

This document is received on 12 FEB 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2500131 16/1 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L+P/387
	Date Received 收到日期	12 FEB 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

AMPLE FORWARDING LTD. 豐盛貨運有限公司

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NOS. 2942S.ARP(PART), 2952 AND 2953 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,583 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 271.28 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL- MP/8
(e) Land use zone(s) involved 涉及的土地用途地帶	RECREATION ,
(f) Current use(s) 現時用途	VACANT  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".  
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)".  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)".  
已取得 ..... 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書\*

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 16/1/2025 (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知\*(請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知\*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/2/2025 (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會\* (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF ELECTRIC GOODS VEHICLES) AND ELECTRIC GOODS VEHICLE CHARGING STATION  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細則表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 1,311.72 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4 .....
Proposed domestic floor area 擬議住用樓面面積	..... NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) STRUCTURE 1: SHOWROOM AREA (5M IN HEIGHT)(1-STOREY) ..... STRUCTURE 2: SITE OFFICE (2.6M IN HEIGHT)(1-STOREY) ..... STRUCTURE 3: COVERED CHARGING AREA (5M IN HEIGHT)(1-STOREY) ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 3 .....
Motorcycle Parking Spaces 電單車車位	..... NIL .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NIL .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NIL .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NIL .....
Others (Please Specify) 其他 (請列明)	..... 5 .....
(HGV/MGV CHARGING SPACES) .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NIL .....
Coach Spaces 旅遊巴車位	..... NIL .....
Light Goods Vehicle Spaces 輕型貨車車位	..... NIL .....
Medium Goods Vehicle Spaces 中型貨車車位	..... NIL .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... NIL .....
Others (Please Specify) 其他 (請列明)	..... 2 .....
(HGV/MGV WAITING SPACES) .....	

Proposed operating hours 擬議營運時間

(1) SHOP AND SERVICES (11AM TO 6PM FROM MONDAY TO SATURDAY EXCEPT PUBLIC HOLIDAYS)

(2) CHARGING STATION (24 HRS A DAY AND 7 DAYS A WEEK (FROM MONDAY TO SUNDAY AND

PUBLIC HOLIDAYS)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

PLEASE REFER TO THE PLANNING STATEMENT

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署



ANSON LEE

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

TOWN PLANNER

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 ...PIA

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

16 JAN 2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT NOS. 2942S.ARP(PART), 2952 AND 2953 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	1,583 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL- ST/8
Zoning 地帶	RECREATION
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF ELECTRIC GOODS VEHICLES) AND ELECTRIC GOODS VEHICLE CHARGING STATION) FOR A PERIOD OF 3 YEARS



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米 .	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	271.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.17 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 to 5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	17.137 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) HGV/MGV CHARGING SPACES		3 NIL NIL NIL NIL 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) HGV/MGV WAITING SPACES		NIL NIL NIL NIL NIL 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan) and Extract of Approved Mai Po OZP		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

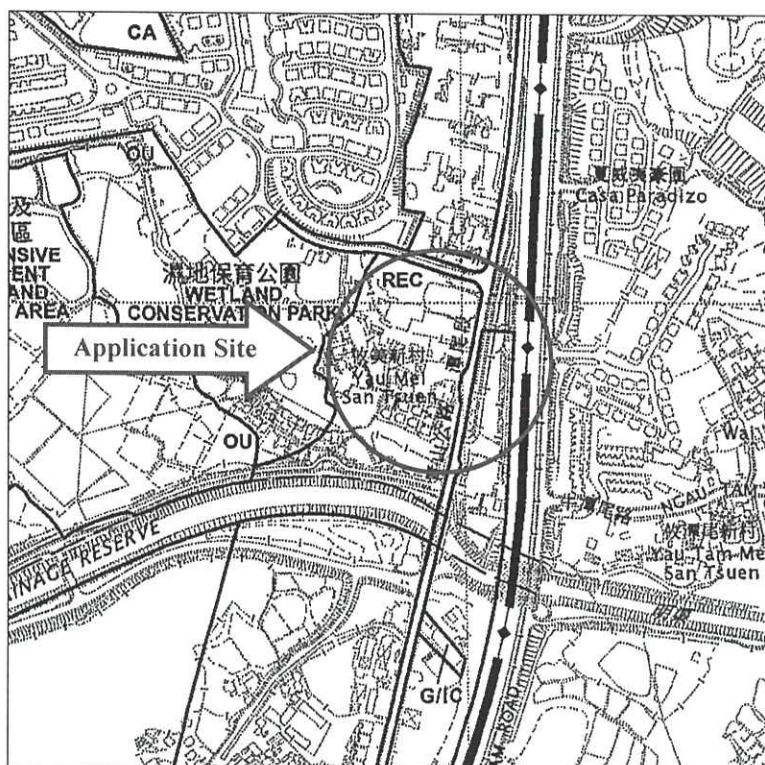
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PLEASE REFER TO THE PLANNING STATEMENT

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 1,605m<sup>2</sup>. 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。

<b>CONTENTS</b>	<b>Page</b>
1. Introduction.....	1
2. Site Context.....	2
3. Town Planning.....	3
4. Proposed Development.....	4
5. Justifications.....	6
6. Conclusion.....	8
Appendices	



## **LIST OF APPENDICES**

Appendix 1	Extract of Approved Mai Po and Fairview Park Outline Zoning (OZP) Plan No. S/YL-MP/8 dated 20.9.2024 and its Relevant Notes
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Site Photos

## 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 1,605m<sup>2</sup>. 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 30<sup>th</sup> 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 Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel 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)

