

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land
and Pond for a Period of 5 Years in “Open Space” Zone,
Lots 15 (Part) and 16 in D.D. 101, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/423)

The applicant would like to submit the following further information, including the following clarifications and to response to comments from Government departments:

- (i) Due to the rapid expansion of online shopping in recent years, there has been a consistent and high demand for pick-up counters for courier services in Mai Po and San Tin area. Since the application site (the Site) is situated near several existing residential areas, local villages and businesses, the applicant would like to use the Site to operate a courier services counter to serve and bring convenience to the surrounding residents. Locals would be able to pick up goods and packages from online shopping at ease within walking distances.
- (ii) Although parking spaces are provided within the Site, as the Site is situated within walking distances of local residential settlements and businesses, thus, it is expected that most customers would access and leave the Site by foot to collect their packages.
- (iii) Although the Site falls within the “Open Space” (“O”) zone, there is no known long-term programme to develop the Site for open space use. Hence, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of the “O” zone and would better utilise deserted land in the New Territories. The Site is also surrounded by residential development and low-rise structures for shop and services use; the proposed development is considered not incompatible with the surrounding areas.
- (iv) The current application serves to regularise the existing hard-paving of concrete within the Site. The already filled land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking and loading/unloading spaces uses. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site during the planning approval period.
- (v) Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

- (vi) No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, will be entering/leaving and parking in the Site.
- (vii) Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access. As the traffic generated/attracted by the proposed development is estimated to be minimal (i.e. maximum 4 vehicles per hour), adverse traffic impacts arising from the proposed development should not be anticipated.
- (viii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the District Lands Office/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG Yu Chun, Tel.: 2443 3474)		
(1)	The application site comprises Old Schedule Agricultural Lot Nos. 15 and 16 in D.D. 101 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. The following irregularities covered by the subject planning application have been detected by DLO/YL, LandsD: <u>Unauthorised structure(s) within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) or uses on the Lot No.15 in D.D. 101 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. If the planning application is approved, the lot owner(s) shall apply to DLO/YL, LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for	Noted. The applicant will submit a Short Term Waiver application to permit the occupation of proposed structures and applied use once the current application is approved by the Town Planning Board.

	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 in nature, only erection of temporary structure(s) will be considered.	
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