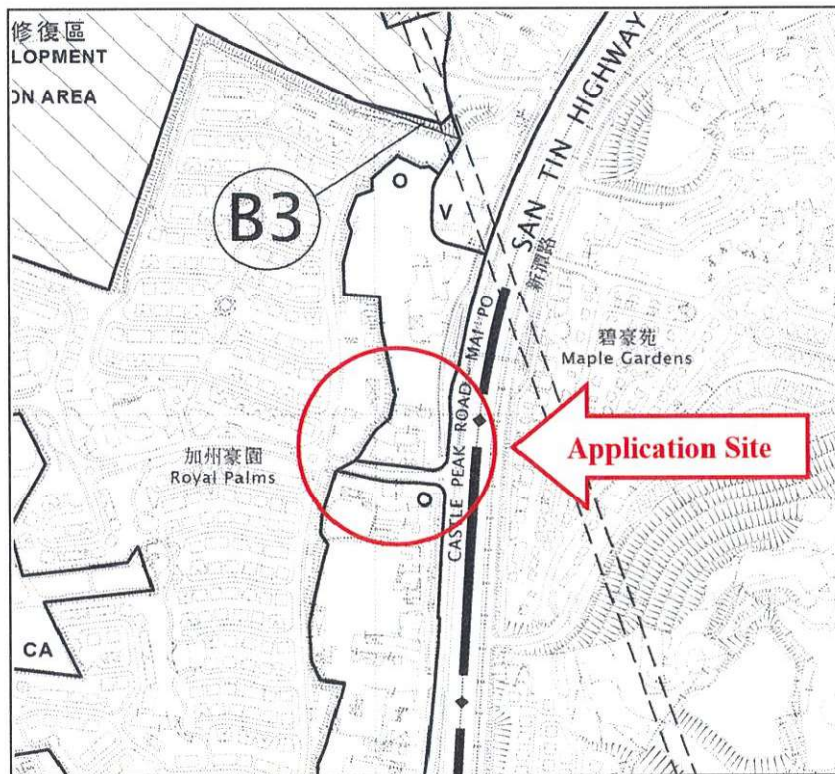


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Renewal of Planning Approval for
Temporary Eating Place (Restaurant)
for a Period of Three Years
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101
Mai Po, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

August 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories. It is located at the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po. The Site occupies a site area of about 2,177m². According to the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9, the Site falls within an area zoned “Open Space” (“O”) on the OZP. According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No.12C), the Site falls within the Wetland Buffer Area (WBA).

The applicant seeks renewal of planning approval for temporary eating place (restaurant) for a period of 3 years under Section 16 of the Town Planning Ordinance, which is the current use of the Site with a valid planning permission under planning application No. A/YL-MP/353 until 7.11.2026. The current application is submitted by the same applicant for the same use at the same site. The proposed site boundary, applied use, development parameters, implemented drainage facilities and fire service installations remain unchanged compared to the last application No. A/YL-MP/353.

The Site is the subject of 9 previous applications (No. A/YL-MP/22, 125, 153, 171, 194, 237, 265, 299 and 353) for the same use approved between 1997 and 2023. All the approval conditions of the last application No. A/YL-MP/353 have been complied with. Since the restaurant has been in existence for many years, no additional traffic, adverse drainage and environmental impacts are anticipated. The existing landscape works, drainage facilities and fire service installations implemented will be properly maintained.

The current application is justified on the following grounds: 1) Previous planning permissions for the same use; 2) Genuine efforts in compliance with planning approval conditions; 3) Compatible with the surrounding land uses; 4) Meeting the local demand for catering services; and 5) No Additional Traffic, Drainage and Environmental Impacts.

