

**Relevant Extracts of Town Planning Board Guidelines No. 15A for
‘Application for Eating Place within “Village Type Development” Zone in
Rural Areas under Section 16 of the Town Planning Ordinance’**

The relevant planning criteria for assessing applications include:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may be given if the eating place use would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configuration/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/ maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant government departments should be met.

Previous Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-TK/107	Restaurant (Cafe)	18.3.2022 (revoked on 18.9.2023)
A/NE-TK/679	Temporary Shop and Services (Retail Shop) for a Period of Three Years	6.3.2020
A/NE-TK/789	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of Three Years	26.1.2024 (revoked on 26.7.2025)

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-TK/746 ¹	Temporary Eating Place (Outside Seating Accommodation (OSA) of a Restaurant) for a Period of Three Years	18.3.2022 (revoked on 18.9.2023)
A/NE-TK/763 ²	Temporary Eating Place (OSA of a Restaurant) for a Period of Three Years	11.11.2022 (revoked on 11.5.2023)
A/NE-TK/784 ²	Temporary Eating Place (OSA of a Restaurant) for a Period of Three Years	13.10.2023
A/NE-TK/795	Temporary Eating Place (OSA of a Restaurant) for a Period of Three Years	5.4.2024
A/NE-TK/829 ¹	Temporary Eating Place (OSA of a Restaurant) for a Period of Three Years	10.1.2025 (revoked on 10.7.2025)
A/NE-TK/833	Proposed Temporary Eating Place for a Period of Three Years	11.4.2025 (revoked on 11.10.2025)

Remarks:

¹ Applications No. A/NE-TK/746 and 829 cover the same site.

² Applications No. A/NE-TK/763 and 784 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 and management viewpoint;
- the scale of the applied use is not large, and there are nearby privately operated car parks and public car parks in Tai Po Lung Mei Beach and Tai Mei Tuk; and
- his advisory comments are at **Appendix VI**.

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 VI**.

2. Landscape

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

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photos taken in 2024 and 2025, the Site was located in an area of rural coastal plain landscape character comprising village houses, a beach, woodlands and scattered tree groups. The applied use is not incompatible with the landscape character of the area;
- the Site was largely formed with a temporary structure. No trees were found on the Site and no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from this application is not anticipated.

3. Drainage

Comments from 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 VI**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

5. **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 VI**.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure(s) at the Site;
- it is noted that one structure is 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 approval and consent of the BA 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 (UBW) 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 VI**.

7. **Food and Environmental Hygiene**

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

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

8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager/North (PM/N), CEDD;
- Commissioner of Police (C of P); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Land Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) there are unauthorized structures on Lots 210, 211, 213 RP and its adjoining Government Land (GL) in D.D. 28. Warning letters in respect of the breaches of such lease restriction were issued to the owners of Lots 210 and 211 in D.D. 28 and were registered in the Land Registry. Besides, the portion of land adjoining the building on Lot 213 RP in D.D. 28 seems being used as “storage and back-of-house” for the restaurant within the Site which constitutes a breach of the conditions stipulated in Building Licence No. 7/82. 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 GL adjoining the Site has been illegally occupied with unauthorized structures without permission. Any occupation of GL without Government’s prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. The applicant shall remove the unauthorized structures and cease illegal occupation of GL immediately. Regularization of illegal occupation of GL on or after 28.3.2017 by way of Short Term Tenancy will not be considered under LandsD’s prevailing policy;
 - (iii) the applicant is required to clear any unauthorized structures and purge the breaches of the lease and the licence conditions stipulated in Building Licence No. 7/82 for Lots 210, 211, 213 RP in D.D. 28 and to cease illegal occupation of its adjoining GL in D.D. 28 immediately. Otherwise, appropriate lease enforcement action and land control action will be taken according to case priority;
 - (iv) subject to (i) above, if the lot owner wishes to permit structures erected or to be erected on the Site, the lot owners are required to submit an application for Short Term Waiver (STW) to LandsD. 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (v) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;

