

2024年 11月 15日

此文件在 收到 * 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 15 NOV 2024.
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

2402716

12/11

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-MP/382
	Date Received 收到日期	15 NOV 2024

- 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)

Ying Fung Environmental Limited 盈豐環保工程有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, 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 574 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 379.5 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) 205 sq.m 平方米 <input checked="" 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	"Open Space" Zone
(f) Current use(s) 現時用途	Shop and Services and Eating Place (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
05/09/2024 - 19/09/2024 (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 02/10/2024 (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[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	379.5	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.66		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	33	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	2	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	not exceeding 7.5	m 米	<input type="checkbox"/> About 約

<input type="checkbox"/>	Domestic part 住用部分																						
	GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約																				
	number of Units 單位數目																					
	average unit size 單位平均面積sq. m 平方米	<input type="checkbox"/> About 約																				
	estimated number of residents 估計住客數目																					
<input checked="" type="checkbox"/>	Non-domestic part 非住用部分																						
		<u>GFA 總樓面面積</u>																					
<input type="checkbox"/>	eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約																				
<input type="checkbox"/>	hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約																				
		(please specify the number of rooms 請註明房間數目)																					
<input type="checkbox"/>	office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約																				
<input type="checkbox"/>	shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約																				
<input type="checkbox"/>	Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)																					
<input checked="" type="checkbox"/>	other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)																					
		<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 10%;">STRUCTURE</th> <th style="width: 10%;">USE</th> <th style="width: 15%;">COVERED AREA</th> <th style="width: 15%;">GFA</th> <th style="width: 15%;">BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>(G/F) (1/F) EATING PLACE, SITE OFFICE SHOP AND SERVICES</td> <td>106.5 m² (ABOUT)</td> <td>213 m² (ABOUT)</td> <td>NOT EXCEEDING 7.5 m (2-STOREY)</td> </tr> <tr> <td>B2</td> <td>(G/F) (1/F) SHOP AND SERVICES, SITE OFFICE, WASHROOM SHOP AND SERVICES</td> <td>83.25 m² (ABOUT)</td> <td>166.5 m² (ABOUT)</td> <td>NOT EXCEEDING 7.5 m (2-STOREY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>189.75 m² (ABOUT)</td> <td>379.5 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	(G/F) (1/F) EATING PLACE, SITE OFFICE SHOP AND SERVICES	106.5 m ² (ABOUT)	213 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)	B2	(G/F) (1/F) SHOP AND SERVICES, SITE OFFICE, WASHROOM SHOP AND SERVICES	83.25 m ² (ABOUT)	166.5 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)	TOTAL		189.75 m ² (ABOUT)	379.5 m ² (ABOUT)		
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TOTAL		189.75 m ² (ABOUT)	379.5 m ² (ABOUT)																				
<input type="checkbox"/>	Open space 休憩用地	(please specify land area(s) 請註明地面面積) sq. m 平方米 <input type="checkbox"/> Not less than 不少於																					
<input type="checkbox"/>	private open space 私人休憩用地 sq. m 平方米 <input type="checkbox"/> Not less than 不少於																					
<input type="checkbox"/>	public open space 公眾休憩用地 sq. m 平方米 <input type="checkbox"/> Not less than 不少於																					

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]																				
.....		<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 10%;">STRUCTURE</th> <th style="width: 10%;">USE</th> <th style="width: 15%;">COVERED AREA</th> <th style="width: 15%;">GFA</th> <th style="width: 15%;">BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>(G/F) (1/F) EATING PLACE, SITE OFFICE SHOP AND SERVICES</td> <td>106.5 m² (ABOUT)</td> <td>213 m² (ABOUT)</td> <td>NOT EXCEEDING 7.5 m (2-STOREY)</td> </tr> <tr> <td>B2</td> <td>(G/F) (1/F) SHOP AND SERVICES, SITE OFFICE, WASHROOM SHOP AND SERVICES</td> <td>83.25 m² (ABOUT)</td> <td>166.5 m² (ABOUT)</td> <td>NOT EXCEEDING 7.5 m (2-STOREY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>189.75 m² (ABOUT)</td> <td>379.5 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	(G/F) (1/F) EATING PLACE, SITE OFFICE SHOP AND SERVICES	106.5 m ² (ABOUT)	213 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)	B2	(G/F) (1/F) SHOP AND SERVICES, SITE OFFICE, WASHROOM SHOP AND SERVICES	83.25 m ² (ABOUT)	166.5 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)	TOTAL		189.75 m ² (ABOUT)	379.5 m ² (ABOUT)	
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.....																					
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(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Outdoor dining area, vehicle parking space and circulation area

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Accessible from Castle Peak Road - Mai Po via a local access <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) <input type="checkbox"/>																
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>4</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <input type="checkbox"/>	Private Car Parking Spaces 私家車車位	4	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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_____	_____																	
_____	_____																	
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <input checked="" type="checkbox"/>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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_____	_____																	
_____	_____																	

9. 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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																													
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10. 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 supplementary statement.

11. 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. 本人現准許委員會酌情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



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

Michael WONG

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

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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



Date 日期

04/11/2024

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, New Territories		
Site area 地盤面積	<div>574 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 205 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Mai Po and Fairview Park Outline Zoning Plan No.: S/YL-MP/8		
Zoning 地帶	"Open Space" Zone		
Applied use/ development 申請用途/發展	Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	379.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	33 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	4
	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)	4 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	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)	N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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"/>
<u>Location plan; Zoning plan; Plan showing the land status of the Site; Swept path analysis; FSIs proposal, As-built drainage plan; and Photographic records of existing drainage facilities.</u>		
Reports 報告書		
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"/>
<hr/> <hr/>		

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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land (GL), Mai Po, Yuen Long, New Territories (the Site)* for **'Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years'** (the development) (**Plan 1**).
- 1.2 The shop and services (real estate agency) business has been operating at the Site since the early 2010s. In view of the increase in local residents and workers along Castle Peak Road – Mai Po, there is a growing demand for restaurant choices in the vicinity. Therefore, the applicant would like to continue the operation of the shop and services and eating place businesses to serve nearby residents and workers. Due to poor management by the applicant of the previous application, a new applicant has taken up the responsibility to manage the Site and to discharge relevant planning conditions.

2) Planning Context

- 2.1 The Site falls within an area zoned “Open Space” (“O”) zone on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No.: S/YL-MP/8 (**Plan 2**). According to the Notes of the OZP, ‘Shop and Services’ and ‘Eating Place’ are column 2 uses within the “O” zone, which requires planning permission from the Board.
- 2.2 The vicinity of the Site is predominated by residential and industrial uses. The applied uses are considered not incompatible with surrounding land uses and would benefit nearby residents and workers. Whilst the Site falls within the “O” zone which is to provide outdoor open-air space for recreational uses, there is no known programme to develop the Site into an open space. As such, the temporary basis of the development would not frustrate the long-term planning intention of the “O” zone and can better utilize precious land resources in the New Territories.
- 2.3 Similar application Nos. A/YL-MP/311, 319 and 351 for ‘Shop and Services’ use and Nos. A/YL-MP/299 and 353 for ‘Eating Place’ use were approved by the Board within the “O” zone on the same OZP in recent years. Therefore, approval of the current application is in line with the Board’s previous decision and would not set an undesirable precedent within the “O” zone.

2.4 The Site is subject of several previously approved applications for 'Shop and Services' and 'Eating Place' uses, of which the latest application (No. A/YL-MP/348) was approved by the Board in 2023.

