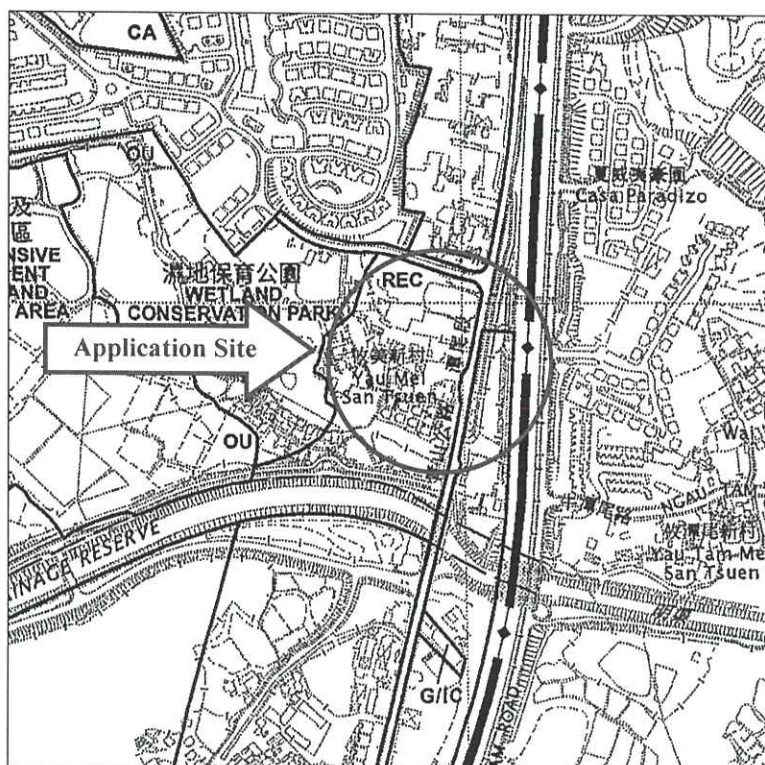


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Shop and Services (Sale of Electric Goods Vehicles) and
Electric Goods Vehicle Charging Station
for a Period of Three Years
Lot Nos. 2942sARP(Part), 2952 and 2953 in D.D. 104
Mai Po, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

January 2025

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 2942sARP(Part), 2952 and 2953 in D.D. 104, Mai Po, Yuen Long, New Territories. It is located at the southwest of the junction of Geranium Path and Castle Peak Road – Mai Po. The Site is applied for the use of “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” for a period of 3 years. The Site occupies a site area of about 1,605m². In accordance with the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 dated 20.9.2024, the Site falls within an area zoned “Recreation” (“REC”). According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area” (TPB PG-No.12C), the Site falls within the “Wetland Buffer Area (WBA)”.

A planning permission is sought to use the Site as “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station”. Since the Site is small in scale, no adverse traffic and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) Being in Line with Government Policy; 3) Coping with Demand for Charging Station for Electric Goods Vehicles; 4) Compatible with the Surrounding Land Uses; 5) No Adverse Environmental Impact; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界元朗米埔丈量約份104約地段第2942號A段餘段(部份)、第2952號及第2953號。申請場地位於洋葵徑及青山公路米埔段交匯處西南面。現申請三年臨時規劃許可作「臨時商店及服務行業(電動貨車銷售)及電動貨車充電站」用途。申請地段佔地共1,605平方米。是項申請地段位於米埔及錦繡花園分區計劃大綱核准圖編號S/YL-MP/8(發表於2024年9月20日)內之「康樂」地帶。根據城市規劃委員會規劃指引編號12C「擬於后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。

是項臨時許可申請把場地申請用作「臨時商店及服務行業(電動貨車銷售)及電動貨車充電站」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向； 2)與政府政策相一致； 3)應付電動貨車充電站的需求； 4)與附近的土地用途相容； 5)善用空置土地；6)沒有不良的環境影響；及7)沒有不良的交通影響。