行政摘要

申請地點為新界元朗米埔丈量約份第101約地段第5號、第6號、第7號A段、第7號餘段、第8號餘段、第9號餘段及第10號。申請場地位於加州花園大道及青山公路米埔段的交匯處。申請地點佔地共2,177平方米。申請地點坐落在《米埔及錦繡花園分區計劃大綱草圖編號S/YL-MP/6》上劃為「休憩用地」地帶的地方。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擬於后海灣地區內進行發展，申請地點被指定為「濕地緩衝區」。

申請人根據《城市規劃條例》第16條申請規劃許可續期，擬把申請地點用作臨時食肆（餐廳）用途。該地點目前正用作此用途，並持有按規劃申請編號 A/YL-MP/353 核准的有效規劃許可，有效期至2026年11月7日。是次申請由同一申請人就同一場地及同一用途提出。與先請申請（編號 A/YL-MP/353）相比，擬議地點界線、申請用途、發展參數、已落實的排水設施及消防裝置均保持不變。

該地點先前曾涉及9宗同類申請（編號A/YL-MP/22、125、153、171、194、237、265、299及353），並於1997年至2023年間獲批。先前申請編號 A/YL-MP/299的所有附帶規劃條款均已妥善履行。鑑於現有的餐廳已運作多年，相信並不會引致額外的交通流量、不良的渠務及環境影響。現有的樹木、排水設施及消防裝置將繼續妥善維護。

是次申請的規劃理據如下：1) 跟以前獲批准的用途相同；2) 真心實意地履行規劃條款；3) 與周邊的土地用途兼容；4) 迎合地區的餐飲服務需求；及5) 沒有額外的交通、渠務及環境影響。

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1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories. It is located at the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po. The Site falls within an area zoned “Open Space” (“O”) on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 (the OZP). Please refer to an extract of the OZP and its relevant Notes at **Appendix 1**, the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.
- 1.2 The Site is currently used as temporary eating place (restaurant) with a valid planning permission under planning application No. A/YL-MP/353 until 7.11.2026. The current application seeks planning permission from the Town Planning Board (the Board) to continue use the Site as temporary eating place (restaurant) to provide catering services to serve the local residents in the surrounding area.
- 1.3 The current application is submitted by the same applicant for the same use at the same site. The proposed site boundary, applied use, development parameters, implemented drainage facilities and fire service installations remain unchanged compared to the last application No. A/YL-MP/353.
- 1.4 The applicant, Fu Hop Yick Limited, has commissioned Lanbase Surveyors Limited to submit a planning application on his behalf for the said temporary use under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 This Planning Statement serves to describe the existing site condition 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

2.1.1 The Application Site (the Site) comprises Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories. The Site occupies a site area of approximately 2,177m². The site boundary is identical to the last application No. A/YL-MP/353. Please refer to the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.

2.1.2 The Site has been operated as a temporary restaurant for many years. Please refer to the site photos at **Appendix 11**.

2.2 Lease Particulars

The lots are held under Block Crown Lease and demised as agricultural land.

2.3 Surrounding Land Uses

2.3.1 It is located at the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po;

2.3.2 To its immediate north is a real estate agency sales office and its further north is an open storage yard.

2.3.3 To its immediate east are Castle Peak Road – Mai Po, San Tin Highway and San Tam Road.

2.3.4 To its south across Palm Springs Boulevard is a real estate agency sales office, a metal retail shop, open storage yards, some residential dwellings and a pond.

2.3.5 To its immediate west are some residential dwellings and its further west is residential development of Royal Palms.

2.4 Accessibility

2.4.1 The Site is accessible from Palm Springs Boulevard, 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 “Open Space” (“O”) on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 (the OZP). An extract of the OZP and its relevant Notes are available at **Appendix 1**.

3.2 According to the Notes of the OZP for “O” zone, ‘Eating Place’ is a Column 2 use which requires planning permission from the Board.