2.5 In support of the application, the applicant submitted a fire service installations (FSIs) proposal, an as-built drainage plan (accepted and implemented under previous application No. A/YL-MP/188) and a set of photographic records of the existing drainage facilities (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 574 m² (about), including 205 m² (about) of GL (**Plan 3**). 2 existing structures are provided at the Site for shop and services, eating place, site office and washroom with total gross floor area (GFA) of 379.5 m² (about) (**Plan 4**). A portion of the uncovered area (i.e. 32 m² (about)) will be designated as outdoor dining area to serve not more than 8 visitors at the same time. The operation hours of the development are from 07:30 to 23:00 daily, including public holidays. The number of staff working at the Site is 10. It is anticipated that the Site would attract 30 visitors per day. The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. 3 existing trees are preserved at the Site. Details of the development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	574 m ² (about), including 205 m ² (about) of GL
Covered Area	189.75 m ² (about)
Uncovered Area	384.25 m ² (about)
Plot Ratio	0.66 (about)
Site Coverage	33% (about)
Number of Structure	2
Total GFA	379.5 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	379.5 m ² (about)
Building Height	Not exceeding 7.5 m
No. of Storey	2

- 3.2 Compared with the previous application, the site area, development parameters and layout remain unchanged. The Site is accessible from Castle Peak Road – Mai Po via a local access (**Plan 1**). Regarding the logistics arrangement of the development, foods and goods supporting the daily operation are transported by private cars, hence, no loading/unloading space is provided for light goods vehicles. A total of 4 parking spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Provision of Parking Space

Type of Space	No. of Space
Parking Spaces for Private Cars - 2.5 m (W) x 5 m (L)	4

- 3.3 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. As the trip generation and attraction of the development is minimal (**Table 3**), adverse traffic impact to the surrounding road network is not envisaged.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	0.5	0.5	1

- 3.4 The applicant will follow the 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control is provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

- 3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas.
- 3.6 The applicant will strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures are provided, i.e. the submission of a FSIs proposal, an as-built drainage plan and photographic records of the existing drainage facilities to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years**’.

R-riches Property Consultants Limited

November 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	As-built Drainage Plan accepted under Application No. A/YL-MP/188
Appendix III	Photographic Records of the Existing Drainage Facilities

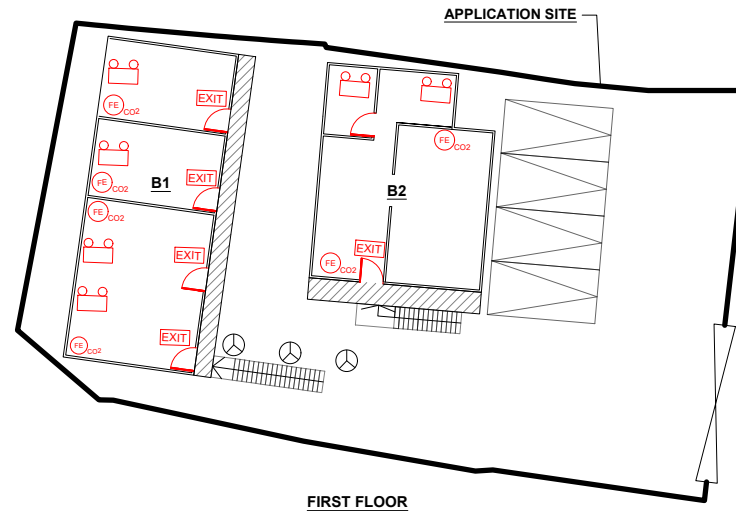
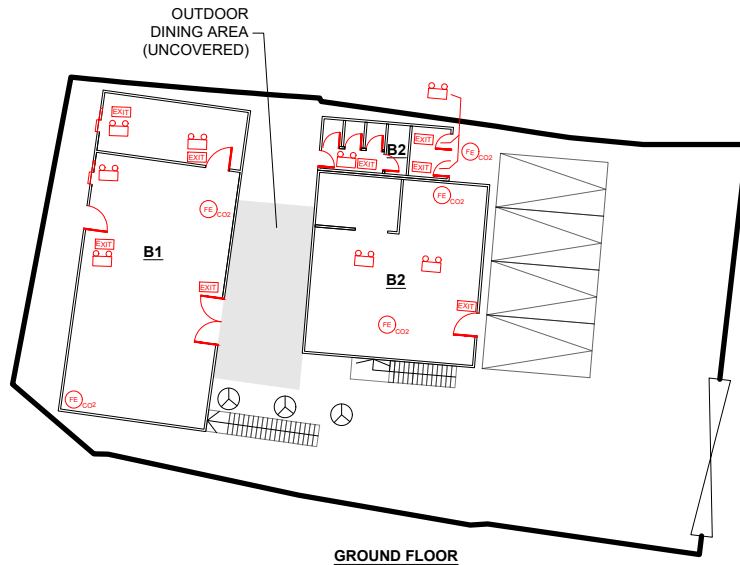
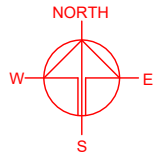
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 574 m ² (ABOUT)
COVERED AREA	: 189.75 m ² (ABOUT)
UNCOVERED AREA	: 384.25 m ² (ABOUT)
PLOT RATIO	: 0.66 (ABOUT)
SITE COVERAGE	: 33 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 379.5 m ² (ABOUT)
TOTAL GFA	: 379.5 m ² (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	: 4
PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	EATING PLACE SHOP AND SERVICES	106.5 m ² (ABOUT)	213m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B2 (G/F)	SHOP AND SERVICES, WASHROOM SHOP AND SERVICES	83.25 m ² (ABOUT)	166.5 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
TOTAL		189.75 m ² (ABOUT)	379.5 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	EMERGENCY LIGHT
	5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LATTER NO.4/2021;
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	EXISTING TREE (WILL BE PRESERVED)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY MN DATE 17.7.2024

CHECKED BY DATE

APPROVED BY DATE

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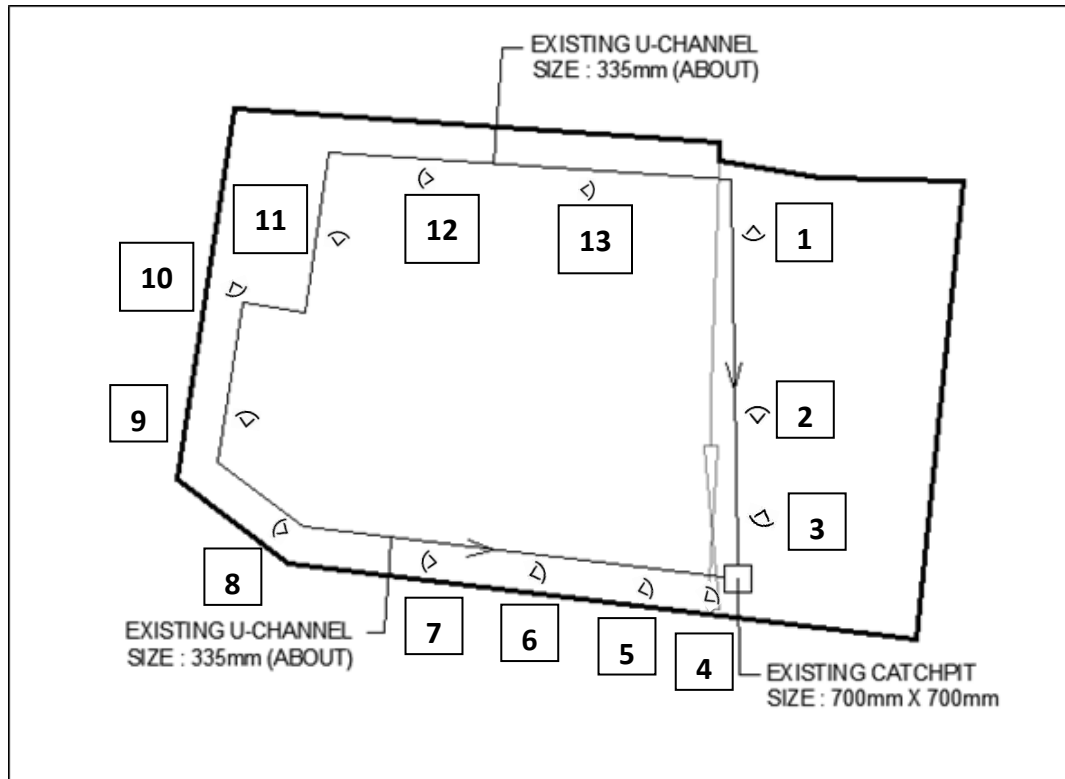
FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001

Appendix II – As-built drainage plan accepted under application No. A/YL-MP/188

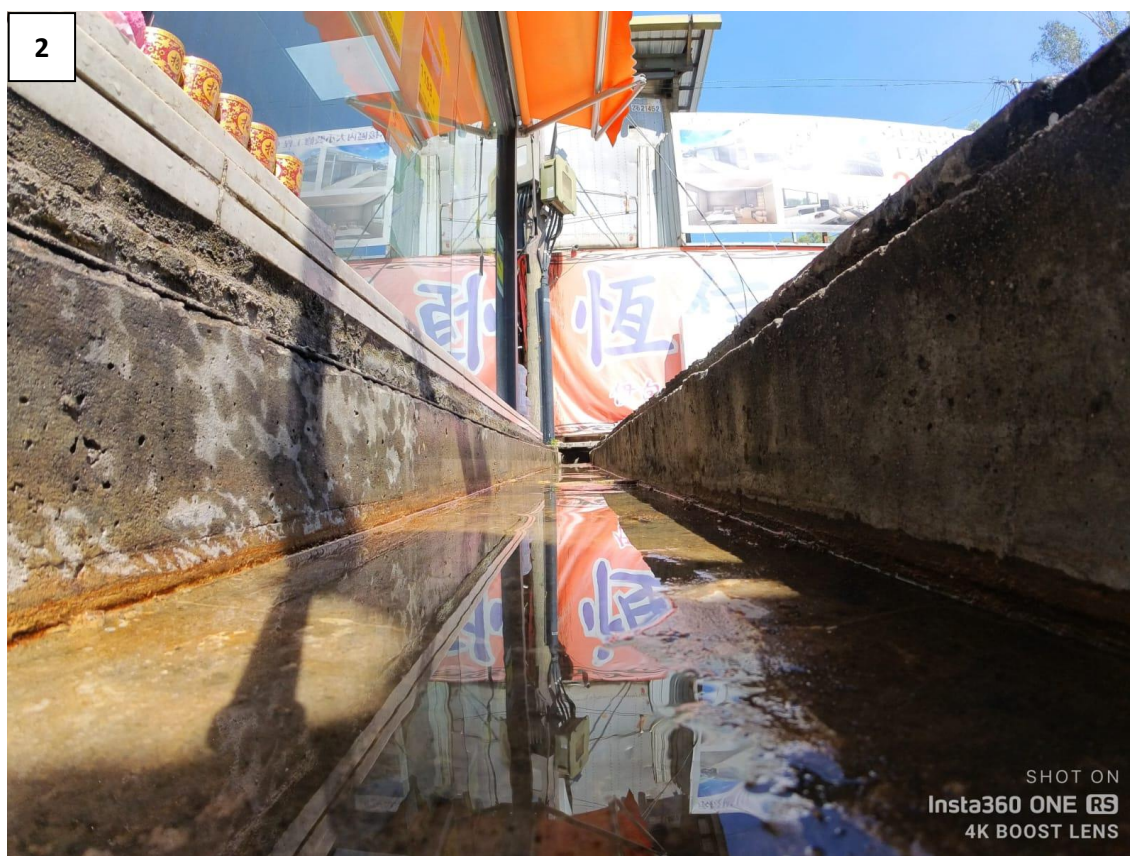
- i) The as-built drainage plan showing the existing drainage facilities at the Site:



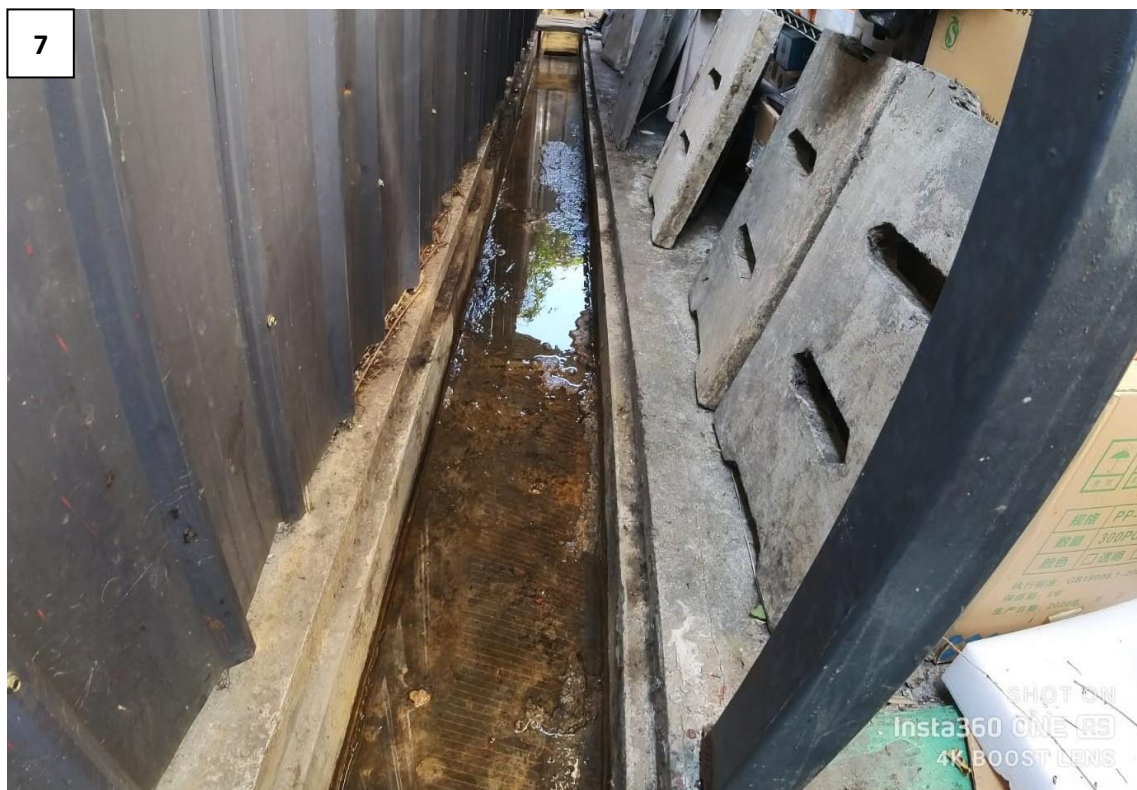
Appendix III –Photographic records of the existing drainage facilities

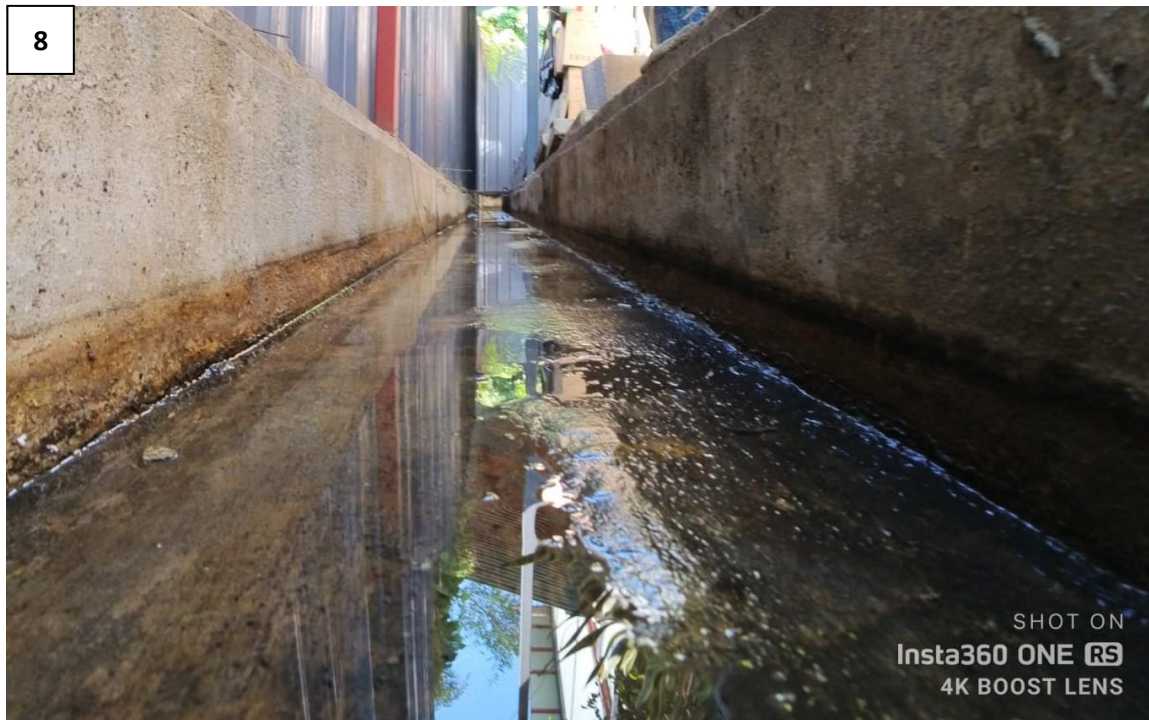
- ii) Photographic records taken on 01.11.2024 showing the condition of the existing drainage facilities:





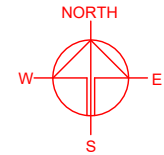
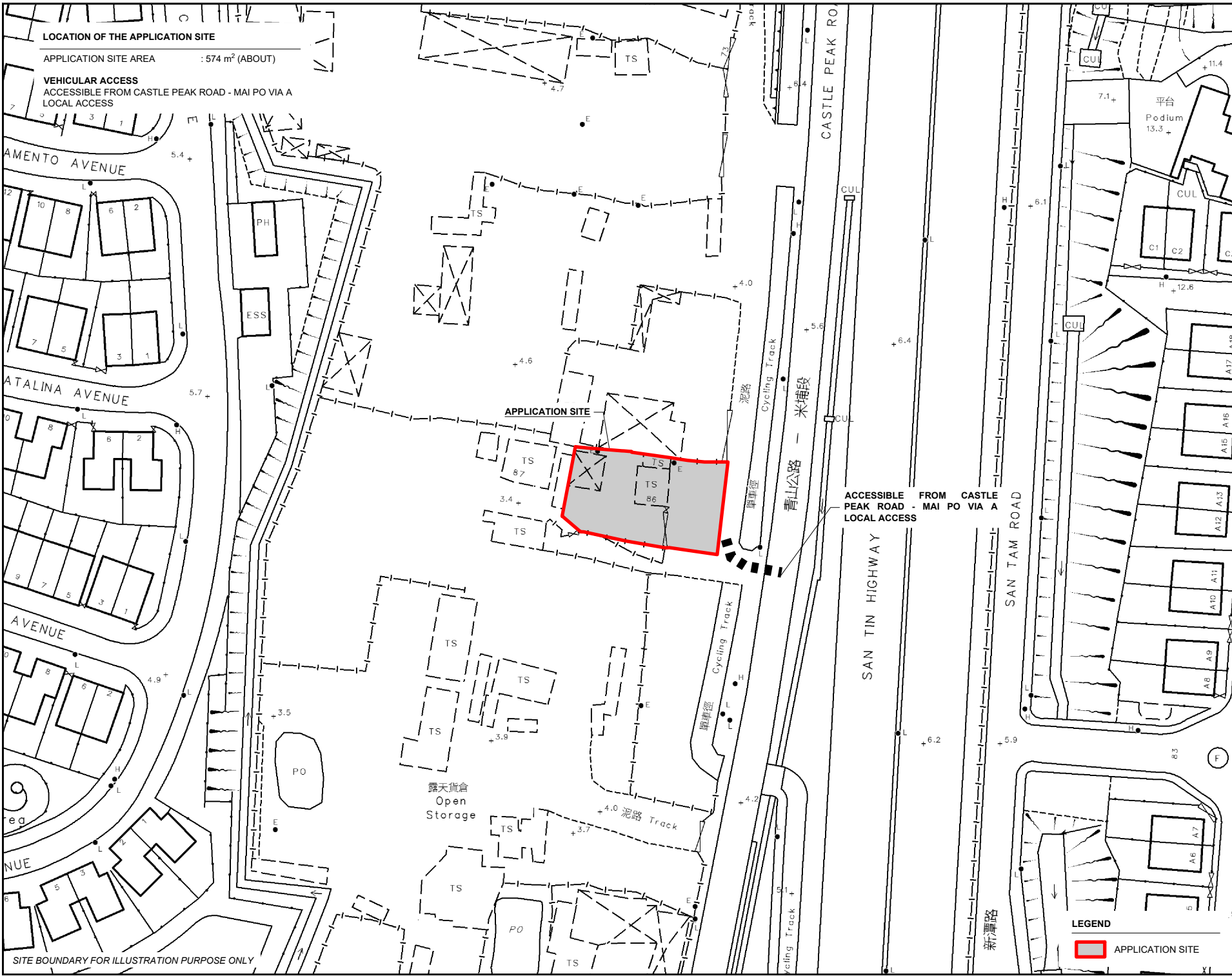












PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

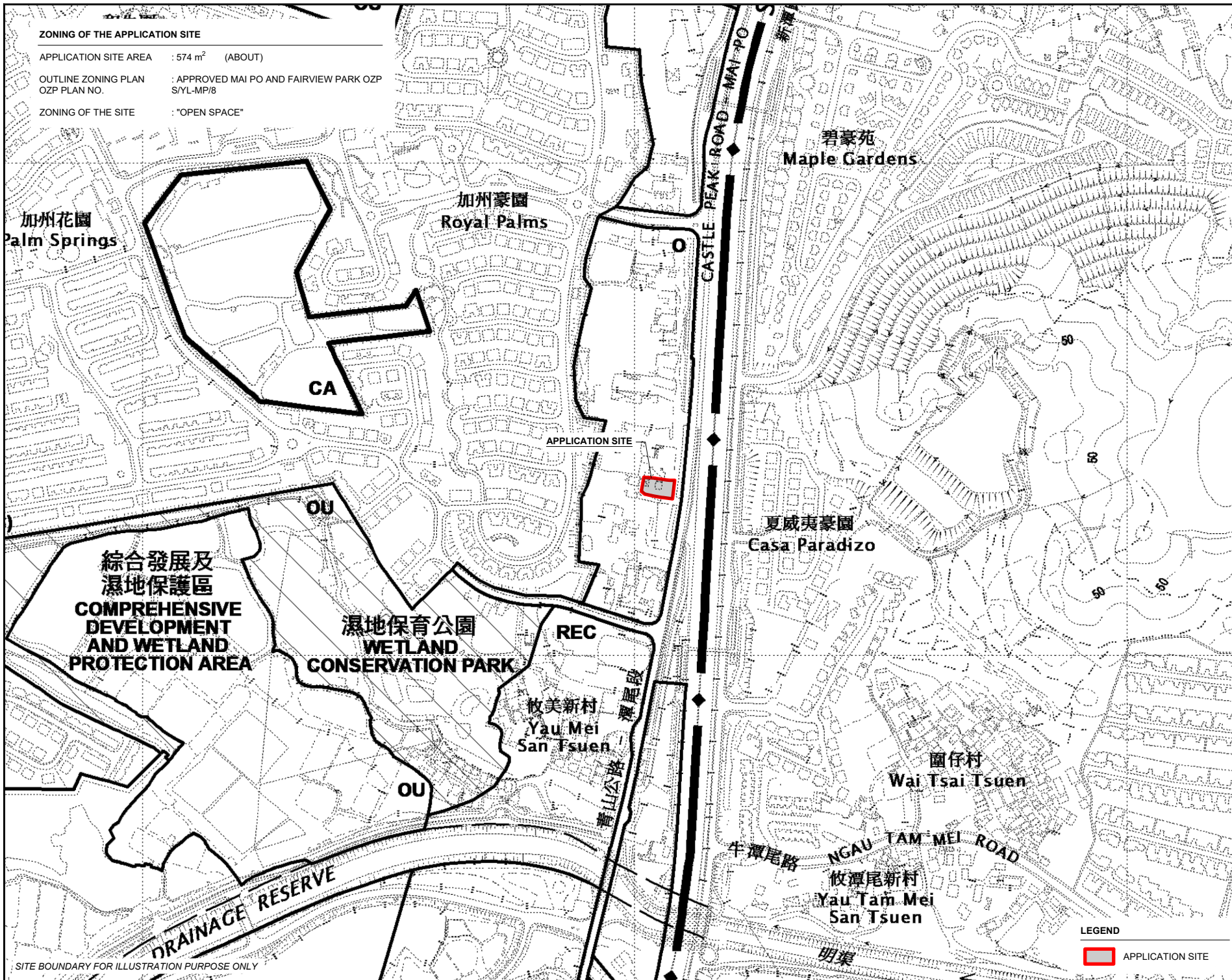
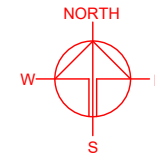
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CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 574 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED MAI PO AND FAIRVIEW PARK OZP
OZP PLAN NO. S/YL-MP/8