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1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lot Nos. 2942sARP(Part), 2952 and 2953 in D.D. 104, Mai Po, Yuen Long, New Territories. It is located at the southwest of the junction of Geranium Path and Castle Peak Road – Mai Po. According to the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 dated 20.9.2024, the Site falls within an area zoned "Recreation" ("REC"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.
- 1.2 The current application is submitted for the use of "Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station" for a period of 3 years. According to the Notes of the OZP, planning permission is required by the Town Planning Board ("the Board") for the subject temporary use.
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the use of "Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station" for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing conditions of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lot Nos. 2942sARP(Part), 2952 and 2953 in D.D. 104, Mai Po, Yuen Long, New Territories.. The Site occupies a site area of about 1,605m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 It is located at the southwest of the junction of Geranium Path and Castle Peak Road – Mai Po.

2.3.2 To its immediate west is some residential dwellings and temporary structures.

2.3.3 To its east is vacant land and Castle Peak Road – Mai Po and San Tin Highway.

2.3.4 To its north is immediate north is Geranium Path and open storages.

2.4 Accessibility

2.4.1 The Site is accessible from Geranium Path, which is connected to Castle Peak Road– Mai Po Section.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Recreation” (“REC”) on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 dated 20.9.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (“the Board”) for “Temporary Shop and Services” and “Temporary Electric Goods Vehicle Charging Station” in the “REC” zone.
- 3.3 In accordance with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area” (TPB PG-No.12C), the Site falls within the “Wetland Buffer Area (WBA)”, which is intended to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have off-site disturbance impact on the ecological value of fish ponds. In view of the Site is located at a significant distance from the fish ponds and wetlands in the Deep Bay area and separated by the major residential developments at Royal Palms and Palm Springs, the envisaged off-site impacts on the wetlands and fish ponds would be insignificant.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is submitted for the use of “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” on site for a period of 3 years.

4.2 Proposed Use and Site Layout

It is proposed to provide “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” at the Site.

4.3 Ancillary Facilities

There are a single-storey converted container sales office, two open-sided metal covers for both new electric lorry showroom area and charging area, 5 electric lorry charging spaces, 3 private car parking spaces and a transformer room provided in support of the proposed use.

4.5. Operation Hours

4.5.1 The proposed “Temporary Shop and Services (Sale of Electric Goods Vehicles)” would be operated from 11am to 6pm daily (from Monday to Saturday except public holidays).

4.5.2 The proposed “Temporary Electric Goods Vehicle Charging Station” would be operated from 24 hours a day and 7 days a week (from Monday to Sunday and Public Holidays).

4.6 Traffic

4.6.1 There would be some traffic arrangement, as listed below:

- (a) there would be only 30 times of trips generation and attraction for the electric lorry per day (i.e. mainly during 8am to 9am, 12pm to 4pm and 6pm to 8pm);
- (b) there would be only 6 times of trip generation and attraction for the private car per day (i.e. mainly for staff use during 7am to 9am and 5pm to 7pm);
- (c) there are 2 nos. of HGV/MGV waiting spaces for avoiding any queuing up on the public road;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and

(e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.6.2 Due to the limited traffic flow and provision of traffic management measures, no adverse traffic impact is anticipated.

4.7 Landscape

As there is no existing tree and hard paving on the ground, no tree preservation and planting is required.

4.8 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

4.9 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 No Contravention to the Long Term Planning Intention

The subject “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. Basically, approval of the proposed use on a temporary basis that will not prejudice the future long term planning of the area. Therefore, the proposed development is considered not contravene to the long-term planning intention.

5.2 Being in Line with Government Policy

Having regard to improving energy efficiency and environmental benefits, the government keeps promoting the adoption of electric vehicles (EVs) in Hong Kong. In this regard, the government announced the Hong Kong Roadmap on Popularization of Electric Vehicles on 17 March 2021 for setting out the long-term policy objectives and plans to promote the adoption of EVs and their associated supporting facilities in Hong Kong. Therefore, the proposed “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” is being in line of the government policy.