3.3 The Site is the subject of 9 previous applications including:

- a) Application No. A/YL-MP/22 was approved on 8.8.1997 for “Restaurant” on a temporary basis for a period of 5 years;
- b) Application No. A/YL-MP/125 was approved on 19.12.2003 for “Proposed Temporary Restaurant for a Period of 3 Years”;
- c) Application No. A/YL-MP/153 was approved on 15.9.2006 for “Temporary Restaurant for a Period of 3 Years”;
- d) Application No. A/YL-MP/171 was approved on 7.11.2008 for “Proposed Temporary Restaurant for a Period of 3 Years”;
- e) Application No. A/YL-MP/194 was approved on 23.9.2011 for “Renewal of Planning Approval for Temporary Restaurant for a Period of 3 Years”;
- f) Application No. A/YL-MP/237 was approved on 26.9.2014 for “Renewal of Planning Permission for Temporary Restaurant for a Period of 3 Years”;
- g) Application No. A/YL-MP/265 was approved on 27.10.2017 for “Renewal of Planning Approval for Temporary Restaurant for a Period of 3 Years”; and
- h) Application No. A/YL-MP/299 was approved on 23.10.2020 for “Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years”; and
- i) Application No. A/YL-MP/353 was approved on 22.9.2023 for “Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years”. Please refer to approval letter from the Board dated 13.10.2023 at **Appendix 4**.

3.4 According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (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

4.1.1 The applicant proposes to continue using the Site as temporary eating place (restaurant) for a period of 3 years, to provide catering services to serve the local residents in the surrounding area.

4.1.2 There is no change in applied use compared to the last application No. A/YL-MP/353 submitted by the same applicant.

4.2 Proposed Layout and Development Parameters

4.2.1 A single-storey concrete structure (6m in height) was erected for restaurant use. 20 private car parking spaces (including one for the disabled) and one Loading/Unloading (L/UL) bay were provided for operational purposes, which is identical to the last application No. A/YL-MP/353. Please refer to the Approved Layout Plans at **Appendix 5**.

4.2.2 Amendments have been made to the Approved Layout Plans of the last application No. A/YL-MP/353, which only involves changes in the internal layout of car park (i.e. relocation of one private car parking space and deletion of a ramp). Upon the Planning Department (PlanD)'s confirmation dated 2.1.2024, the amendments fall within Class A amendments under the Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No.36C). Please refer to the Updated Car Park Layout Plan and PlanD's letter dated 2.1.2024 at **Appendix 6**.

4.2.3 The development schedule is as follows:

Major Development Parameters	Proposed Scheme (Identical to previous application No. A/YL-MP/353)
Site Area	2,177m ²
Site Coverage	Not more than 10.56%
Total Floor Area	Not more than 230m ²
Plot Ratio	Not more than 0.1056
Building Height	1 storey (6m) (max.)
No. of Private Car Parking Spaces	20 (including 1 for the disabled)
No. of L/UL Bays	1

There is no change in development parameters compared to the last application No. A/YL-MP/353.

4.4 Operation Hours

Identical to the last application No. A/YL-MP/353, the restaurant will be operated from 7:00am to 12:00am from Mondays to Sundays including public holidays, to provide catering services to serve the surrounding area.

4.5 Traffic

Only 20 private car parking spaces and one L/UL bay were provided for operational purposes. Therefore, the applied use would not generate adverse traffic impact to the area.

4.6 Landscape

Landscape and tree plantings were provided at the Site in accordance to the previous application No. A/YL-MP/194, as shown in the approved proposal and the relevant compliance letters at **Appendix 7**. The applicant will continue to properly maintain the existing landscape and tree plantings to the satisfaction of the relevant government departments.

4.7 Drainage

The existing drainage facilities were implemented in accordance to the previous application No. A/YL-MP/265, as shown in the approved proposal and the relevant compliance letters at **Appendix 8**. The applicant will continue to provide proper maintenance on the drainage facilities to the satisfaction of the relevant government departments.

4.8 Fire Precaution Measures

The existing fire service installations were implemented in accordance to the previous application No. A/YL-MP/265, as shown in the approved proposal and the relevant compliance letters at **Appendix 9**. The fire precaution measures will continue to be provided on the Site to the satisfaction of the relevant government departments. Please refer to the updated Certificates of Fire Service Installations and Equipment (FS251) at **Appendix 10**.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for the Same Use

Temporary approvals for the same “Eating Place (Restaurant)” use were granted to the Site under 9 previous applications as mentioned in Paragraph 3.3 above. The site condition is more or less the same as the last application No. A/YL-MP/353. Without material change in planning circumstances, it is considered that the planning approval for the temporary eating place (restaurant) should be renewed to serve the neighbourhood.