ZONING OF THE SITE : "OPEN SPACE"



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



SITE LOCATION

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2905 S.C. RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

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MN

DATE

27.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

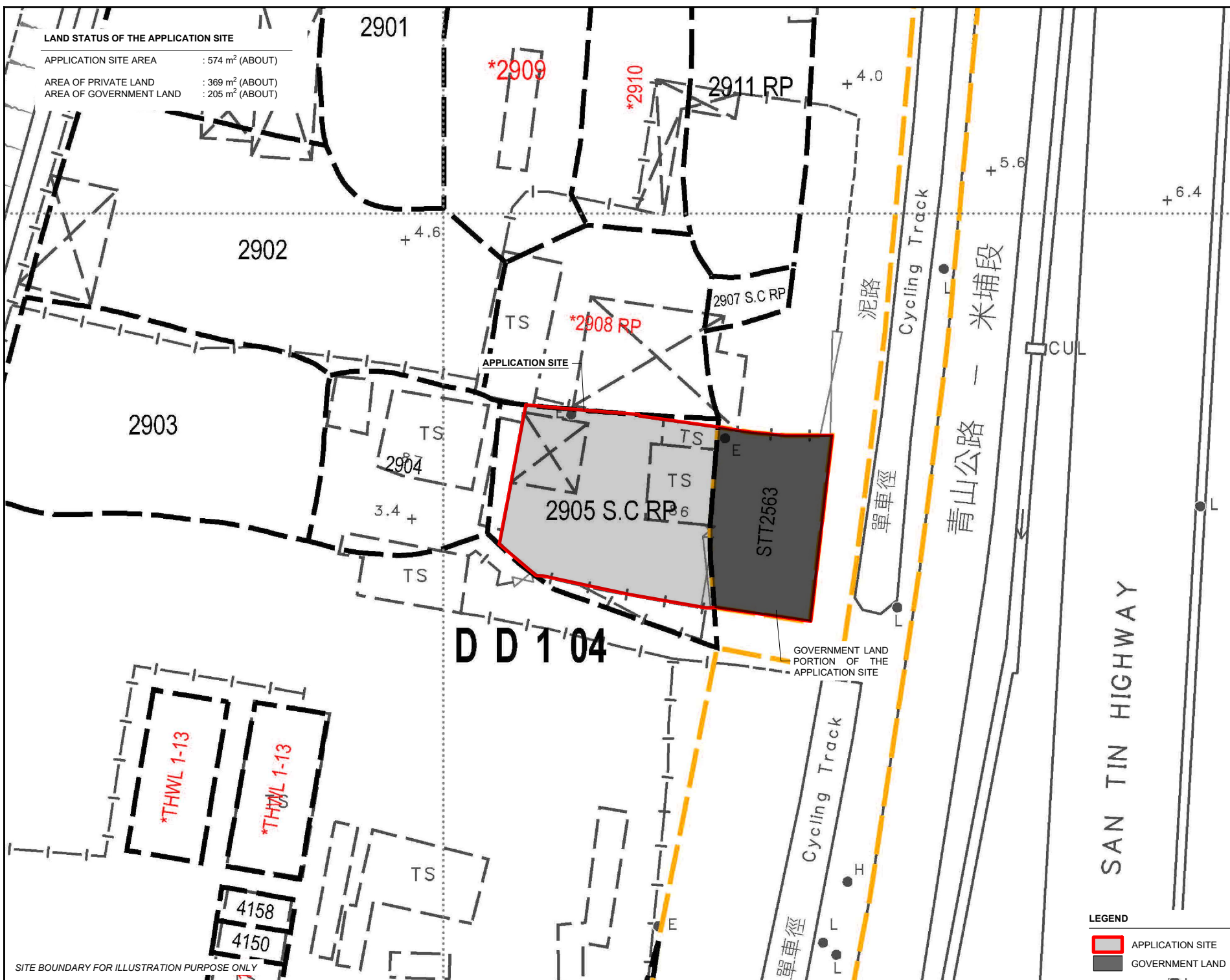
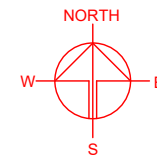
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 574 m² (ABOUT)
 AREA OF PRIVATE LAND : 369 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 205 m² (ABOUT)



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY

MN

DATE

27.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

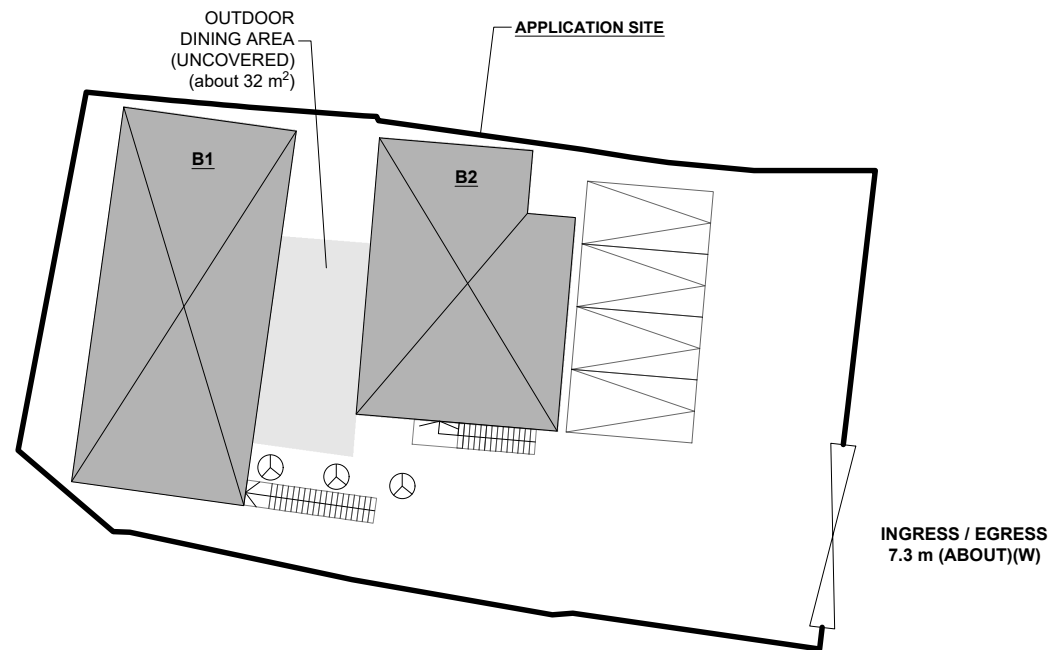
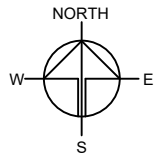
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001

