of view; and
- her advisory comments are at **Appendix V**.

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. 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 photo taken in 2025, the application site (the Site) is located in an area of rural coastal plain landscape character comprising village houses, temporary structures, tree clusters and parking areas. The applied uses are not entirely incompatible with the surrounding environment;
- with reference to recent site photos and site inspection in 2026, the Site is generally formed with some temporary structures and barbeque facilities. Some trees of common species were found within the Site. According to the submission by the applicant, all the existing trees will be retained and it is stated in the Application Form that 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**.

3. 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**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that 11 structures are applied 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 to approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works-Control System. Otherwise, they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application;
- the Site is not covered by any valid restaurant licence or outdoor seating accommodation (OSA) licence, and no application for an OSA or food business licence have been received for the Site so far;
- a portion of the Site (i.e. Lot 507 in D.D. 17 (**Plan A-2**)) is covered by a valid Composite Restricted Foods Permit from 21.5.2026 to 20.5.2027 for sale of (i) frozen confections sold in manufacturers' cups and wrappers; (ii) non-bottled drinks prepared by diluting drink mixes/fruit juices with water on the premises; (iii) non-bottled drinks in pressurised containers by means of a manual dispensing machine; and (iv) non-bottled drinks (coffee / tea) by means of a manual dispensing machine; and
- his advisory comments are at **Appendix V**.

7. 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 Electrical and Mechanical Services (DEMS);
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- Project Manager/North (PM/N), CEDD.

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) 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;
- (e) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) there are unauthorized structures on the private land. Warning letters were registered against Lots 362, 406, 407, 495, 497, 506 and 507 all in D.D. 17 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 applicant is required to clear any unauthorized structures on the private land immediately. Otherwise, appropriate lease enforcement action will be taken according to case priority. As any occupation of Government land (GL) without Government's prior approval is an offence under Cap. 28, his office reserves the rights to take necessary land control action against the illegal occupation of Government land if detected;
 - (iii) the lot owners are required to submit an application for Short Term Waiver (STW) and Short Term Tenancy (STT) 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/STT 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/STT application would be approved. If the STW/STT 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/rent and administrative fee as considered appropriate. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered.
 - (iv) the applicant will likely make use of the adjoining private lots and unleased/unallocated 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. Moreover, access to the Site may also falls on adjoining private lots all in DD. 17. The applicant should sort out the relevant issues with the lots owners concerned;

- (v) it is the responsibility of the applicant to obtain prior approval from relevant government departments for operating the barbecue site and eating place; and
 - (vi) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
- (i) the applicant is reminded to obtain consent from the private lot owners for access right on their land;
 - (ii) the applicant is reminded to implement the committed traffic management measures to prevent traffic queue at Ting Kok Road and the committed measures in the further information received on 16.7.2026 (**Appendix If**) for operation;
 - (iii) 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;
- (g) 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;
- (h) 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 crown and root 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;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is reminded to observe and follow relevant guidelines, including Professional Persons Environmental Consultative Committee Practice Notes 1/23 and '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; and
 - (ii) the comments on the sewerage impact assessment are at **Attachment 1**;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should demonstrate he/she already had/will provide stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity 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 modify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems

- (ii) public sewerage are not available near the Site. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal aspects of the applied uses;
 - (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; and
 - (iv) the comments on the drainage proposal are at **Attachment 2**.
- (k) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of the proposed FSIs to be installed should be clearly marked, and licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority;
 - (ii) the applicant is reminded that if the structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iii) the comments on the submitted FSIs proposal are as follows:
 - (1) the separate distance between structures No. 8 and 9 should be indicated;
 - (2) for the separation distance between buildings, it should be depicted with units; and
 - (3) for structures No. 3 and 8, appropriate type stand-alone fire detector should be provided;
- (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 EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not shut on a specified sheet 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) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized

building works (UBW) under the BO and should not be designated for any applied uses under the application;

- (iv) for UBW 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;
 - (v) the headroom (5m) of the single-storey structures No. 1, 7 and 9 is considered excessive. It should be justified upon formal plan submission to BD;
 - (vi) the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings 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 the building plan submission stage; and
- (m) 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.;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (1) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the BD, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (2) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of BA. Applicants should satisfy FEHD that their premises applying for a restaurant licence be (i) free of UBW; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
 - (3) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food

Business Regulation (Cap. 132X):

- if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
- (4) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
- (5) in accordance with Section 4 of Food Business Regulation (Cap. 132X), the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from FEHD. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
- (6) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (iii) proper licence issued by FEHD is required if related place of entertainment is involved:
- (1) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (2) 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. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

Planning Application No. A/NE-TK/859**Temporary Eating Place and Barbecue Site with Ancillary Facilities and Car Park for a Period of Three Years, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po**
Further Information 2

1. Please estimate the generated volume (m³/day) of sewage from the proposed development, including the number of employees per day and the anticipated customers per day.
2. For employee flows, you should estimate in accordance with Table T-2 under the “Guidelines for Estimating Sewage Flows” issued by EPD, using the unit flow factor of J10 “Restaurants & Hotels”.
3. It is noted that toilet (Structure 10 in Layout Plan) will be proposed to collect sewage flows from customers. However, please estimate this sewage flow generated from the toilet, and confirm if sewage from the toilet will be conveyed to the septic tank(s).
4. Apart from the toilet, please advise if there are any other sources that customers will generate sewage from (i.e. are there any other sewage sources to be used by customers, such as independent sinks and washing basins within the site?). If affirmative, please estimate flows from those sources as well, and whether they will also be conveyed to the septic tank(s).
5. Please provide the total volume of the septic tank(s), and review whether the total capacity is sufficient to handle all sewage generated on the site.
6. Please specify the frequency of tankering away of sewage (e.g. weekly, monthly).
7. Please locate the septic tank(s) in the layout plan.
8. Section 4 - Proposed Grease Trap: Please clarify in the paragraph whether the wastewater will be conveyed to the septic tank after going through the grease trap.
9. Section 6 - Conclusion: Please review the sentence “grease trap will be proposed to collect waste from toilet and kitchen respectively”. From preceding paragraphs, the grease trap should be for wastewater collected from kitchen only.
10. Appendix B: Design of soakaway pit is missing. Please include the design of soakaway system and the minimum clearance distance requirements in the Appendix B.
11. Regarding the proposed Grease Trap, the applicant may need to apply relevant licenses before opening for business (https://www.epd.gov.hk/epd/english/environmentinhk/water/guide_ref/guide_wpc_gt.html). For this matter, the applicant may wish to seek advices from Regional Office.

**Chief Engineer/Mainland North of Drainage Services Department's
Comments on the Drainage Proposal**

- (a) The catchment area appears to be underestimated. Please be reminded that surface channels should be provided along the perimeter of the application site (the Site) to collect all the runoff generated from the Site or passing through the Site. Please review the catchment area accordingly.
- (b) Please provide numerical derivation of the rainfall intensity.
- (c) Reduction in flow area should be taken in account in accordance with Section 9.3 of Stormwater Drainage Manual (SDM) (Fifth Edition, January 2018).
- (d) The gradient of the U-channel as indicated on the layout plan does not tally with the hydraulic calculations. Please clarify.
- (e) The drainage flow path from the drainage facilities within the Site to the public drainage system/streamcourse/sea/any recognized drainage facilities shown in the Lands Department's map should be provided in association with supporting site photos.
- (f) The existing stonnwatr drainage system proposed for discharge of runoff from the Site is not maintained by the Drainage Services Department (DSD). The applicant shall resolve any conflict/disagreement arisen for discharging runoff from the Site to the proposed discharge point(s). Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system.
- (g) The proposed drainage Works, whether within or outside the Site, should be constructed and maintained by the applicant at his expense. Please specify the maintenance responsibility of the proposed drainage works in the proposal.
- (h) The proposed use of septic tank and soakaway pit for sewage shall be subject to the views and approval from the Water Supplies Department and Environmental Protection Department.
- (i) Furthermore, the applicant's attention is drawn to the following general comments/requirements:
 - (i) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained by the applicant at his expense;
 - (ii) the applicant should rectify/modify the existing drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify the Government against claims and demands arising out or damage or nuisance caused by failure of the system;
 - (iii) DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through Government land and/or other private lot(s). The applicant

shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on site;

- (iv) please be reminded that the domestic wastewater, such as wastewater from washing machine, kitchen, bathroom, toilet and washbasin are prohibited to discharge into stormwater drainage system;
- (v) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (vi) the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月17日星期日 23:34
收件者: tpbpd/PLAND
主旨: A/NE-TK/859 DD 17 Ting Kok BBQ
類別: Internet Email

A/NE-TK/859

Various Lots in D.D. 17, Ting Kok, Tai Po

Site area: About 9,600sq.m includes 134sq.m GL

Zoning: "Agriculture"

Applied use: Eating Place / BBQ / 22 Vehicle Parking

Dear TPB Members,

796 approved 5 July 2024. Conditions again not fulfilled. So back with the 704 plan.

This operator is taking the piss. Time and again applications have been approved, conditions not fulfilled, the layout and site area tweaked and good to go for another 3 years.

Regrettably both govt depts that are supposed to ensure that regulations are complied with and TPB members who should put the interests of the community and maintaining law and order first have encouraged rogue operators.

BUT WE ARE NOW IN THE POST TAI PO FIRE ERA. The community has been shocked to the core by the negligence displayed with regard to infringement of regulations.

This is a BBQ site where people gather. There is utmost need for efficient fire installations to deal with any 'incident'. Food is consumed so the issue of hygiene via adequate drainage is also critical. In addition effluent from the site can flow into 'CA' and Plover Cove impacting marine life already under considerable stress.

It is now time to send out a strong message. Comply with conditions or go out of business.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 4 April 2024 2:48 AM HKT
Subject: A/NE-TK/796 DD 17 Ting Kok BBQ

A/NE-TK/796
Various Lots in D.D. 17, Ting Kok, Tai Po
Site area: About 6,600sq.m
Zoning: "Agriculture"
Applied use: BBQ / 21 Vehicle Parking

Dear TPB Members,

785 withdrawn and back with a larger footprint and vehicle parking.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 October 2023 3:26 AM HKT
Subject: A/NE-TK/785 DD 17 Ting Kok BBQ

A/NE-TK/785
Various Lots in D.D. 17, Ting Kok, Tai Po
Site area: About 5,500sq.m
Zoning: "Agriculture"
Applied use: BBQ / 1 Vehicle Parking

Dear TPB Members,

The lots are part of Application 704 for BBQ plus 31 parking. Approved 28 May 2021 but conditions never fulfilled. This is a long standing operation with a history of revocations.

Members should question

- What conditions were not fulfilled
- Why was approval not revoked in over two years
- One vehicle parking????

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

Operations that continue to flaunt regulations should not be tolerated. The lax attitude towards this issue is at odds with the daily statements from the administration re law and order.

The lots border CA zoning, failure to fulfil conditions can very negatively impact the function of the CA and diminish its role in acting as a buffer to the impact climate change going forward.

Mary Mulvihill