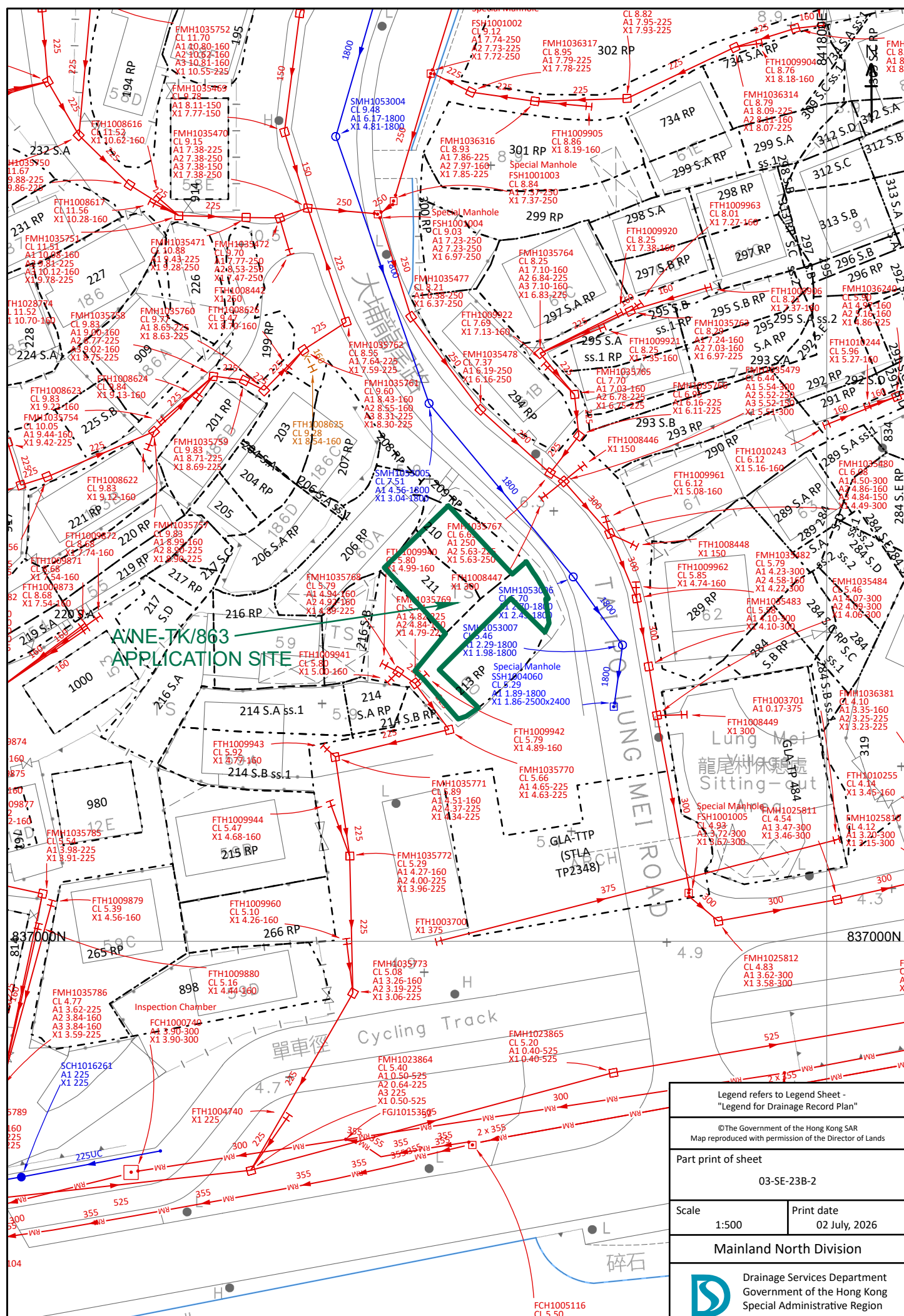
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) police's assistance should be sought to step up enforcement against illegal parking affecting traffic and road; and
 - (ii) the section of Tai Po Lung Mei Road adjacent to the Site is a village access not under management by the Transport Department (TD).
- (e) 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 Tai Po Lung Mei 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 Tai Po Lung Mei Road;
- (f) 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 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize any potential environmental nuisance; carry out pollution abatement measures in relevant guidelines, including 'General Environmental Guidelines for Outside Seating Accommodation (OSA)' and 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business'; and to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are existing DSD's public stormwater drains available in the area, the applicant should have his 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 applied use 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 is 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;

- (h) 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, and the location of the proposed FSIs should be installed should be clearly marked; and
 - (ii) if the proposed 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. Besides, licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) if 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) 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 use 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 constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) the headroom (5.3m) of the applied structure (i.e. shelter) is considered excessive. It should be justified upon formal plan submission to BD;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) if the applied use under application is subject to issuance of a licence, the applicant should be reminded that 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
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) 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 DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any

eating place should be under a food licence issued by FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation (Cap. 132X), a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments 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;