5.3 Coping with Demand for Charging Station for Electric Goods Vehicles

It is noted that there are many commercial activities including logistics and retail shops in the area requiring the service of goods vehicles. Followed by the popularity of electric goods vehicles, there is a demand for the charging station in the vicinity. The proposed “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” would be able to cope with the demand.

5.4 Compatible with the Surrounding Land Uses

Besides there are some open storages in the surrounding area, there are also commercial uses approved in the vicinity including Planning Application No. A/YL-MP/325 approved on 22.4.2022 for “Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms”, Planning Application No. A/YL-MP/329 approved on 29.7.2022 for “Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities”, Planning Application No. A/YL-MP/351 approved on 25.8.2023 for “Temporary Shop and Services (Real Estate Agency), and Planning Application No. A/YL-MP/364 approved on 7.6.2024 for “Proposed Temporary Shop and Services (Foot Massage Parlour), Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office”. Therefore, the proposed “Temporary Shop and Services” is considered acceptable.

5.5 Making Efficient Use of Vacant Land

The Site was previously used for an open storage and now is being a vacant abandoned land. The proposed “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” would make efficient use of the vacant land for supporting the electric goods vehicles in the surrounding area.

5.6 No Adverse Environmental Impact

In accordance with Environmental Protection Department (EPD), electric vehicles (EVs) have no tailpipe emissions so that the adoption of EVs for replacing conventional vehicles can help improve roadside air quality and reduce greenhouse gas emissions. Therefore, the proposed “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station” would not general adverse environmental impact to the surrounding.

5.7 No Adverse Traffic Impact

- 5.7.1 There are new electric lorry showrrom area, 5 electric lorry charging spaces and 3 private car parking spaces provided on site in support of the proposed “Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station”.
- 5.7.2 There would be only 30 times of trips generation and attraction for the electric lorry per day (i.e. mainly during 8am to 9am, 12pm to 4pm and 6pm to 8pm).
- 5.7.3 There would be only 6 times of trip generation and attraction for the private car per day (i.e. mainly for staff use during 7am to 9am and 5pm to 7pm).
- 5.7.4 There are 2 nos. of HGV/MGV waiting spaces for avoiding any queuing up on the public road.
- 5.7.5 Adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site.
- 5.7.6 The proposed access would also serve as pedestrian access due to limited vehicular trip.
- 5.7.7 Due to the limited traffic flow and provision of traffic management measures, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve planning application for the applied use under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- no contravention to the long term planning intention;
- being in line with government policy;
- coping with demand for charging station of electric goods vehicles;
- compatible with the surrounding land uses;
- make efficient use of vacant land;
- no adverse environmental impact; and
- no adverse traffic impacts,

the Board is requested to approve the planning application for the use of "Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extracts of the Approved Mai Po and Fairview Park Outline
Zoning (OZP) Plan No. S/YL-MP/8 dated 20.9.2024
and its Relevant Notes**



RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Cable Car Route and Terminal Building
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Flat
On-Farm Domestic Structure	Golf Course
Picnic Area	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Government Use (not elsewhere specified)
Public Convenience	Helicopter Landing Pad
Rural Committee/Village Office	Hotel
Tent Camping Ground	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(Please see next page)

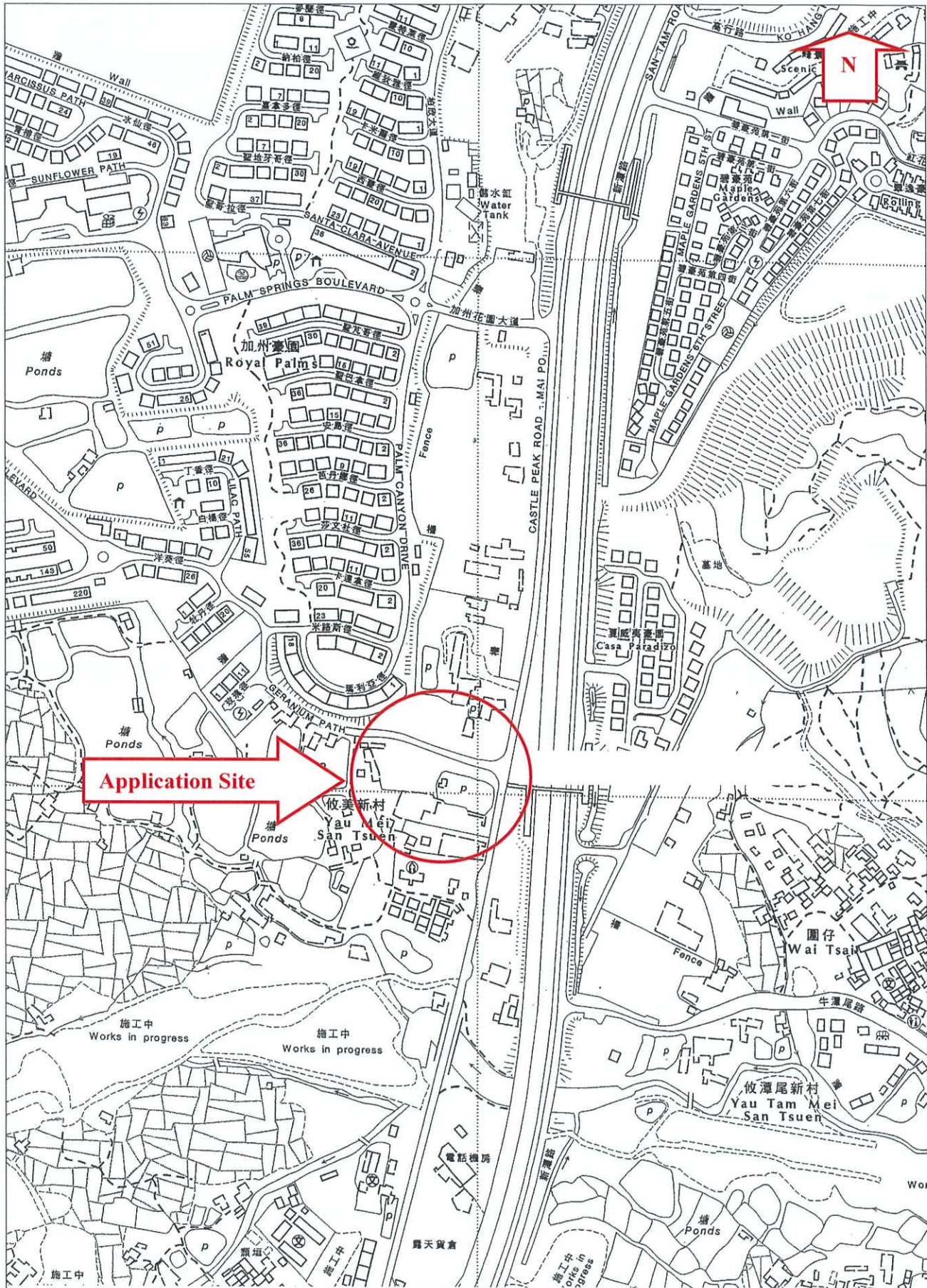
RECREATION (cont'd)