DEVELOPMENT PARAMETERS

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NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	EATING PLACE, SITE OFFICE SHOP AND SERVICES	106.5 m ² (ABOUT)	213 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES, SITE OFFICE, WASHROOM SHOP AND SERVICES	83.25 m ² (ABOUT)	166.5 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
TOTAL		189.75 m ² (ABOUT)	379.5 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	EXISTING TREE (WILL BE PRESERVED)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

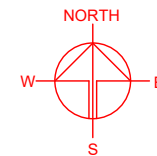
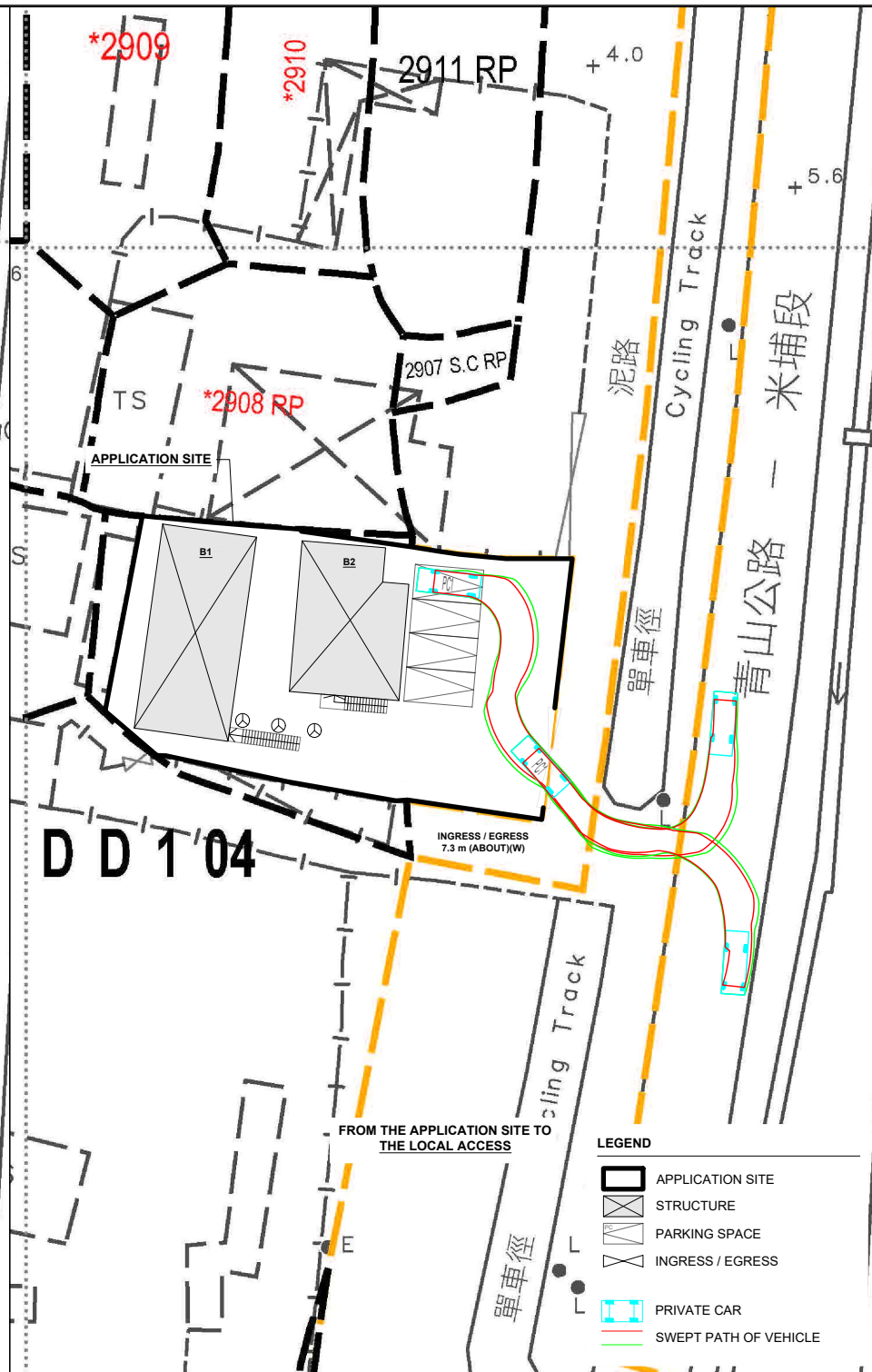
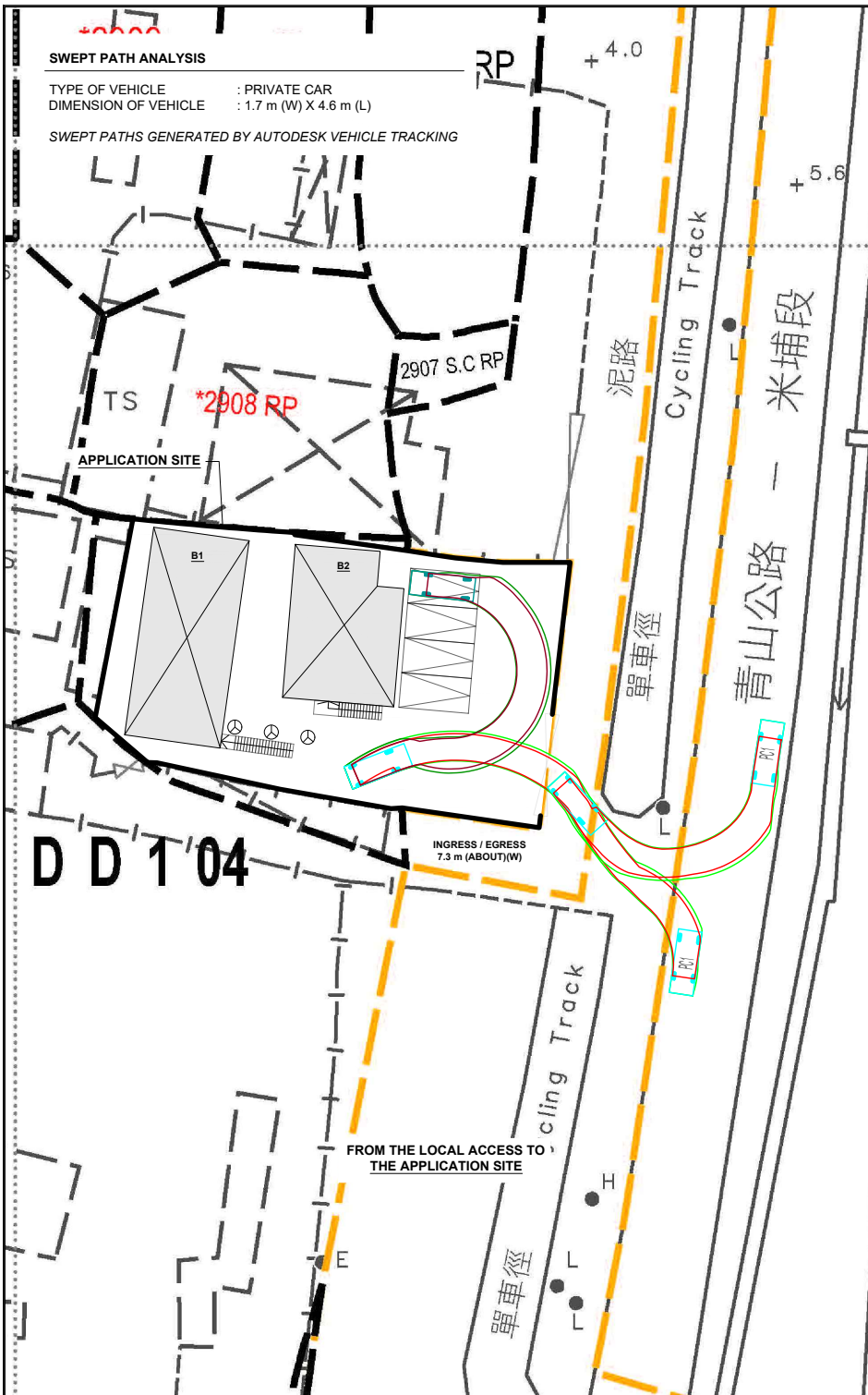
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CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

27.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



Our Ref.: DD 104 Lot 2905 S.C RP & GL
Your Ref.: TPB/A/YL-MP/382

顧問有限公司
盈卓物業

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

By Email

10 March 2025

Dear Sir,

1st Further Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/382)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM', is written over a circular blue official stamp of the Planning Department of the Government of the Hong Kong Special Administrative Region.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Kimson CHIU
(Attn.: Ms. Jane LAU

email: phchiu@pland.gov.hk)
email: jcklau@pland.gov.hk)



Responses-to-Comments

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

(Application No. A/YL-MP/382)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	It was noted in previous photo records under Application No. A/YL-MP/348 that there were additional pipes installed within u-channel. Please clarify if the pipes have been removed. If affirmative, please provide photo with same angle to justify the removal.	The enclosed photos show that the additional pipes installed within the u-channel have been removed.
(b)	Please provide photo record for the outlet discharge internal condition (i.e. the downstream pipe of existing catchpit).	The applicant is preparing for relevant drainage works. Further information will be provided for the consideration by CE/MN, DSD.
(c)	Please provide photo record for turning angles between photo 11 & 12 and photo 13 & 1.	Ditto.



Photo taken in October 2023
(before removal)



Photo taken in March 2025
(after removal)



Our Ref.: DD 104 Lot 2905 S.C RP & GL
Your Ref.: TPB/A/YL-MP/382

顧問有限公司
盈卓物業

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

By Email

20 May 2025

Dear Sir,

2nd Further Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/382)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM', is written over a circular blue official stamp of R-riches Property Consultants Limited.

Christian CHIM
Town Planner



Responses-to-Comments

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

(Application No. A/YL-MP/382)

- (i) Further to the submission of the fire service installation (FSI) proposal (Appendix I in the original submission), the applicant has provided valid Certificates of FSI and Equipment (FS 251) for the consideration of the Director of Fire Services (**Annex 1**).
- (ii) In response to comments (b) & (c) from the Chief Engineer/Mainland North, Drainage Services Department received by the applicant on 16.12.2024, the applicant has submitted a revised drainage plan to reflect the current layout of the drainage facilities at the application site (**Annex 2**). Relevant photos showing the current condition of the drainage facilities with various viewpoints are also provided.

Annex 1

Certificates of FSI and Equipment (FS 251)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9674844

FSD Ref.:
消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 2905 S.C.RP(Part),
In D.D.104 and Adjoining
Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Mai Po

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial工業 ☐ Commercial商業 ☐ Domestic住宅 ☐ Composite綜合 ☐ Licensed premises持牌處所 ☐ Institutional社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	9 x 5Kg CO2 F.E.	G/F	Conforms with FSD requirements	08-04-2025	07-04-2026

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	1 x 5Kg CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	08-04-2025

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment, published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Hui Chi Hang

RC3/676

09-04-2025

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

A 9674921

FSD Ref.:
消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 2905 S.C.RP(Part)

In D.D.104 and Adjoining
Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Mai Po

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD requirements	08-04-2025	07-04-2026
12	Exit Sign	G/F	Conforms with FSD requirements	08-04-2025	07-04-2026

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
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**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Ng Chun Man

RC1/309 RC2/459

09-04-2025

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9727545

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 2905 S.C.RP(Part),

In D.D.104 and Adjoining

Government Land

Street/Road/Estate Name :

街道/屋苑名稱

Mai Po

Block :

座

District :

分區

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☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial工業☐ Commercial商業☐ Domestic住宅☐ Composite綜合☐ Licensed premises持牌處所☐ Institutional社團Part 1 Annual Inspection ONLY
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Code編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	1 x 5Kg CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	08-04-2025

Part 3 第三部 Defects 損壞事項

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			NIL	

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Authorized
Signature :
授權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

Hui Chi Hang

RC3/676

09-04-2025

For FSD
use only:

Inspected

Key-in

Verified

Annex 2

Revised Drainage Plan with Site Photos

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 574 m ²	(ABOUT)
COVERED AREA	: 189.75 m ²	(ABOUT)
UNCOVERED AREA	: 384.25 m ²	(ABOUT)
PLOT RATIO	: 0.66	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 379.5 m ²	(ABOUT)
TOTAL GFA	: 379.5 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m	
NO. OF STOREY	: 2	

DISCHARGE TO
EXISTING NATURAL
STREAM

EXISTING U-CHANNEL
SIZE : 335mm (ABOUT)

START POINT

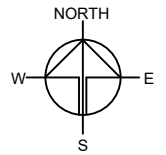
APPLICATION SITE

EXISTING U-CHANNEL
SIZE : 335mm (ABOUT)

EXISTING CATCHPIT
SIZE : 700mm X 700mm

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND
SERVICES AND EATING PLACE
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D.
104 AND ADJOINING
GOVERNMENT LAND, MAI PO,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY
MN

DATE
16.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

AS BUILT DRAINAGE PLAN

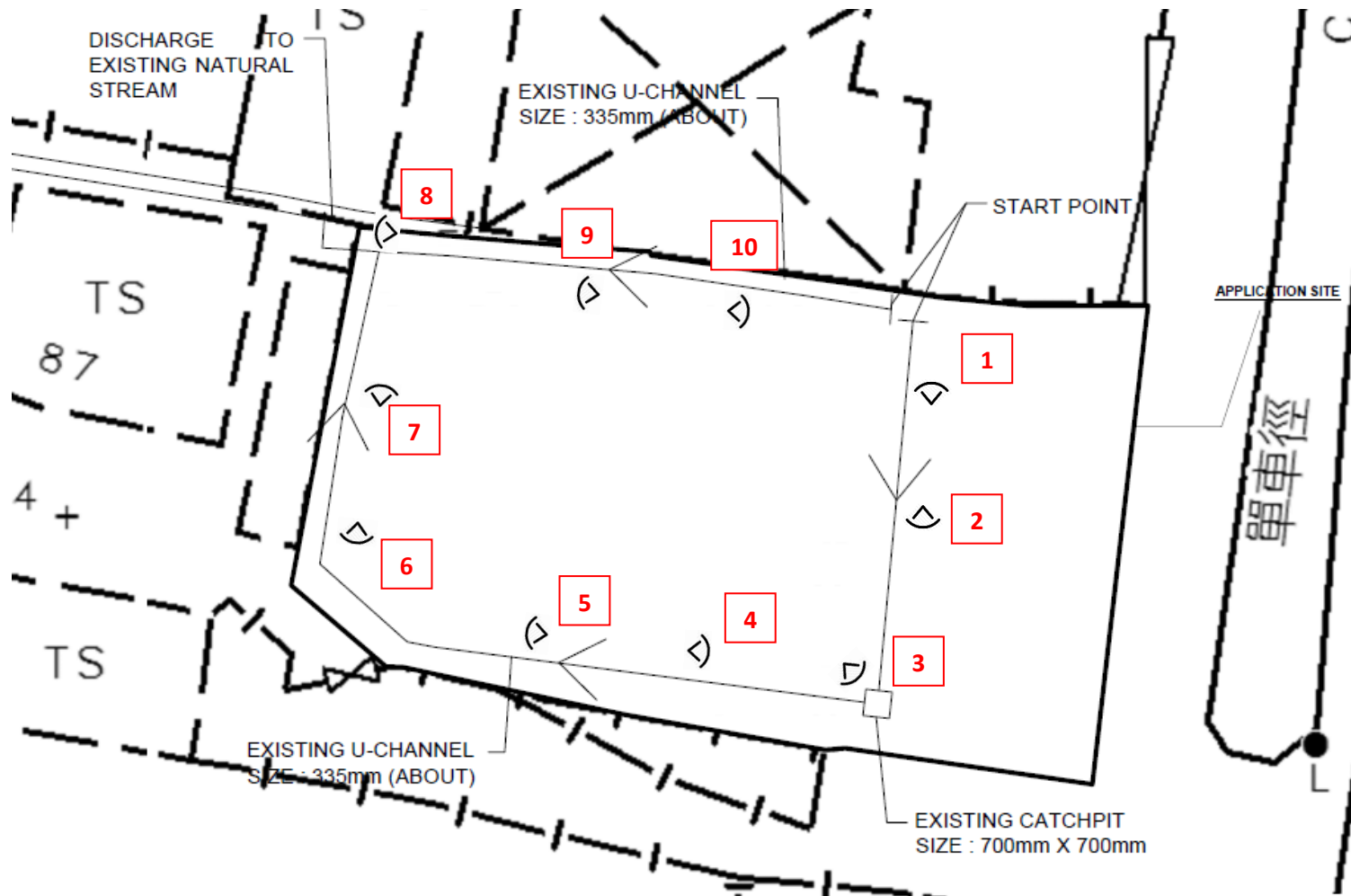
DWG NO.

