

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Proposed Use	Date of Consideration (RNTPC)	Approval Conditions
A/SK-PK/296	Proposed Temporary Shop and Services for a Period of Three Years	20.9.2024 (revoked on 21.3.2026)	(1) and (2)

Approval Conditions

- (1) Submission and implementation of drainage proposal; and
- (2) Submission and implementation of fire service installations proposal.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- (a) no objection to the application; and
- (b) the access road leading to the application site (the Site) is not under Transport Department's management.

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

- (a) the access road leading to the subject site is not maintained by HyD.

2. Environment

Comments of the Director of Environmental Protection:

- (a) no adverse environmental impact would be anticipated and no objection to the application; and
- (b) the advisory comments are at **Appendix IV**.

3. Urban Design and Landscape

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

- (a) it is noted that the application involves a temporary activity venue with structures of 1 to 2 storey(s), no significant adverse visual impact is anticipated;
- (b) no adverse comment from landscape planning perspective;
- (c) with reference to the aerial photo of 2026, the Site is situated in an area of miscellaneous rural fringe landscape characterised by temporary structures and tree clusters. The use is considered compatible with the landscape character of the area;
- (d) the Site is formed and some temporary structures are observed on it. As stated in the application form, no tree felling would be involved; and
- (e) in view of the above, significant adverse landscape arising from the use is not anticipated.

4. Drainage

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- (a) no comment on the application; and

- (b) incorporation of approval conditions requesting the applicant to submit and implement the drainage proposal within or in the vicinity of the subject site to his office satisfaction and the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period.

5. **Fire Safety**

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

- (a) no objection in principle to the use subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- (b) the advisory comments are at **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department:

- (a) no in-principle objection under the Buildings Ordinance to the use on the Site;
- (b) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
- (c) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person must be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (d) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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; and
- (e) if the use under application is subject to the issue of a licence, please 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.

7. **Town Gas Safety**

Comments of the Director of Electrical and Mechanical Services:

- (a) there is an underground high pressure (HP) town gas transmission pipe running along Hiram's Highway. The Site is within 120 metres of the said HP town gas transmission pipe;

- (b) in accordance with the “Guidance Note on Quantitative Risk Assessment Study for High pressure Town Gas Installations in Hong Kong”, for any development proposal within 150 metres from the alignment of the HP town gas pipe that will result in a significant increase in population (living and working), a Quantitative Risk Assessment study is required to assess the potential risks of the development associated with the HP town gas pipe. In this connection, the project proponent/consultant/contractor shall ensure the use will not result in significant increase in population; and
- (c) the advisory comments are at **Appendix IV**.

8. District Office’s Comments

Comments of the District Officer/Sai Kung, Home Affairs Department:

- (a) no comment on the application as no works projects or facilities of Sai Kung District Office will be affected by the application.

9. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- (a) no objection to the application; and
- (b) proper licence issued by Food and Environmental Hygiene Department (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 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.

10. Other Departments’ Comments

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

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (b) Chief Engineer/Construction, Water Supplies Department; and
- (c) Director of Agriculture, Fisheries and Conservation.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the Director of Environmental Protection that:
 - (i) the design and operation of the septic tanks and soakaway systems shall follow ProPECC PN 1/23; and
 - (ii) the “Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses” promulgated by Environmental Protection Department to minimise noise nuisance to the surroundings should be observed;
- (c) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the use, fire service installations (FSIs) are anticipated to be required. Therefore, relevant layout plans incorporated with the proposed FSIs to his Department for approval should be submitted. In addition, the followings should be noted:
 - (a) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;
 - (b) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (c) as there is no vehicular access for emergency vehicle being provided to reach 30m from the Site, additional fire safety measures shall be imposed; and
 - (d) licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority; and
 - (ii) the structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans; and
- (d) to note the comments of the Director of Electrical and Mechanical Services that The Hong Kong and China Gas Company Limited should be liaised with in respect of the exact locations of existing and planned gas pipe/gas installations in the vicinity to the Site and any required minimum set back distance away from them during the planning, design and construction stages of the proposed development.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月13日星期日 23:53
收件者: tpbpd/PLAND
主旨: A/SK-PK/322 DD 217 Tai Chung Hau Road Track
類別: Internet Email

Dear TPB Members,

320 with drawn and now its an 5 structure Activity Centre with 6 vehicle parking.
"The proposed development is a temporary event venue—hosting activities such as wedding receptions and birthday parties, performance rehearsal rooms, community talks (e.g., health seminars for the elderly or youth sharing sessions), and social gatherings—which falls under the category of outdoor recreational and cultural activities; it aligns with the planning intention of encouraging the public to enjoy outdoor leisure and effectively utilizes land zoned for recreation." Capacity 60.

That the operation would align with planning intention agreed. But that it is realistic is not. 60 people gathered together for some hours at a site with NO TOILETS AND NO RUNNING WATER. Even if catering is brought in, food handling requires access to hand washing and toilets. There are issues of waste disposal, etc that have not been addressed.

As previously mentioned, members should ask DPO to clarify what exactly is the site being used for. The applicant appears to be fishing for some excuse to gain planning approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 18 June 2026 2:11 PM HKT
Subject: A/SK-PK/320 DD 217 Tai Chung Hau Road Track

Dear TPB Members,

296 streamlined and approved on 20 Sept 2024 despite revelations of illegal structures and occupation of GL and the purported provision of retail with no direct access to hand washing facilities.

Conditions of course not fulfilled so back for another round. Applicant of course promises to fulfil in due course.

Has PlanD/Lands visited the site to determine what the operation really is?

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Instead of multi page documents going back and forth, a simple site visit would quickly reveal the veracity of statements and eliminate the need for so many procedures.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 August 2024 2:46 AM HKT
Subject: A/SK-PK/296 DD 217 Tai Chung Hau Road Track

A/SK-PK/296

Lots 762 (Part), 961 (Part), 962 (Part) and 963 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung

Site area: About 920sq.m

Zoning: "Recreation"

Applied use: Shop and Services / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. The site has already been entirely filled in and concreted over so the intention is clearly to extend the Open Storage operations in the area. It is not clear if the other OS sites have been approved??? Has any enforcement been taken for the unapproved land filling?

As for providing convenience for local residents, the local is not close to residences.

Approval would encourage further encroachment of open storages into areas bordering GB and country park.

Mary Mulvihill