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

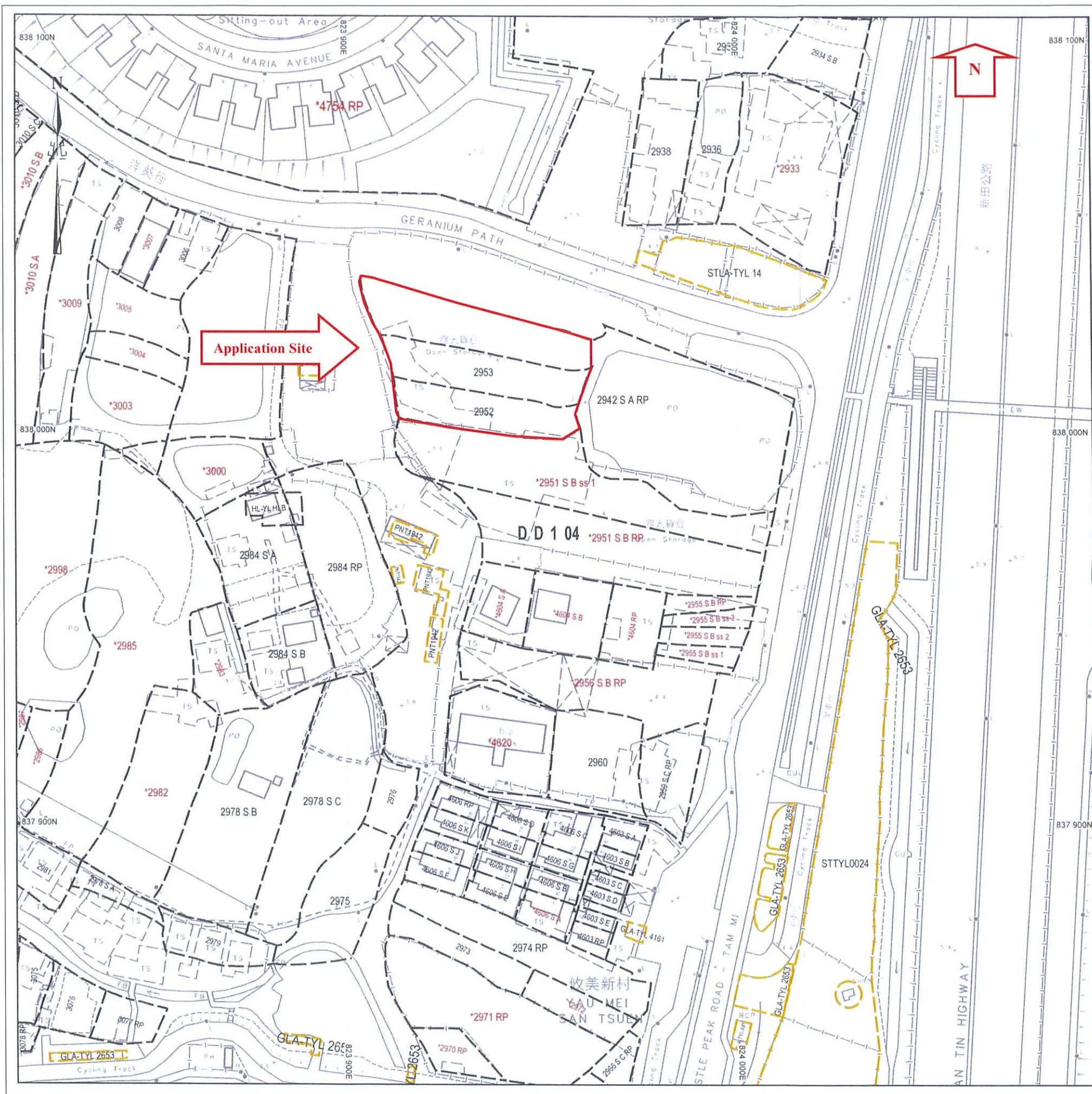
Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

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Locality :