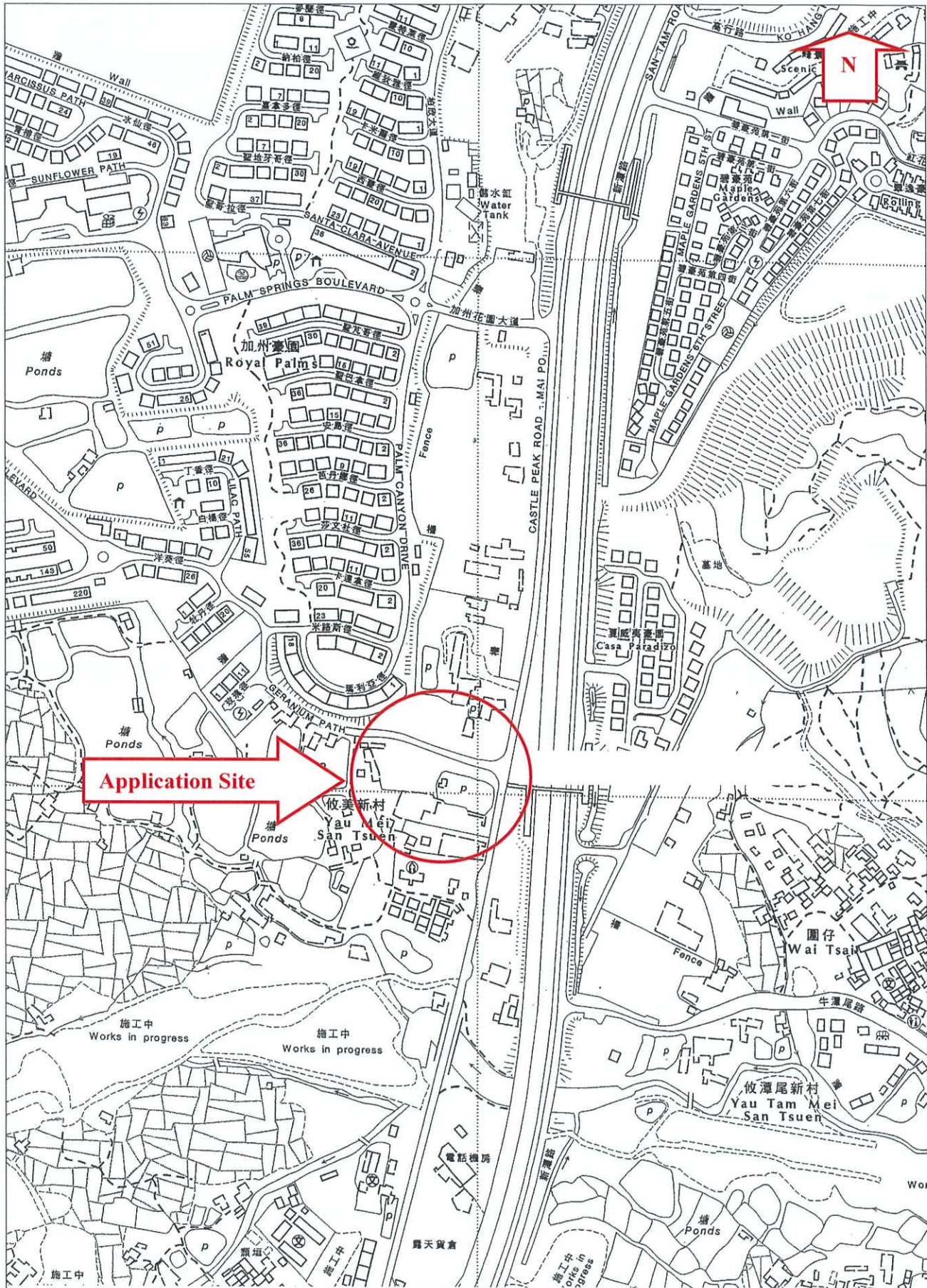
Remarks

- (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**





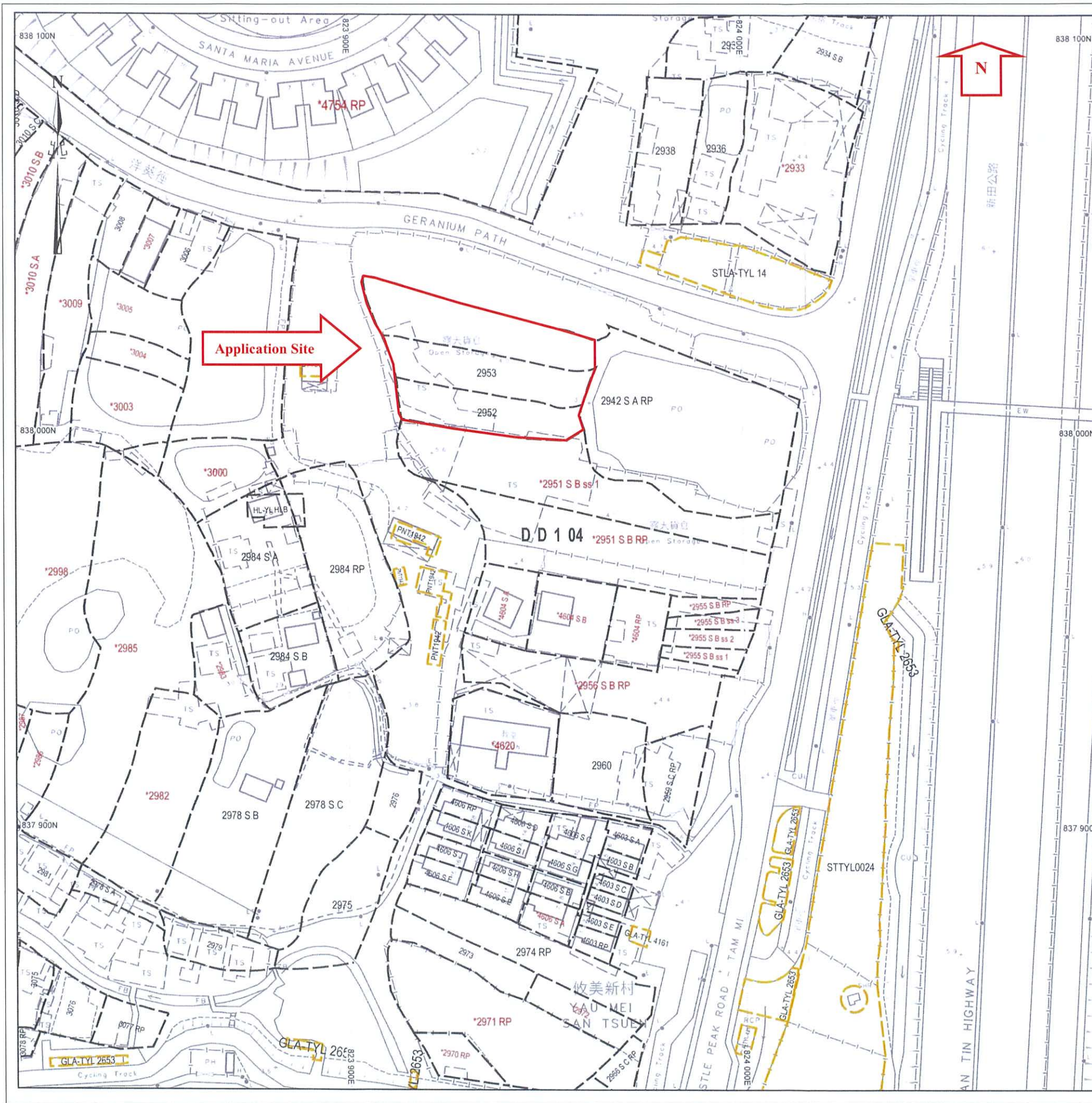
For Identification Only



## **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。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**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.  
**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處  
Survey and Mapping Office  
Lands Department

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For Identification Only

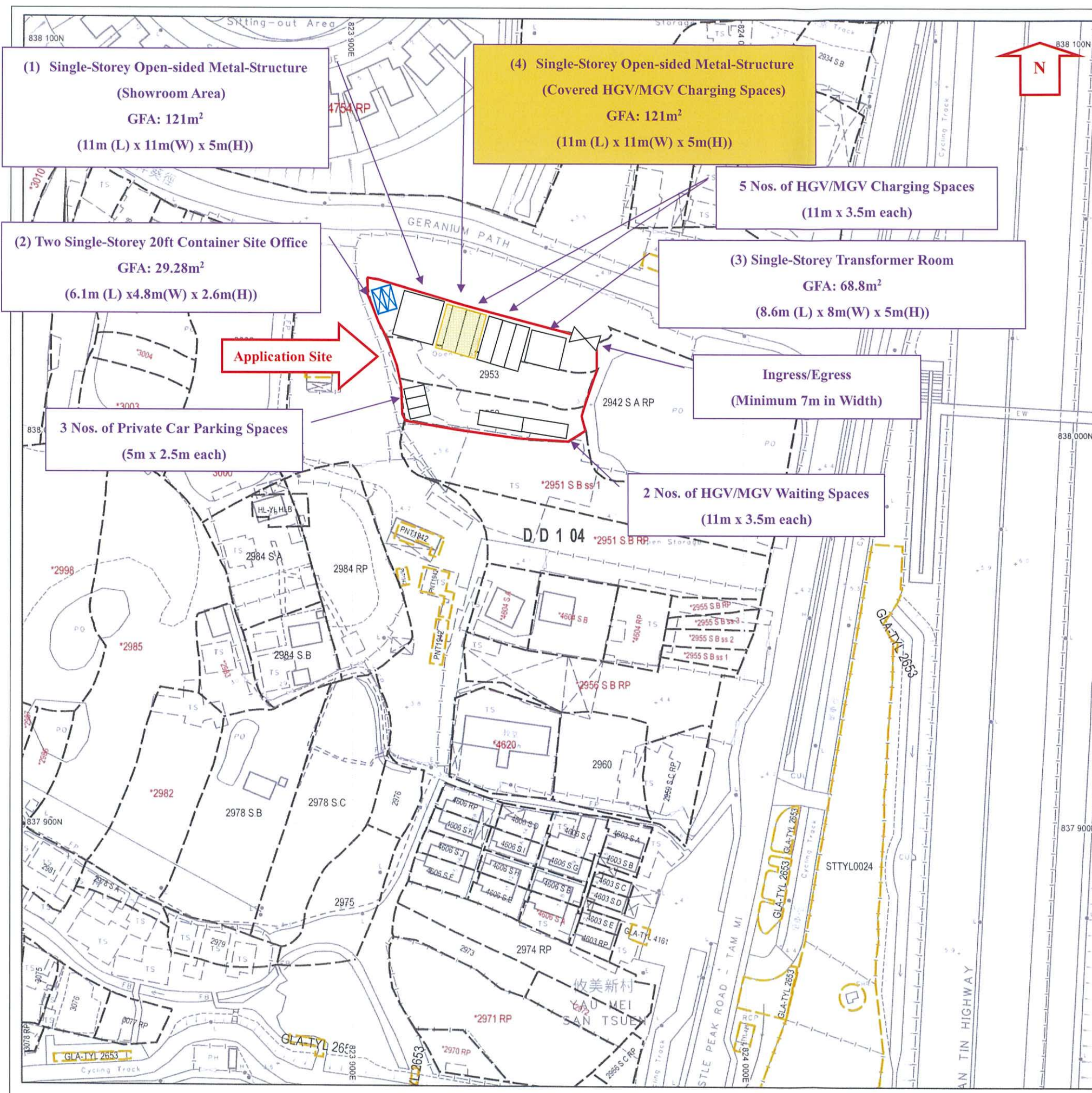
Locality :
Lot Index Plan No. : ags_S00000121021_0001
District Survey Office : Lands Information Center
Date :08-Dec-2023
Reference No. : 2-SE-16B,2-SE-17A



## **APPENDIX 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。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**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.  
**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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Lands Department

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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





Our Ref.: YL/TPN/2592A/L02

27 January 2025

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post and Email**

Dear Sir/Madam,

**Planning Application For  
Proposed 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**

We refer to the captioned planning application.

We would like to clarify the followings:

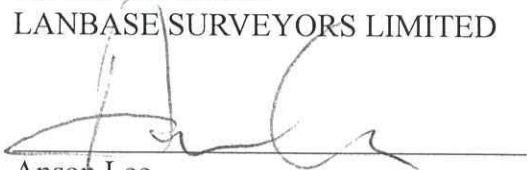
- (1) the site wholly falls within "Recreation" zone;
- (2) the site boundary has been revised and the application area is revised to 1,583m<sup>2</sup>; and
- (3) the site layout has been revised due to deletion of the transformer room and relocation of the site office.

We would also like to provide the following documents:

- (1) a set of revised Executive Summary, page 2 and page 4 of the planning statement;
- (2) a revised Proposed Layout Plan (Appendix 2 of the planning statement);
- (3) a revised Site Plan (Lot Index Plan) (Appendix 3 of the planning statement); and
- (4) revised page 2, page 5, page 10 and page 11 of the application form.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]  
Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Anson Lee

Encl.  
RK/AL



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



## 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 1,583m<sup>2</sup>. 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1,583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。

## 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 1,583m<sup>2</sup>. 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 30<sup>th</sup> 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.

## 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 and 3 private car parking spaces 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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

AMPLE FORWARDING LTD. 豐盛貨運有限公司

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOT NOS. 2942S.ARP(PART), 2952 AND 2953 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,583 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 271.28 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF ELECTRIC GOODS VEHICLES) AND ELECTRIC GOODS VEHICLE CHARGING STATION  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1,311.72 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) STRUCTURE 1: SHOWROOM AREA (5M IN HEIGHT)(1-STOREY) STRUCTURE 2: SITE OFFICE (2.6M IN HEIGHT)(1-STOREY) STRUCTURE 3: COVERED CHARGING AREA (5M IN HEIGHT)(1-STOREY)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3 .....
Motorcycle Parking Spaces 電單車車位	NIL .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL .....
Others (Please Specify) 其他 (請列明)	5 .....
(HGV/MGV CHARGING SPACES) .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL .....
Coach Spaces 旅遊巴車位	NIL .....
Light Goods Vehicle Spaces 輕型貨車車位	NIL .....
Medium Goods Vehicle Spaces 中型貨車車位	NIL .....
Heavy Goods Vehicle Spaces 重型貨車車位	NIL .....
Others (Please Specify) 其他 (請列明)	2 .....
(HGV/MGV WAITING SPACES) .....	

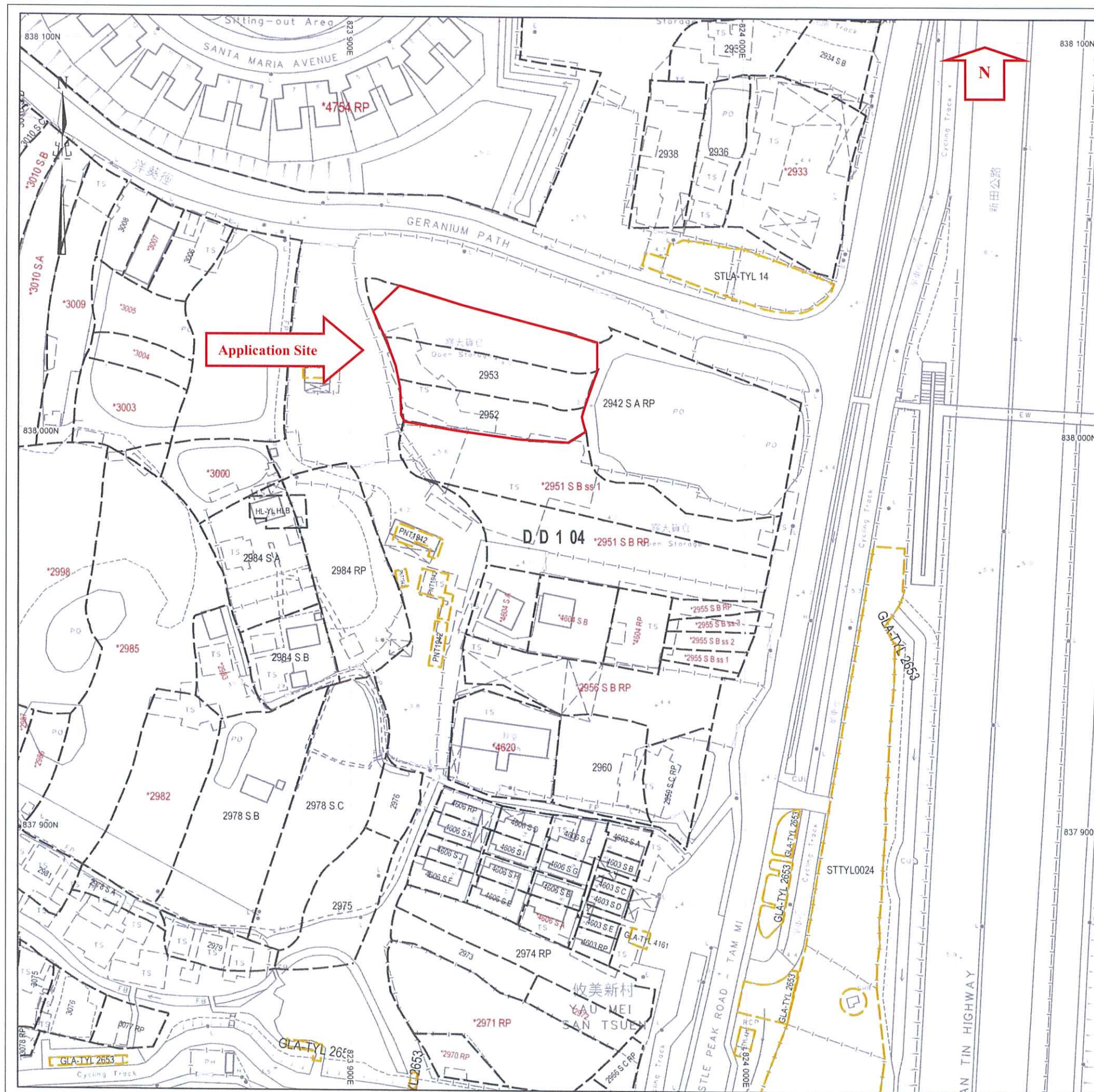
## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT NOS. 2942S.ARP(PART), 2952 AND 2953 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	1,583 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL- ST/8
Zoning 地帶	RECREATION
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF ELECTRIC GOODS VEHICLES) AND ELECTRIC GOODS VEHICLE CHARGING STATION) FOR A PERIOD OF 3 YEARS

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	271.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.17 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 to 5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	17.13 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		NIL
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NIL
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NIL
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		NIL
	Others (Please Specify) 其他 (請列明)		NIL
	HGV/MGV CHARGING SPACES		5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位		NIL
	Coach Spaces 旅遊巴車位		NIL
	Light Goods Vehicle Spaces 輕型貨車車位		NIL
	Medium Goods Vehicle Spaces 中型貨車車位		NIL
	Heavy Goods Vehicle Spaces 重型貨車車位		NIL
	Others (Please Specify) 其他 (請列明)		NIL
	HGV/MGV WAITING SPACES		2





## 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







Our Ref.: YL/TPN/2592A/L03

19 February 2025

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post and Email**

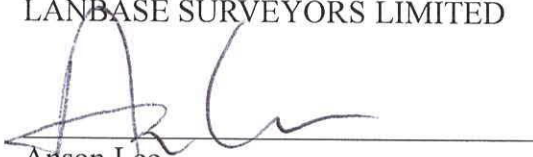
Dear Sir/Madam,

**Planning Application For  
Proposed 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  
(Planning Application No. A/YL-MP/387)**

We refer to the captioned planning application.

We would like to provide herewith a revised proposed layout plan for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]. Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Anson Lee  
Encl.  
RK/AL

c.c.

DPO / FSS & YLE

(Attn.: Mr. Louis Cheung

By Email )

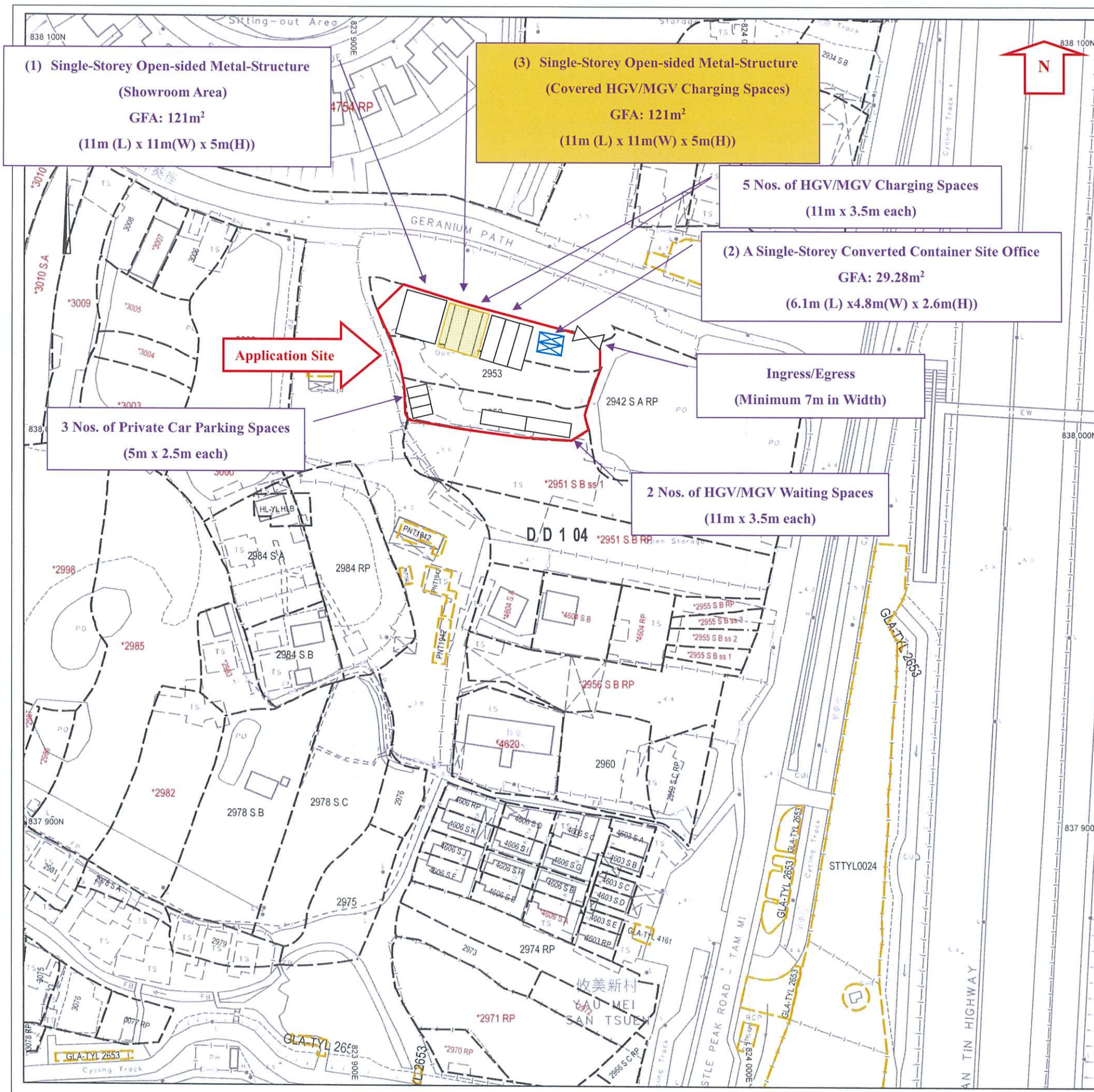


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Certificate No.: CC 1687  
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## 地段索引圖 LOT INDEX PLAN

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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

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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF ELECTRIC GOODS VEHICLES) AND ELECTRIC GOODS VEHICLE CHARGING STATION  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 1,311.72 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3 .....
Proposed domestic floor area 擬議住用樓面面積	..... NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 271.28 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) STRUCTURE 1: SHOWROOM AREA (5M IN HEIGHT)(1-STOREY) ..... STRUCTURE 2: SITE OFFICE (2.6M IN HEIGHT)(1-STOREY) ..... STRUCTURE 3: COVERED CHARGING AREA (5M IN HEIGHT)(1-STOREY) ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 3 .....
Motorcycle Parking Spaces 電單車車位	..... NIL .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NIL .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NIL .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NIL .....
Others (Please Specify) 其他 (請列明)	..... 5 .....
(HGV/MGV CHARGING SPACES)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NIL .....
Coach Spaces 旅遊巴車位	..... NIL .....
Light Goods Vehicle Spaces 輕型貨車車位	..... NIL .....
Medium Goods Vehicle Spaces 中型貨車車位	..... NIL .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... NIL .....
Others (Please Specify) 其他 (請列明)	..... 2 .....
(HGV/MGV WAITING SPACES)	

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOT NOS. 2942S.ARP(PART), 2952 AND 2953 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES	
Site area 地盤面積	1,583 sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/8	
Zoning 地帶	RECREATION	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES (SALE OF ELECTRIC GOODS VEHICLES) AND ELECTRIC GOODS VEHICLE CHARGING STATION) FOR A PERIOD OF 3 YEARS	

Our Ref.: YL/TPN/2592A/L09

16 May 2025

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post and Email**

Dear Sir/Madam,

**Planning Application For  
Proposed 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  
(Planning Application No. A/YL-MP/387)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2592A/L08) submitted on 14 May 2025 and submit herewith a set of "Response-to-Comments" in response to the government departmental comment for re-activating the captioned planning application.

We should be grateful if you could schedule the application for Town Planning Board's consideration as early as possible.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]  
Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Anson Lee

Encl.  
RK/AL

c.c.

DPO / FSS & YLE

(Attn.: Mr. Louis Cheung

By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

**Response-to-Comments**

	<b>Departmental Comments</b>	<b>Responses</b>
	<u><b>Electrical and Mechanical Services Department (EMSD)</b></u> (Contact: Mr. Stanley SIU at 3757-6231)	
	<b>Town Gas Safety</b>	
(1)	Please note that there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the proposed temporary shop. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Quantitative Risk Assessment would be required from the project proponent to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	Please note that the Site does not directly abut San Tam Road and they are separated by San Tin Highway and Caste Peak Road – Mai Po Section. Also, there would be only 2 to 3 persons working within the Site during the working hours that would not result in a significant increase in population. Therefore, Quantitative Risk Assessment (QRA) should not be required.
(2)	The applicant shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of sitting out area.	Noted.
(3)	The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for	Noted.



reference:	<table><tr><th>Publications</th><th>Web-link</th></tr><tr><td>Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong</td><td><a href="https://www.emsd.gov.hk/filemanager/en/content_287/GN_Outve_Rsk_Asrmt_Study_High_Prsre_Twn_Gas_Instltns_inHK.pdf">https://www.emsd.gov.hk/filemanager/en/content_287/GN_Outve_Rsk_Asrmt_Study_High_Prsre_Twn_Gas_Instltns_inHK.pdf</a></td></tr><tr><td>Code of Practice on “Avoidance of Damage to Gas Pipes” 2nd Edition</td><td><a href="https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</a></td></tr><tr><td>LPG Safety</td><td></td></tr></table>	Publications	Web-link	Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	<a href="https://www.emsd.gov.hk/filemanager/en/content_287/GN_Outve_Rsk_Asrmt_Study_High_Prsre_Twn_Gas_Instltns_inHK.pdf">https://www.emsd.gov.hk/filemanager/en/content_287/GN_Outve_Rsk_Asrmt_Study_High_Prsre_Twn_Gas_Instltns_inHK.pdf</a>	Code of Practice on “Avoidance of Damage to Gas Pipes” 2nd Edition	<a href="https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</a>	LPG Safety	
Publications	Web-link								
Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	<a href="https://www.emsd.gov.hk/filemanager/en/content_287/GN_Outve_Rsk_Asrmt_Study_High_Prsre_Twn_Gas_Instltns_inHK.pdf">https://www.emsd.gov.hk/filemanager/en/content_287/GN_Outve_Rsk_Asrmt_Study_High_Prsre_Twn_Gas_Instltns_inHK.pdf</a>								
Code of Practice on “Avoidance of Damage to Gas Pipes” 2nd Edition	<a href="https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</a>								
LPG Safety									
(4)	The proposed site of Temporary Shop and Services (Sale of Electric Goods	Please note that the Site is not situated next to the existing LPG							

	<p>Vehicles) and Electric Goods Vehicle Charging Station is located in the vicinity of an existing LPG storage Installation within Palm Springs, Lot 4750, Wo Sang Wai, Yuen Long. The project proponent shall therefore conduct a Quantitative Risk Assessment for the LPG Storage Installation to ascertain that the risk levels are still acceptable according to Hong Kong Planning Standards and Guidelines after taking into account the business nature (vehicle charging station) and increase in number of persons working (in construction &amp; operation phase) or living due to the proposed upgrading works for the consideration of the Gas Standard Office.</p>	<p>storage installation site. Also, there would be only 2 to 3 persons working within the Site during the working hours that would not result in a significant increase in population. Therefore, Quantitative Risk Assessment (QRA) should not be required.</p>
	<p><u>Central Enforcement and Prosecution Section, Planning Department (CEDD, PlanD)</u> (Contact: Mr. Raymond LEUNG at 2158-6086)</p>	
	<p>Please advise whether any filling of land will be associated with the application.</p>	<p>Please note that no filling of land will be associated with the application.</p>
	<p><u>Environment and Ecology Bureau (EEB)</u> (Contact: Mr. Vincent FONG at 2594-6507)</p>	
	<p>Regarding the EV charging facilities, please provide their respective output power figures for reference.</p>	<p>Please note that the EV charging outputs are 40KWh and 60KWh.</p>
	<p>Please clarify whether "out of the 5 nos. of heavy goods vehicles / medium goods vehicle parking spaces, each equipped with EV charging facilities", the number of</p>	<p>Please note that there would be 3 nos. of 40kW and 2 nos. of 60kW output chargers on site.</p>

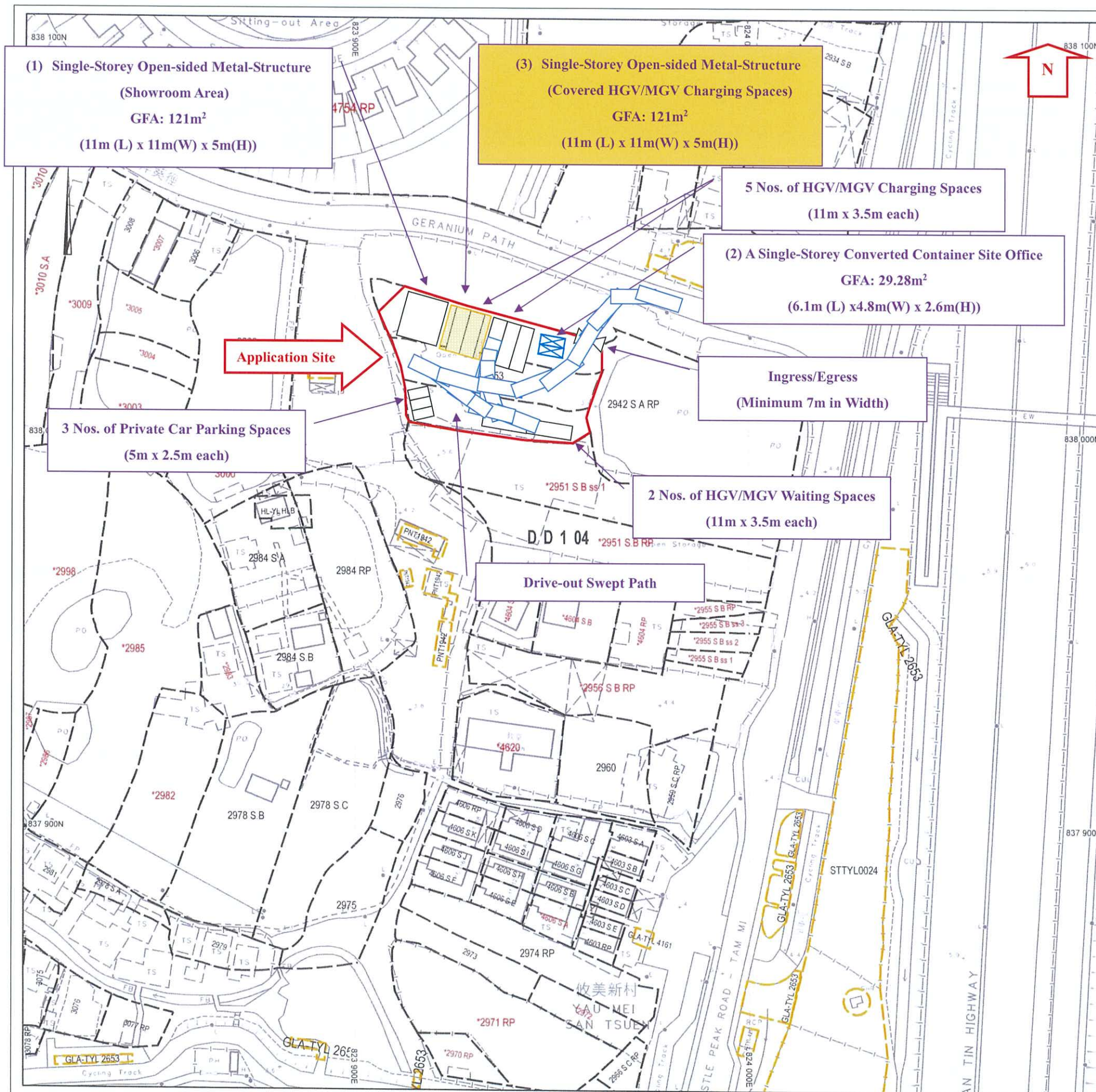
	EV charging facilities with rated output power of 40kW and 60kW respectively.		
	Please clarify whether EV chargers with output power of not less than 7kW (i.e. medium chargers) will be installed in all parking spaces for private cars and/or light goods vehicles of the subject site.	Please note that 3 nos. of 7kW output chargers would be installed for the proposed 3 nos. of private car parking spaces.	
	<b><u>Transport Department</u></b> <b><u>(Contact: Mr. Victor Ma at 2399-2727)</u></b>		
(1)	Geranium Path is not a public road managed by TD. The applicant shall obtain consent of the management party of Geranium Path for using it as the access to the application site.	Noted.	
(2)	The government land (GL) between Geranium Path and the application site is not managed by TD. The applicant shall obtain consent from LandsD for using the GL as the access to the application site.	Noted.	
(3)	Please provide swept path analysis for HGV accessing/leaving the site to/from Castle Peak Road - Tam Mi via Geranium Path and U-turn within the application site.	Please see the attached swept path analysis for reference.	
	<b><u>Public Comment</u></b>		
	There is concern about the traffic impact to the Geranium Path and the public road	Please note that the proposed use is "Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods	

	as well as the traffic nuisance to the neighbourhood.	Vehicle Charging Station” which is not a public vehicle park. The traffic generation from 5 nos. of charging spaces is thus limited. In addition, electric vehicle is environmental friendly transportation. Therefore, adverse traffic impact and nuisance to the neighbourhood are not anticipated.
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## 地段索引圖 LOT INDEX PLAN

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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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Lands Department

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Drive-out Swept Path Analysis

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



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.



## Appendix A

### List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic\*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office\*
- Private Club#
- Public Convenience
- Public Library\*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School\*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility\*
- Tent Camping Site

Note:

# other than free-standing building

\* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Similar s.16 Application within the “Open Space” Zone  
to the North of the Application Site on the  
Mai Po and Fairview Park OZP in the Past Five Years**

**Approved Application**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-MP/364	Proposed Temporary Shop and Services (Foot Massage Parlour), Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office for a Period of 3 Years	7.6.2024

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 2942 S.A RP, 2952 and 2953 in D.D. 104 held under the Blok Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government; and
- advisory comments are detailed in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are detailed in **Appendix V**.

**3. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a rural coastal plains landscape character comprising scattered temporary structures, open storage, vacant lands and scattered tree groups. The proposed use is not entirely incompatible with the surrounding landscape setting of the proximity;
- according to the site photos, the Site is vacant with some self-seeded vegetation. No significant landscape resources is observed within the Site. Significant impact on the existing landscape resources within the Site is not anticipated; and
- advisory comments are detailed in **Appendix V**.



#### 4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from the public drainage perspective; and
- approval conditions should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

#### 5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are detailed in **Appendix V**.

#### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix V**.

#### 7. **Electrical and Mechanical Services**

Comments of the Director of Electrical and Mechanical Services:

- no adverse comment on the application from town gas safety and liquefied petroleum gas safety perspectives;
- there is a high pressure underground town gas transmission pipeline running along Sam Tam Road in the vicinity of the proposed temporary shop;
- having considered the population aggregation resulting from the proposed use, it is considered that Quantitative Risk Assessment is not a compulsory requirement for the application; and
- advisory comments are detailed in **Appendix V**.

#### 8. **Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Director of Agriculture, Fisheries and Conservation;
- Director of Leisure and Cultural Services;
- Director of Food and Environmental Hygiene;

- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Project Manager (West), CEDD;
- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the concerned 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 the STW will be approved. The application(s) for STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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;
- (c) to note the comments of the Secretary for Environment and Ecology that:
- the government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024 and will provide support 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 this connection, we recommend that the applicant consider installing some fast chargers with an output power of 100kW or higher at the Site and opening up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles; and
  - 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’ (the Technical Guidelines), in particular Appendix I, which stipulates the required output power of EV charger of medium and heavy goods vehicles, among other vehicle classes, issued by the Environment and Ecology Bureau. Please refer to the below link for the Technical Guidelines ([https://www.epd.gov.hk/epd/sites/default/files/epd/english/environment\\_inhk/air/prob\\_solutions/files/guidelines\\_on\\_enabling\\_eng.pdf](https://www.epd.gov.hk/epd/sites/default/files/epd/english/environment_inhk/air/prob_solutions/files/guidelines_on_enabling_eng.pdf));
- (d) to note the comments of the Commissioner for Transport that:
- the Site is connected to Geranium Path which is not managed by Transport Department. The applicant shall obtain consent of the owners/managing department of the road for using it as the vehicular access to the Site;
  - sufficient manoeuvring spaces shall be provided within the subject site or its adjacent area; and
  - no vehicles are allowed to queue back to public roads or reverse onto/from public roads;



- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of any access (including Geranium Path and local track) connecting between the Site and Castle Peak Road - Mai Po; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
- the applicant shall follow the environmental 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; and
  - sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23. All effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (h) to note the comments of the Director of Fire Services that:
- the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
  - if the proposed structure(s) is 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; and
  - if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch shall be observed;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized

building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
  - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - 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;
  - 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
  - detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Director of Electrical and Mechanical Services that:
- the number of personnel in the Site shall be minimised as far as reasonably practicable; and
- (k) to note the comments of the Director of Food and Environmental Hygiene that:
- proper licence issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - 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 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
  - 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.



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

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**From:** [REDACTED]  
**Sent:** 2025-03-14 星期五 03:39:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-MP/387 DD 104 Mai Po

A/YL-MP/387

Lots 2942 S.A RP (Part), 2952 and 2953 in D.D. 104, Mai Po

Site area: About 1,583sq.m

Zoning: "Recreation"

Applied use: Shop and Services – Electric Goods Vehicles / 10 Vehicle Parking

Dear TPB Members,

Neither the Application form or Planning Statement are accessible so not possible to read details.

However, the site is currently being used for Open Storage of coaches / minibuses. There is no record of applications so how can this be. Has any enforcement action been taken? The site is adjacent to a fallow pond so there are obviously drainage issues.

Members should also question how the site could accommodate both display of goods vehicles while at the same time offering recharging services.

Mary Mulvihill

2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

250314-151851-28388

**Reference Number:****提交限期**

14/03/2025

**Deadline for submission:****提交日期及時間**

14/03/2025 15:18:51

**Date and time of submission:****有關的規劃申請編號**

A/YL-MP/387

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

加州豪園A期業主委員會

**Name of person making this comment:****意見詳情****Details of the Comment :**

1. 有關申請之土地近米埔自然保護區，周邊為低密度住宅，有關申請改建擬議臨時商店及服務行業（電動貨車銷售）及電動貨車充電站（為期3年），與邊環境格格不入，並會嚴重破壞米埔整體生態環境，阻礙候鳥航道。
2. 現時洋葵徑(二號通道)為政府公眾道路，惟需由加州豪園及加州花園共同承擔保養維修責任，現時街道的照明系統及路面維修的費用均由兩邨居民承擔。有關之充電站會吸引大量車輛進出，兩邨需承擔有關之管理、保安及清潔等費用。此舉增加小業主之開支。本處亦強烈要求政府收回本邨對有關道路維修保養的責任。
3. 另一方面，政府20年前將洋葵徑(二號通道)的維修保養責任交予發展地段的業主負責，惟經過20年，附近環境完全改變，改變土地用途而令小業主大大增加管理開支絕不合理。
4. 洋葵徑屬為本邨及加州花園之緊急出入通道，如興建停車場，會引來大量車輛違泊於本邨二號通道，除嚴重阻塞緊急出入通道，亦影響本邨居民正常使用有關通道的權利，增加管理上的困難，亦易生意外。此外出入人數增加亦將會令區內變得品流復雜，影響區內治安。
5. 有關位置鄰近本邨瑪利亞徑，此改建易生噪音，車輛頻繁進出，會影響到居民之作息及日常生活。
6. 改興臨時車場，有關之清潔問題會增加，影響到周邊的環境衛生。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250314-151801-21148

**提交限期****Deadline for submission:**

14/03/2025

**提交日期及時間****Date and time of submission:**

14/03/2025 15:18:01

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-MP/387

**「提意見人」姓名/名稱****Name of person making this comment:**

加州豪園B期業主委員會

**意見詳情****Details of the Comment :**

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