- (iii) 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 the BA. The applicant should satisfy FEHD that their premises applying for a food business licence be (i) free of unauthorised building works; (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;
- (iv) whenever restaurant licensees wish to include an OSA into their licensed premises, they are required to submit application to FEHD by filling in the application form together with four copies of proposed layout cum OSA plan and two copies of 1:1000 location map and photo(s) showing the shop front/external wall facing the OSA for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as BD, TD, Fire Services Department, Planning Department, Home Affairs Department, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by FEHD concerned and the OSA licence will be issued upon full compliance of all the requirements;
- (v) from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the BA under the BO (Cap. 123) for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as following:
 - (1) an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
 - (2) additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises (only applicable to OSA area exceeding 50% of existing area of seating accommodation inside the roofed-over premises). If OSA area does not exceed 50% of the existing area of roofed-over seating accommodation, the relaxation on this additional food room licensing requirement may be considered, but subject to the FEHD's discretion;
 - (3) adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers; and

- (4) area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered;
- (vi) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the applied 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
- (vii) proper licence issued by FEHD is required if related place of entertainment is involved. 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 the 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.



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寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 1:07
收件者: tpbpd/PLAND
主旨: A/NE-TK/863
類別: Internet Email

本人就規劃申請編號 A/NE-TK/863 提出堅決反對。

反對理由:

1. 缺乏配套泊車設施，必定引致嚴重違

泊：申請人擬興建戶外食肆座位區以增加客流量，卻完全無法提供相應的合法泊車位。這將直接導致大量車輛違泊於汀角路及村內狹窄道路，徹底癱瘓龍尾村一帶之交通。

2. 會令到品流複雜，醉酒鬧事，噪音喧嘩，亦會令到環境衛生惡劣，蚊蟲滋生，助長鼠患之形成。

3. 人車爭路，構成嚴重傷亡隱患：村內道路並無完善的人行道分隔，大量食客在戶外座位區周邊聚集及穿梭，加上違泊車輛遮擋視線，將極易引致嚴重交通意外。

結論：該地點在交通工程及道路設計上根本不具備營運商業戶外座位區之客觀條件，懇請城規會即時否決是項申請。

申請人姓名：何潤林

日期：：：24-7-2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 1:16
收件者: tpbpd/PLAND
主旨: 反對戶外食肆申請

類別: Internet Email

反對規劃申請編號A/NE-TK863理由如下：

加劇龍尾村一帶道路擠塞：大埔汀角路及龍尾村一帶於假日及晚上交通已極為繁忙。增加戶外食肆座位將大幅吸引額外人流及車流，造成非法泊車問題惡化，嚴重阻塞村內狹窄通道的流通性。

阻礙緊急救援通道：戶外座位區及隨之而來的違例泊車，極可能佔用通道，一旦發生火警或醫療緊急事故，消防車及救護車將難以進出，直接威脅附近居民生命及財產安全。

環境衛生問題：食肆亦會造成很多環境污染的問題，如油污，會令人滑倒，造成意外，亦會引起蟑螂及老鼠的禍患；食客的噪音亦十分擾民。

懇請城規會否決該項申請。

發信人：[王玉霞]

[REDACTED]
日期：[24/Jul/2026]

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 9:08
收件者: tpbpd/PLAND
主旨: 就規劃申請編號A/NE-TK/863提出反對意見

類別: Internet Email

致：城市規劃委員會秘書處

本人就規劃申請編號 A/NE-TK/863 提出極度嚴厲之反對。

反對理由：

1: 直接阻礙緊急救援車輛（EVA）進出：龍尾村內通道狹窄，現時已極度擁擠。戶外食肆座位區將吸引大量外來車輛及人流，造成嚴重違例泊車。若發生火警或急症事故，消防車及救護車將完全無法及時駛入，直接威脅居民生命安全。

2. 戶外明火及高危消防隱患：戶外座位區若涉及加熱設備、露天烹飪或私自加設防風設施，在缺乏標準商業防火屏障下，火警風險極高，後果不堪設想。

結論：公眾生命安全不容有任何妥協，若因批准此申請而導致未來緊急救援延誤，責任將極其嚴重。

懇請城規會基於公共安全，堅決否決此申請。

申請人姓名：陳家麗

日期：24-7-2026

4

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 11:31
收件者: tpbpd/PLAND
主旨: 反對規劃申請編號 :: A/NE-TK/863

類別: Internet Email

主旨：反對規劃申請編號
:: A/NE-TK/863
(大埔龍尾)