Lot Index Plan No. : ags_S00000121021_0001

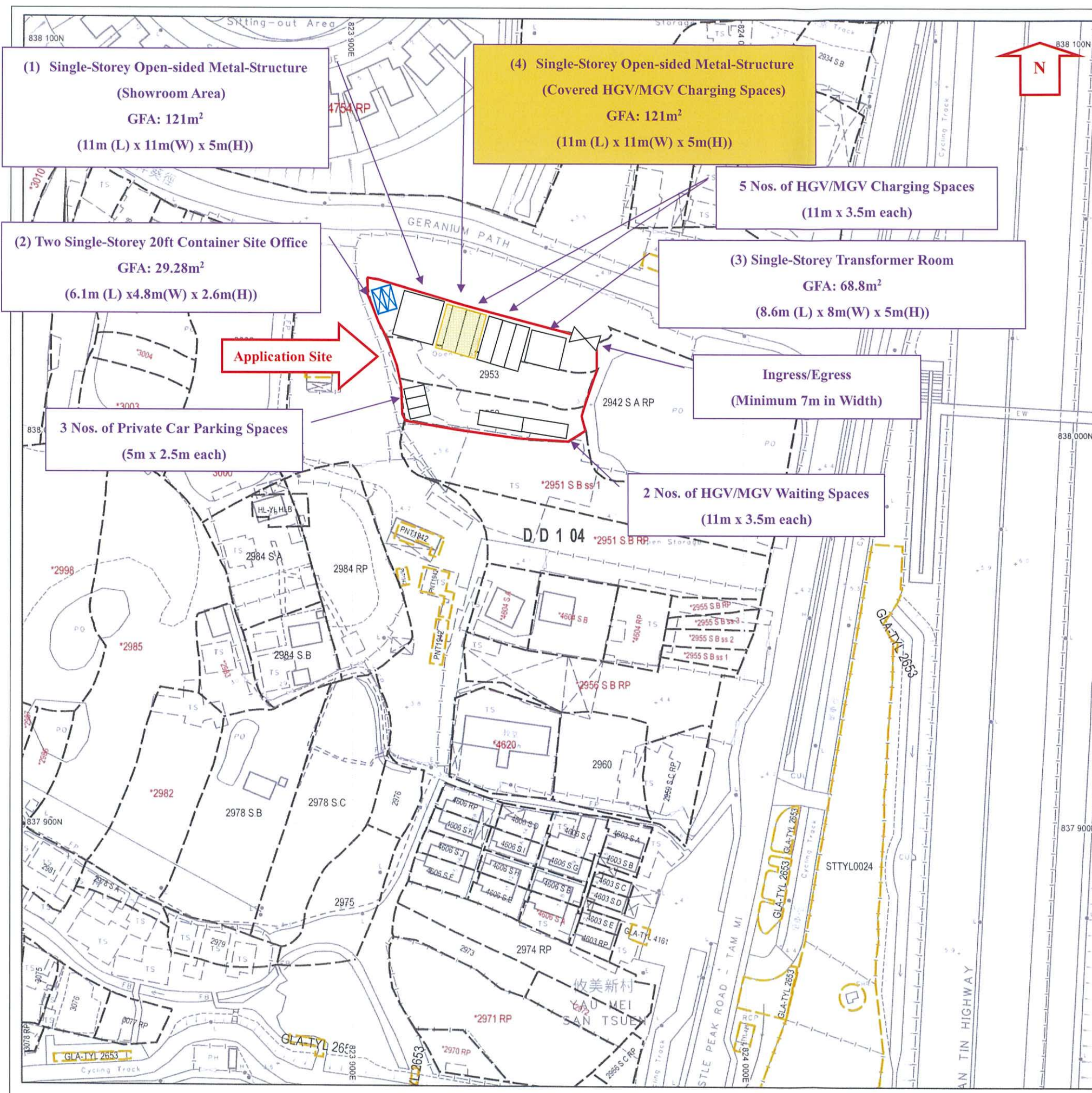
District Survey Office : Lands Information Center

Date :08-Dec-2023

Reference No. : 2-SE-16B,2-SE-17A

APPENDIX 4

Proposed Layout Plan



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

For Identification Only

Locality :

Lot Index Plan No. : ags_S00000121021_0001

District Survey Office : Lands Information Center

Date :08-Dec-2023

Reference No. : 2-SE-16B,2-SE-17A

APPENDIX 5

Site Photos

Site Photos

Application Site

