Previous Applications

Approved Application

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration
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)

Rejected Application

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

Rejection Reasons

R1. The 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 applications would result in a general degradation of the natural environment.

Similar Application

Approved Application

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration
A/NE-TK/827	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	"AGR"	20.12.2024 (revoked on 20.6.2026)

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 from highway maintenance point of view; 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) was located in an area of rural coastal plain landscape character comprising village houses, temporary structures, farmlands and scattered tree groups. The proposed use is not incompatible with the surrounding environment;
- with reference to the above aerial photo and the recent site photos and site inspection, the Site was currently partly paved, partly vegetated and largely vacant. Some trees of common species are found within the Site. According to the further information received on 5.8.2026 and 7.8.2026 (**Appendix Ic**) and the Application Form, the five existing trees would be retained and 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 three structures are proposed 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 private lots or on Government land which Short Term Tenancy is granted, prior 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. Electricity Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety perspective; and

- his advisory comments are at **Appendix V**.

7. 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/permit or outdoor seating accommodation (OSA) licence, and no application for an OSA nor food business licence have been received for the Site so far; and

- his advisory comments are at **Appendix V**.

8. Home Affairs (Licensing)

Comments of the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD):

- no objection to the application from licensing point of view; and
- his advisory comments are at **Appendix V**.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- 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, CEDD (PM/N, CEDD).

Recommended Advisory Clauses

(a) to resolve any land issue relating to the proposed use 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/Tai Po, Lands Department (DLO/TP, LandsD) that:

  (i) there are unauthorized structures on Lot 384 RP in D.D. 17. The lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice. Besides, the Government land (GL) adjoining Lot 324 RP in D.D. 17 has been fenced off without any 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;

  (ii) subject to (i) above, if the lot owners wish to permit structures erected or to be erected on the Site, including but not limited to electric vehicle chargers, the lot owners are required to submit an application for Short Term Waiver (STW)/Short Term Tenancy (STT) to LandsD. 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 proposed use is temporary in nature, only erection of temporary structures will be considered;

  (iii) 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. Moreover, access to the Site may also fall on adjoining private lots all in D.D. 17. The applicant should sort out the relevant issues with the lot owners concerned; and

  (iv) 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) the applicant is reminded to obtain consent from the private lot owners for access right on their land;

  (ii) the applicant shall implement the committed measures in the further information received

on 31.7.2026 (**Appendix Ib**) for operation; and

(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;

(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 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;

(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;

(g) to note the comments of the Director of Environmental Protection (DEP) that 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;

(h) 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;

(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;

(iv) design calculations and catchment delineation plan should be provided to demonstrate that the proposed drainage facilities and the existing drainage facilities are hydraulically adequate. Surface channels should be provided along the perimeter of the Site to collect all the runoff generated from the Site or passing through the Site. The catchment areas should be reviewed and indicated accordingly;

(v) the drainage flow path from the drainage facilities within the Site to public drainage system/ streamcourse/sea/any recognised drainage facilities shown in the LandsD map should be provided in association with supporting site photos;

(vi) it is noted that part(s) of the proposed stormwater drainage system is/are within the GL near the Site. The applicant shall seek LandsD's permission for laying such newly proposed drains/channels and/or modifying/upgrading existing ones on GL outside the Site;

(vii) the proposed drainage works, whether within or outside the Site, should be constructed and maintained by the applicant(s) at his/their expense. The maintenance responsibility of the proposed drainage works should be specified in the drainage plan;

(viii) details of the proposed stormwater drainage with channels, catchpits and connection to the adjacent existing drainage system should be shown on the drawing(s);

(ix) the existing stormwater drainage system proposed for discharge of runoff from the Site is not maintained by 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; and

(x) furthermore, the applicant's attention is drawn to the following general comments/requirements:

(1) the proposed drainage works, whether within or outside the Site, should be constructed and maintained by the applicant at his expense;

(2) 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 Government against claims and demands arising out of damage or nuisance caused by failure of the system;

(3) DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through GL and/or other private lot(s). The applicant(s) shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on site;

(4) the domestic wastewater, such as wastewater from washing machine, kitchen, bathroom, toilet and washbasin are prohibited to discharge into stormwater drainage system;

(5) 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

(6) the limited desk-top checking on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the Site;

(i) 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; and

(ii) the applicant is reminded that 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;

(j) 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) if the Site does not abut on a specified sheet of not less than 4.5m wide, its permitted development intensity shall be determined unde1 Regulation 19(3) of the B(P)R at building plan submission stage;

(iii) if any 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 proposed 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 construed as an acceptance of any existing building works or UBW on the Site under the BO;

(v) the applicant's attention is also drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water;

(vi) 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

(vii) detailed checking under the BO will be carried out at the building plan submission stage;

(k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

(l) 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. 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 (e.g. a restaurant, a food factory, a fresh provision shop etc). The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as 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;

(iii) 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 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, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party 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

(iv) 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; and

(m) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD) that:

(i) according to the Hotel and Guesthouse Accommodation Ordinance (HAGAO) (Cap. 349), premises are a 'hotel' or 'guesthouse' if the premises are held out as providing sleeping accommodation to any person presenting themselves who are willing to pay a fee for the sleeping accommodation, unless all accommodation in the premises are provided for a

period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);

(ii) under the Clubs (Safety of Premises) Ordinance (CuSPO) (Cap. 376), 'club' means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:

(1) provides services for its members (whether or not for the purpose of gain); and

(2) has a club-house of which only its members and their accompanied guests have a right of use;

(iii) if the mode of operation falls within the definition of 'hotel' or 'guesthouse' under the HAGAO or 'club' under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/or CuSPO depends on the actual circumstances of each case;

(iv) his office will assess each campsite on its individual merit to determine whether a licence under the HAGAO is required. The factors of consideration include degree of fixation, degree of permanency, size, nature and intended use, connection with associated utilities, ease of assembly and ease of removal in respect of the proposed tents and the essential supporting facilities including site office, storeroom and toilets etc. In general, a campsite solely consisting of movable and easily dismantled tents may not require a licence under the HAGAO. The applicant may consult a registered building professional for advice on whether the proposed structures to be erected in the Site would be considered as a premises under the HAGAO;

(v) the applicant's attention should be drawn to the fact that staff shall man the campsite round-the-clock under licensing requirements;

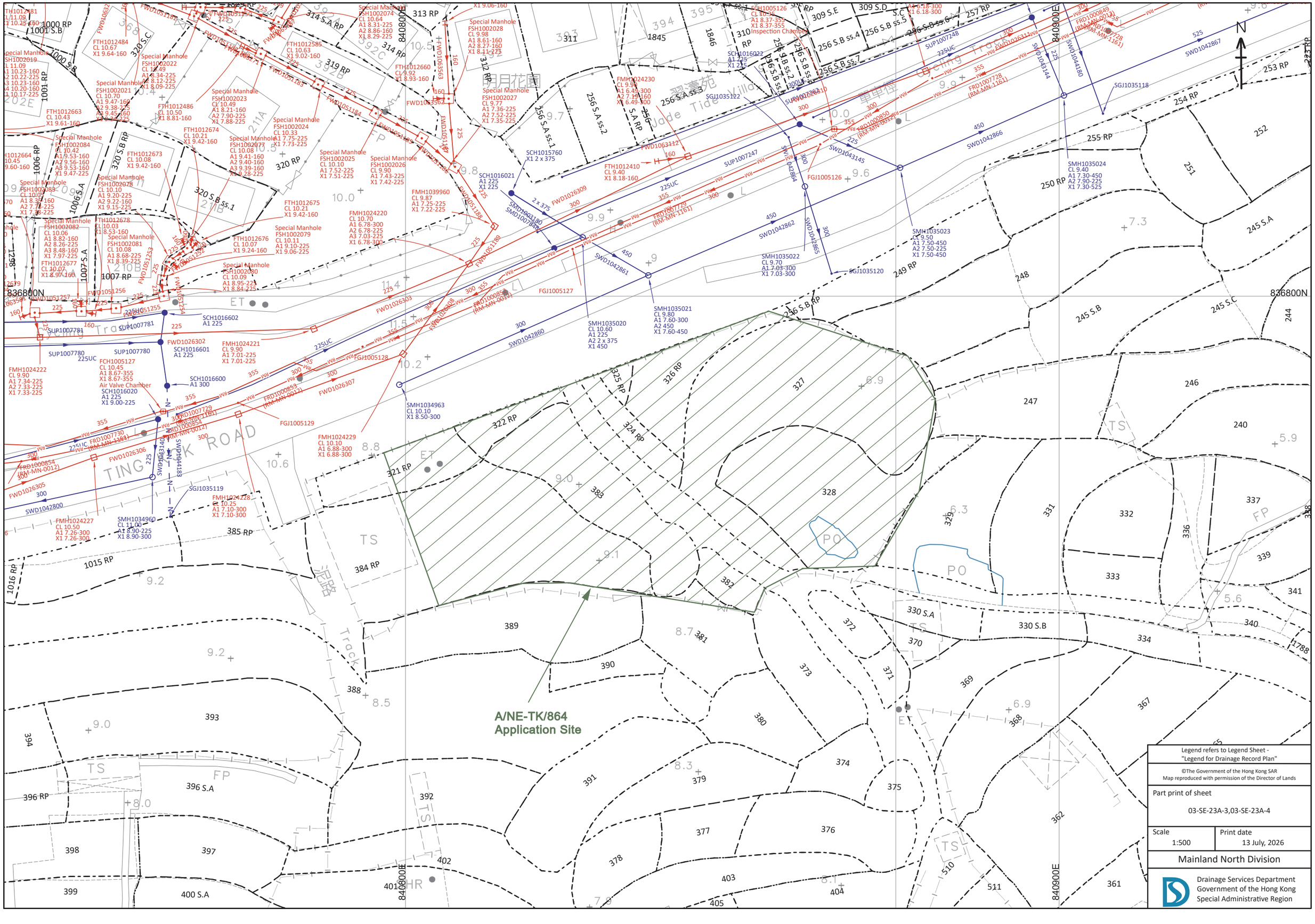
(vi) based on the information available, it is not sufficient for his office to assess whether licence application under HAGAO and/or CuSPO is required at this stage;

(vii) no licence or Certificate of Compliance applications for operation of guesthouse/clubhouse at the Site was received by his office;

(viii) if any structure which constitutes as 'building works' or 'building' under the BO to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the BA or a Certificate of Compliance issued by LandsD when making an application under the HAGAO and/or CuSPO;

(ix) as the applicant is not a current land owner, documentary proof should be submitted at the time of making the licence application to demonstrate that he/she has the right to use the land for performing the duty to operate, keep, manage the campsite under his/her continuous and personal supervision; and

(x) detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/or CuSPO, if applicable.


A/NE-TK/864
Application Site
836800N
840800E
840900E
TING KAU ROAD
Tracks
Jade Tide Villas
翠濤苑
明月花園
Legend refers to Legend Sheet - "Legend for Drainage Record Plan"
©The Government of the Hong Kong SAR Map reproduced with permission of the Director of Lands
Part print of sheet
03-SE-23A-3,03-SE-23A-4
Scale 1:500
Print date 13 July, 2026
Mainland North Division
Drainage Services Department
Government of the Hong Kong Special Administrative Region

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

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年08月04日星期二 0:25
收件者: tpbpd/PLAND
主旨: A/NE-TK/864 DD 17 Ting Kok Tent City

類別: Internet Email

A/NE-TK/864
Lots 321 RP, 322 RP, 324 RP, 324 RP, 325 RP, 326 RP, 327 RP, 328 RP, 381 RP, 382 RP, 383 RP and 384 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
Site area: About 2,600sq.m Includes Government Land of about 170sq.m
Zoning: "Agriculture"
Applied use: 15 Tents Holiday Camp / Picnic Area / 12 Vehicle Parking

Dear TPB Members,

752 was approved 28 Oct 2022and revoked 28 Jan 2024.

Back with a reduced footprint and its tents not caravans. Barbie out and now it's a Picnic Area.

Re conditions, no concrete plans just vague references to complying with conditions.

Buts its recreation-la, so will be approved for sure.

Then we can sit back for two years and wait for the next revocation.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 29 September 2022 3:50 AM HKT
Subject: Re: A/NE-TK/752 DD 17 Ting Kok Tent City

Dear TPB Members,

This plan looks suspiciously like it is intended for residential use rather than casual recreational.

So much GFA for merely six caravans? Do the math. Renting them out as 'homes' on the other hand would be another matter.

Members should carefully examine the details.

Mary Mulvihill

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

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 12 July 2022 3:11 AM CST
Subject: A/NE-TK/752 DD 17 Ting Kok Tent City

A/NE-TK/752

Lots 321 RP, 322 RP, 324 RP, 325 RP, 326 RP, 327, 328, 383 and 384 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po

Site area : About 2,841sq.m Includes Government Land of about 120sq.m

Zoning : "Agriculture"

Applied use : BBQ / 6 Caravan Holiday Camp / 734sq.m **Filling of Land** / 10 Vehicle Parking

Dear TPB Members,

Strong objections. There is farming activity on some of the lots. The location is not suitable for holiday camp as it is close to a busy road and surrounded by BBQ sites. The intention would appear to be on the lines of what is happening at locations like Pui O where caravans/containers are being rented out as homes.

There is substantial filling of land. Also the 'Storage of Tools' is questionable. Tools for what? There is no Hobby Farm element as all agriculture activity would be eliminated.

Members should question how many BBQ sites are already in operation in the vicinity.

Mary Mulvihill