致：城市規劃委員會秘書處

本人就規劃申請編號 A/NE-TK/863 提出明確反對。
反對理由：

1. 人流複雜衍生治安隱患：戶外座位區營運時間長，顧客於戶外飲酒聚會，容易因酒意引致爭執、喧嘩甚至治安問題，增加社區管理壓力及治安風險。
2. 違法霸佔官地及公眾空間風險：戶外座位區邊界難以嚴格監管，容易出現越界擺放枱檯、堆放雜物等情況，實際營運時往往會進一步侵佔公眾空間。
3. 這個地方跟本就不適合有戶外食肆，鄰近民居，對民居造成極大的滋擾，令地方嚴重污染，蚊蟲老鼠為患，對居民的倫理導致分裂，可想而知，極度不適合，本人強烈反對護衛食肆牌仍然能夠營運，請貴局高抬貴手，以免影響居民。謝謝！🙏🙏🙏

懇請城規會基於社區治安與管理考慮，拒絕此規劃申請。

發信人:張先生

日期：24-7-2026

5

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 7:18
收件者: tpbpd/PLAND
主旨: 主旨：反對規劃申請編號 :: A/NE-TK/863 (大埔龍尾)
類別: Internet Email

致：城市規劃委員會秘書處

本人就規劃申請編號 A/NE-TK/863 提出明確反對。
反對理由：

1. 人流複雜衍生治安隱患：戶外座位區營運時間長，顧客於戶外飲酒聚會，容易因酒意引致爭執、喧嘩甚至治安問題，增加社區管理壓力及治安風險。
2. 違法霸佔官地及公眾空間風險：戶外座位區邊界難以嚴格監管，容易出現越界擺放枱檯、堆放雜物等情況，實際營運時往往會進一步侵佔公眾空間。

懇請城規會基於社區治安與管理考慮，拒絕此規劃申請。

發信人：蕭錦波
[REDACTED]

日期：24-07-2026

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寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 15:57
收件者: tpbpd/PLAND
主旨: A:NE-TK/863
類別: Internet Email

反對規劃申請編號：A/NE-TK/863（大埔龍尾）

致：城市規劃委員會秘書處

本人反對規劃申請編號 A/NE-TK/863於大埔龍尾開設戶外食肆座位區。

反對理由：

1. 戶外照明造成嚴重光害：戶外座位區通常需要安裝高亮度招牌、裝飾燈飾及大功率照明設備，夜間強光將直射周邊民居，嚴重影響村民入睡。
2. 破壞自然生態平衡：龍尾鄰近具生態價值地區，夜間人造強光會干擾野生動物（如昆蟲、夜行性鳥類及兩棲類）的自然習性，破壞當地鄉郊生態。

請城規會否決此項申請，防止光污染入侵社區。

發信人：李先生

[REDACTED]
日期：24/7/2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 22:51
收件者: tpbpd/PLAND
主旨: RE: Formal Objection to Planning Application No. A/NE-TK/863
類別: Internet Email

24.07.2026

Secretariat of the Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

RE: Formal Objection to Planning Application No. A/NE-TK/863
(Proposed Temporary Eating Place - Outdoor Seating Accommodation at Various Lots in D.D. 28, Lung Mei, Tai Po)

Dear Sir/Madam,

I am writing to register my strongest possible objection to Planning Application No. A/NE-TK/863 regarding the proposed temporary outdoor seating accommodation for a restaurant at Lung Mei, Tai Po.

This application poses an intolerable threat to public safety and emergency access for the following critical reasons:

1. Severe Obstruction of Emergency Vehicular Access (EVA):

The existing vehicular access and internal passageways within Lung Mei Village are exceptionally narrow and frequently congested. The establishment of an outdoor seating area will inevitably generate a surge in patron traffic and non-resident vehicles. This will severely exacerbate illegal parking along the access roads, completely compromising the Emergency Vehicular Access (EVA). In the event of a fire or medical emergency, fire appliances and ambulances will be unable to gain timely access, posing an immediate and direct threat to residents' lives and properties.

2. Unmitigated Open-Air Fire Hazards:

Operating an outdoor dining space in an open-air rural setting without standard commercial fire-barrier infrastructure inherently escalates fire risks. The potential introduction of heating equipment, open-flame devices, or temporary windbreaks greatly heightens the risk of fire outbreaks.

Public safety admits no compromise. Approving an application that jeopardizes life-saving emergency operations introduces severe liabilities. I urgently request the Town Planning Board to strictly safeguard

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public safety and unequivocally reject this application.