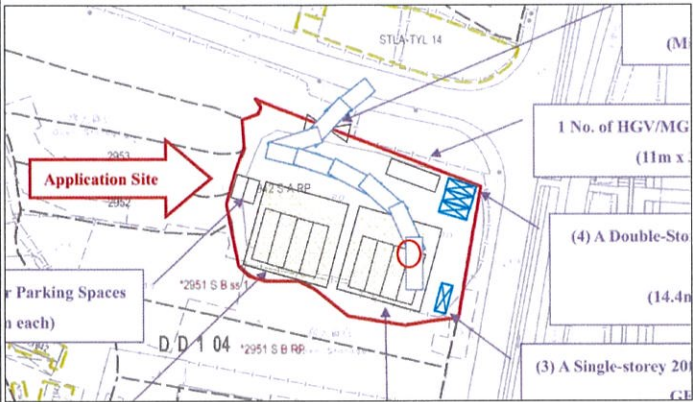


Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Mr. Victor Ma at 2399-2727)	
(1)	As the swept path would affect nearby parking space (circled in red), please review. 	Please see a set of revised Swept Path Analysis at Appendix 1.
	<u>Drainage Services Department (DSD)</u> (Contact: Ms. Jessica Kwan at 3965-8924)	
(1)	Since the existing pond within application site functions as retention area for collecting surface runoff from the vicinity during rainfall, the applicant is required to show whether there would be any significant drainage impact on existing natural streams, drainage system, village drains, ditches, the adjacent area and etc due to the proposed development and how the impact could be properly mitigated. After reviewing the applicant's submission, it is noted that there is no drainage proposal to demonstrate how potential drainage impact on the adjacent area could be managed under the proposed development. Therefore, DSD has reservation on the proposed application from drainage point of view unless the applicant can submit satisfactory drainage impact assessment report or drainage proposal during planning application stage.	Please see the Drainage Proposal and the Checklist at Appendix 2.
(2)	To encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant is advised to complete the attached checklist (Appendix A) and include it in the coming submission. Otherwise, a longer processing time may be required by DSD.	Please see the Drainage Proposal and the Checklist at Appendix 2.

	<u>Agricultural, Fisheries and Conservation Department (AFCD)</u> (Contact: Dr. Azaria Wong at 2150-6932)	
	<u>From nature conservation perspective:</u>	
(1)	Although the application site (the Site) falls within "Recreation" zone on the draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 and the surrounding area is disturbed, it is currently a wetland based on the site photos. The proposed filling of pond would result in wetland loss. As such, AFCD has reservation on the application. The applicant should provide information (e.g. literature review and verification site check) about the ecological conditions of the Site, advise whether the proposed temporary use will result in any adverse ecological impacts and whether any mitigation measures are required.	Please note that the site together with the pond is situated next to the highway and its adjacent area have been urbanized and disturbed by the existing housing site such as Fairview Park and Palm Springs, and the adjacent vehicle showroom and charging station. It is also situated on the isolated landward periphery of the WBA ecologically separated from the continuously and contiguous pond system in the Deep Bay Area, and has weak linkages with other habitat of ecological importance for other ponds. Please also note that the site falls within the assessment area of the Ecological Impact Assessment (EcoIA) under Planning Application No. Y/YL-MP/10 agreed on 4.7.2025. With reference to its survey results, there is no significant change in the habitat condition with the assessment area and there is limited increase in value for the small and isolated ponds. In addition, the said pond within the site is an inactive pond and has been abandoned for years with filling of dirty water and sludge. Therefore, the proposed temporary use will NOT result in any adverse ecological impacts and no mitigation measures are required. In contrast, the proposed filling of pond will definitely improve the environmental hygiene in the surrounding area by eliminating the existing dirty water and sludge, which is a breeding ground for mosquitos and bacteria. Please see the existing pond photos at Appendix 3 for your reference.
	<u>From fisheries perspective:</u>	
(1)	Based on the recent aerial photos, a pond has been identified within the Site and is considered potentially suitable for aquaculture. In this regard, AFCD has reservation on the application from fisheries perspective, as the proposed pond filling activities may result in permanent loss in fisheries resources.	With reference to the above, the subject site has no significant adverse ecological value and the pond is an inactive pond and has been abandoned for years with filling of dirty water and sludge.

		In addition, the site has been urbanized and disturbed by the existing housing site such as Fairview Park and Palm Springs, and the adjacent vehicle showroom and charging station. Therefore, it appears that resumption of fishing activities on the site is inappropriate and the proposed temporary use will not affect the loss in fisheries resources. Please see the existing pond photos at Appendix 3 for your reference.
(2)	The applicant should provide justification for the necessity of utilizing the site for the proposed temporary use, specify the types of filling materials to be used, and confirm whether the Site will be reinstated upon completion to the satisfaction of relevant departments.	In respect of environmental hygiene and supporting adoption of electric vehicles (EV), the proposed filling of the existing abandoned pond will be more appropriate than maintaining the current situation. Please also note that concrete materials would be used for filling of ponds and the Applicant is willing to reinstate the site upon cease operation of the proposed temporary use on the site.
	<u>Urban Design & Landscape Section, Planning Department (UD&L, PlanD)</u> (Contact: Ms. Mandy Kwok at 3565-3953)	
(1)	UD&L, PlanD has reservation on the application from landscape planning perspective. Detailed comments are as follows.	Noted.
(2)	Based on the aerial photos taken in 2024 and 2025, the Site was situated in an area of rural coastal plain landscape character comprising low-rise residential developments, village houses, temporary structures, ponds, a drainage channel and tree clusters. The Site was mainly covered by a pond that falls within the Wetland Buffer Area (WBA) in accordance with the Town Planning Board Guidelines No. 12C on 'Development within the Deep Bay Area under Section 16 of the Town Planning Ordinance'. The proposed temporary use is considered not entirely incompatible with the surrounding context.	Noted.
(3)	The applicant stated in the Planning Statement that "there is no existing tree..." on the Site. However, with reference to site photos taken on 11.6.2026 and site inspection on 10.6.2026 conducted by UD&L, PlanD, the pond was covered with aquatic plants. A few trees were found at the northwestern and southern of the Site. With reference to Appendix 4 – Land Filling and Pond Filling Plan, the entire	Please see the Tree Preservation and Removal Proposal at Appendix 4 .

	Site will be filled and the existing trees will be affected.	
	<u>District Lands Office / Yuen Long (DLO/YL)</u> (Contact: Mr. Wong Yu Chun at 2443-3474)	
(1)	The application site comprises Old Schedule Agricultural Lot No. 2942 S.A RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
(2)	The following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorized structure(s) within the said private lot covered by the planning application</u> Lands Department (LandsD) has reservation on the planning application since there is/are unauthorized structure(s) on the Lot No. 2942 S.A RP in D.D. 104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	Please note that Planning Application No. A/YL-MP/399 was approved on 5.12.2025 on Lot No. 2942 S.A RP in D.D. 104 and a Short Term Waiver (STW) application was submitted on 4.8.2026 for erection of the proposed temporary structure(s) in the Lot.
(3)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. The Applicant would apply for STW for erection of the proposed temporary structures on site.
(4)	Please be advised the erection of charging poles on the ground will also be counted as structure(s), and the applicable waiver fee will be charged accordingly.	Noted.
	<u>Environment and Ecology Bureau (EEB)</u> (Contact: Mr. Fong Yiu Sang, Vincent at 3863-0632)	
(1)	The Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3 000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles (EV) in February 2026, which states that	Please note that there will be 2 nos. of 240kW fast chargers for electric good vehicles to be provided on site.

	the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, EEB recommend that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric coaches/goods vehicles.	
(2)	The applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles.	Please note that the provided chargers would be compatible with Guobiao charging standard to support southbound vehicles.
(3)	It is recommended that the applicant provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as “HKeMobility” of the Transport Department. For any queries, please contact the Environmental Protection Department’s EV Hotline at 3757-6222 or email to ev@epd.gov.hk .	Noted.
(4)	For the medium goods vehicles or heavy goods vehicles (MGV/HGV) parking spaces, please note the following: To cater for charging of EVs, all parking spaces, including those for private cars, motorcycles, goods vehicles, light buses and coaches, of new developments are encouraged to be EV charging-enabling with reservation of adequate space for installation of EV chargers and associated fixed electrical installations. The detailed technical requirements are specified in the “Technical Guidelines for EV Charging-enabling for Car Parks of New Building Developments”, in particular Appendix 1, which stipulates the required output power of EV charger for light buses, coaches, medium and heavy goods vehicles, among other vehicle classes, issued by the EEB*. *Technical Guidelines for EV Charging-enabling for Car Parks of New Building Developments: https://www.epd.gov.hk/epd/sites/default/files/cpd/english/environment/infk/air/prob_solutions/files/guidelines_on_enabling_cmg.pdf	Noted.