5.2 Genuine Efforts in Compliance with Planning Approval Conditions

As the site condition remains satisfactory, approval conditions have not been imposed on the last application No. A/YL-MP/353. However, with reference to the previous application No. A/YL-MP/265, all the planning conditions imposed have been satisfactorily complied with to the satisfaction of relevant government departments within the specified time limits, as follows:

Item	Planning Condition	Compliance Date
(f)	The submission of drainage proposal.	24.4.2018 (Please refer to the approved proposal and the relevant compliance letter at Appendix 8)
(g)	The implementation of drainage proposal.	6.7.2018 (Please refer to the relevant compliance letter at Appendix 8)
(h)	The submission of the water supply for fire fighting and fire service installations proposal.	27.3.2018 (Please refer to the approved proposal and the relevant compliance letter at Appendix 9)
(i)	The implementation of the water supply for fire fighting and fire service installations proposal.	11.6.2018 (Please refer to the relevant compliance letter at Appendix 9)

It was demonstrated that the applicant had made genuine efforts to comply with the planning conditions under previous approvals, thus favourable consideration should be given to the application.

5.3 Compatible with the Surrounding Land Uses

In the past three years, there are a number of similar applications approved by the Board within the “O” zones on the OZP in the subject area, including :

- Application No. A/YL-MP/382 approved on 18.7.2025 for “Temporary Shop and Services and Eating Place with Ancillary Facilities” use;
- Application No. A/YL-MP/383 approved on 2.5.2025 for “Proposed Temporary Shop and Services” use;
- Application No. A/YL-MP/385 approved on 28.2.2025 for “Temporary Shop and Services (Wooden Ware Retail Shop)” use;
- Application No. A/YL-MP/388 approved on 2.5.2025 for “Proposed Temporary Shop and Services (Pet Salon, Pet Supplies and Gardening Goods)” use;
- Application No. A/YL-MP/389 approved on 20.6.2025 for “Temporary Shop and Services with Ancillary Facilities” use;
- Application No. A/YL-MP/391 approved on 18.7.2025 for “Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” use;
- Application No. A/YL-MP/393 approved on 5.9.2025 for “Temporary Shop and Services with Ancillary Facilities” use; and
- Application No. A/YL-MP/411 approved on 5.6.2026 for “Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store)” use.

The above precedents show that planning permissions could be granted to temporary commercial uses in the subject area, which are of similar nature as the applied use. Therefore, the applied use is considered not incompatible with the surrounding uses.

5.4 Meeting the Local Demand for Catering Services

Due to a number of large-scale residential developments located in the district, there is a high demand for local catering services. The existing temporary restaurant would provide additional alternative for catering services in the area. The stylish design and decoration of the restaurant with a comfortable and relaxed environment in the existing landscaped open space environment would also meet the dining requirements and expectations of local residents. Therefore, as a long-established restaurant for many years, the applied use is able to meet local needs.

5.5 No Additional Traffic, Drainage and Environmental Impacts

The approval conditions under previous application No. A/YL-MP/299 have been fully complied with to the satisfaction of the government departments, no adverse

traffic, drainage and landscape impacts would be anticipated. As the applied use and development parameters remain unchanged as the last application No. A/YL-MP/353 despite slight change in internal layout of the car park, additional traffic, drainage and environmental impacts are not anticipated. Without major change in planning circumstances and site conditions, the Site should be allowed for the applied use to serve the neighbourhood.

6. CONCLUSION

6.1 The Site has been used as “Temporary Eating Place (Restaurant)” for many years. The applicant seeks planning permission to continue operating the applied use under Section 16 of the Town Planning Ordinance.

6.2 With regard to the following justifications:

- previous planning permission for the same use;
- genuine efforts in compliance with planning approval conditions;
- compatible with the surrounding land uses;
- meeting the local demand for catering services; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the current application for “Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years” at Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories.