

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-MP/387**

- Applicant** : Ample Forwarding Limited represented by Lanbase Surveyors Limited
- Site** : Lots 2942 S.A RP (Part), 2952 and 2953 in D.D. 104, Mai Po, Yuen Long
- Site Area** : About 1,583m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary shop and services (sale of electric goods vehicles) and electric goods vehicle charging station for a period of three years at the application site (the Site), which falls within an area zoned “REC” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently fenced-off and vacant (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Geranium path (a local access) leading to Castle Peak Road – Tam Mi (**Plan A-2**), with an ingress/egress (about 7m wide) at the north-eastern part of the Site. According to the applicant, the proposed use involves three structures, including two single-storey structures (both 5m in height) for showroom and electric vehicle (EV) charging station for heavy goods vehicles (HGVs)/medium goods vehicles (MGVs) respectively, and one single-storey structure (2.6m in height) for ancillary site office, with a total floor area of about 271.28m<sup>2</sup>. Three parking spaces for private cars and five EV charging spaces for HGVs/MGVs will be provided at the Site. The proposed showroom will be operated between 11 a.m. to 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays, and the EV charging station will be operated 24 hours daily including public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 12.2.2025 and (Appendix I)  
Supplementary Information (SI) received on 19.2.2025
- (b) Further Information (FI) received on 16.5.2025<sup>#</sup> (Appendix Ia)  
*<sup>#</sup> accepted and exempted from publication and recounting requirements*

1.4 On 11.4.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FI at **Appendices I and Ia**, and can be summarised as follows:

- (a) The proposed use on a temporary basis will not prejudice the future long-term planning of the area, and will make efficient use of the vacant land, and address the demand for EV charging station for goods vehicles in the local community.
- (b) The application is in line with the government's recent policy in promoting the adoption of EVs and the associated supporting facilities in Hong Kong.
- (c) With the limited traffic flow and provision of traffic management measures, adverse traffic impacts are not anticipated from the proposed use. Besides, the proposed use will not generate adverse environmental, landscape and drainage impacts. The applicant also commits to comply with relevant approval conditions should the application be approved.

## 3. **Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not the "current land owner" of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing notice in local newspaper and sending notice to the San Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members' inspection.

## 4. **Town Planning Board Guidelines**

The Site is located within the Wetland Buffer Area (WBA) (**Plan A-1**) of Deep Bay Area. The Town Planning Board Guidelines for 'Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG No. 12C) is relevant to the application. Relevant extracts of the Guidelines are at **Appendix II**.

## 5. **Background**

The Site is not subject to any active planning enforcement action.

**6. Previous Application**

The Site is not subject to any previous application.

**7. Similar Application**

During the past five years, there is no similar application for temporary shop and services with EV charging station within the same “REC” zone on the OZP. However, there is one application (No. A/YL-MP/364) for temporary shop and services and public vehicle park (PVP) with ancillary EV charging facilities within the “Open Space” (“O”) zone to the north of the Site. The application No. A/YL-MP/364 was approved with conditions by the Rural and New Town Planning Committee (the Committee) in June 2024 mainly on the considerations that the proposed use would not frustrate the long-term planning intention of the “O” zone; the proposed use was not incompatible with the surrounding land uses; and adverse impacts on the surrounding areas were not anticipated. Details of the application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

**8. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

8.1 The Site is:

- (a) accessible from its north-east via a local access leading to Castle Peak Road – Tam Mi;
- (b) currently fenced-off and vacant; and
- (c) located within the WBA in Deep Bay Area.

8.2 The surrounding areas are rural in character predominated by open storage/storage yards, low-rise residential development (including the Royal Palms) and structures, ponds, plant nursery, grassland, vacant land and a site for temporary shop and services and PVP with ancillary EV charging facilities with valid planning permission (No. A/YL-MP/364).

**9. Planning Intention**

The planning intention of the “REC” zone is 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.

**10. Comments from Relevant Government Bureau/Department**

10.1 Apart from the government bureau/department as set out in paragraphs 10.2 and 10.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV and V** respectively.

10.2 The following government bureau has specific comment on the application:

**Policy Aspect**

10.2.1 Comments of the Secretary for Environment and Ecology (SEE):

- (a) to echo with the latest version of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces for private cars and/or light goods vehicles of the Site;
- (b) noting that EV chargers with output power of not less than 7kW (i.e. medium chargers) have been installed in all parking spaces for private cars and/or light goods vehicles at the Site, he has no comment on the application from EV charging policy perspective; and
- (c) advisory comments are detailed in **Appendix V**.

10.3 The following government department does not support the application:

**Environment**

10.3.1 Comments from the Director of Environmental Protection (DEP):

- (a) does not support the application from environmental planning perspective;
- (b) considering the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (CoP), the proposed use would involve traffic of heavy vehicles (i.e. MGVs or HGVs), but no dusty operations. The nearest residential premise is about 37m to the north-west of the Site;
- (c) there was no substantiated environmental complaint concerning the Site in the past three years; and
- (d) advisory comments as detailed in **Appendix V**.

**11. Public Comments Received During Statutory Publication Period**

On 21.2.2025, the application was published for public inspection. During the statutory public inspection period, three public comments were received (**Appendix VI**), including two from the Owners' Committees of Royal Palms objecting to the application mainly on the grounds that the proposed use is incompatible with the surrounding areas, and traffic, ecological and safety impacts arising from the proposed use are anticipated; and one from an individual raising concerns over the potential environmental impacts and feasibility of the proposed use, and some suspected unauthorized development at the Site.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for proposed temporary shop and services (sale of electric goods vehicles) and electric goods vehicle charging station for a period of three years at the Site zoned “REC” (**Plan A-1**). While the proposed use is not in line with the planning intention of the “REC” zone, there is no known long-term development proposal for the Site. According to the applicant, the proposed use including an electric goods vehicle charging station can address the demand for EV charging station for goods vehicles in the local community. SEE has no adverse comment on the application from EV charging policy perspective. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis of three years.
- 12.2 The proposed use is considered not incompatible with the surrounding uses which are rural in character predominated by open storage/storage yards, low-rise residential development and structures, shop and services, ponds, plant nursery, grassland and vacant land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective as no significant landscape impact arising from the proposed use is anticipated and the proposed use is not incompatible with the surrounding landscape character.
- 12.3 The Site falls within the WBA in Deep Bay Area under the TPB PG-No. 12C, which specifies that planning applications for temporary uses are exempted from the requirement of ecological impact assessment. The Director of Agriculture, Fisheries and Conservation has no comment on the application.
- 12.4 DEP does not support the application as the proposed use involves traffic of heavy vehicles and there are sensitive receivers in the vicinity areas. In this regard, should the Committee decide to approve the application, the applicant will be advised to follow the revised CoP and other relevant environmental guidelines issued by the Environmental Protection Department to minimise any potential environmental nuisance caused by the proposed use. The operation of the proposed use will also be subject to the relevant pollution control ordinances.
- 12.5 Other relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North, Drainage Services Department and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below.
- 12.6 As detailed in paragraph 7 above, while there is no similar application within the same “REC” zone, one application for similar use was approved within the “O” zone to the north of the Site on the same OZP in 2024.
- 12.7 Regarding the public comments as detailed in paragraph 11, the planning assessments and departmental comments above are relevant.

### 13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 6.6.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.12.2025;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.3.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire services installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.12.2025;
- (e) in relation to (d) above, the implementation of the fire services installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.3.2026;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "Recreation" zone, which is primarily for recreational developments for the use of the general public as well as encouraging the development of active and/or passive recreation and tourism/eco-tourism. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

**14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form received on 12.2.2025 and SI received on 19.2.2025
<b>Appendix Ia</b>	FI received on 16.5.2025
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 12C
<b>Appendix III</b>	Similar Application
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan with Similar Application
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2025**