PLAN 1

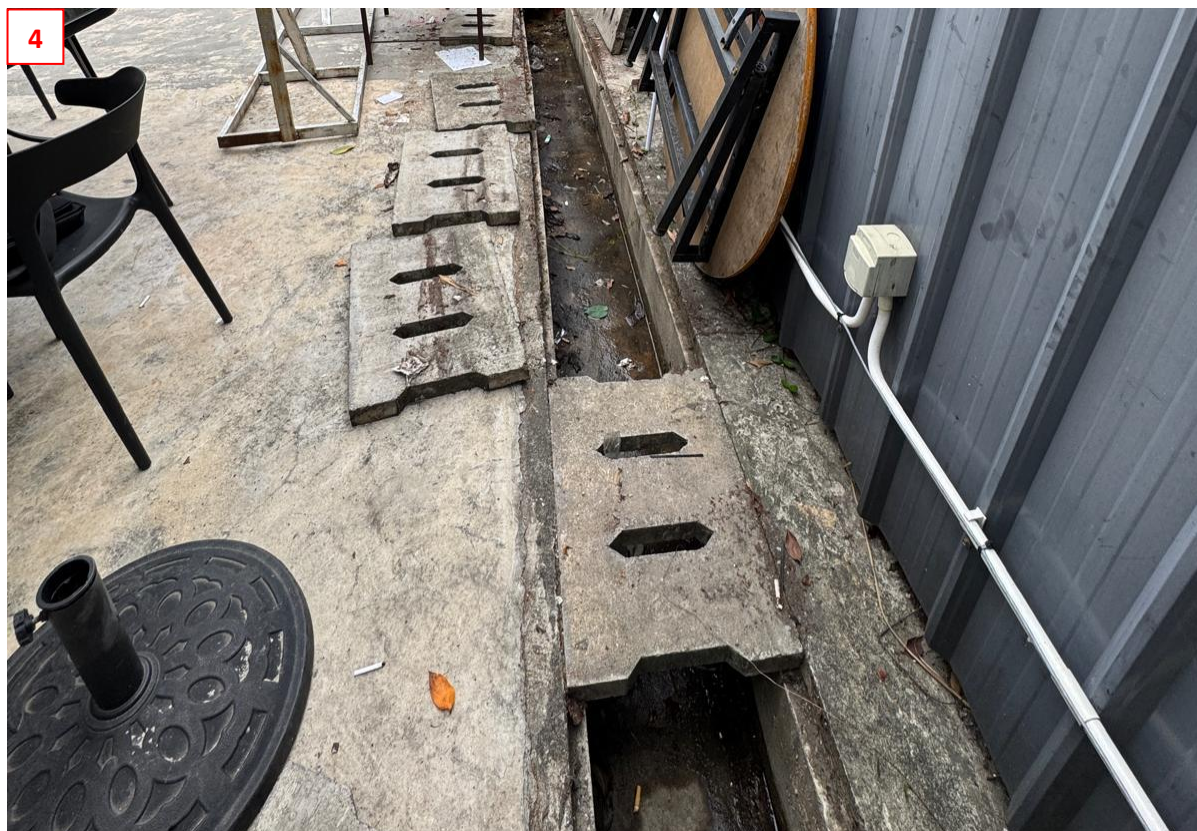
VER.

001

Photographic Record of the Existing Drainage Facilities













Our Ref.: DD 104 Lot 2905 S.C RP & GL
Your Ref.: TPB/A/YL-MP/382

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

By Email

02 July 2025

Dear Sir,

3rd Further Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/382)

We write to submit further information in response to comments from the Drainage Services Department on the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jane LAU

email: jcklau@pland.gov.hk)



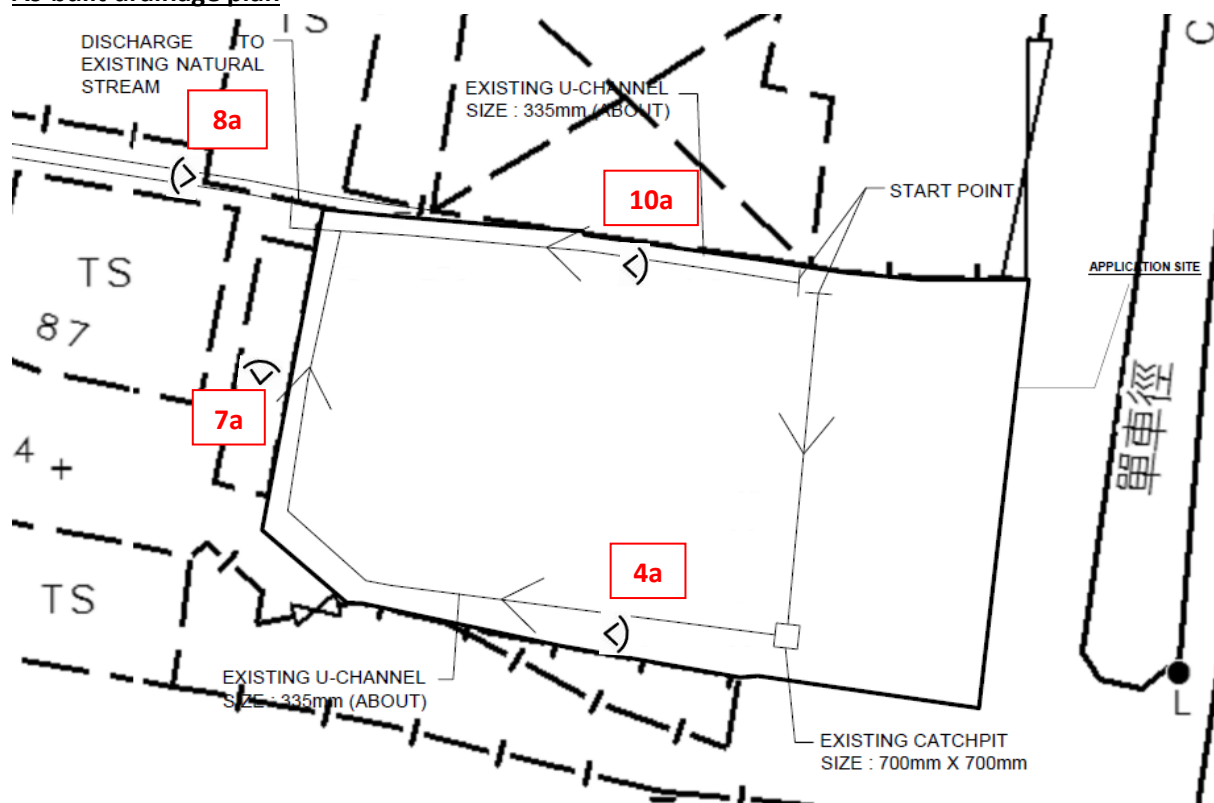
Responses-to-Comments

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part) in D.D.104
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

(Application No. A/YL-MP/382)

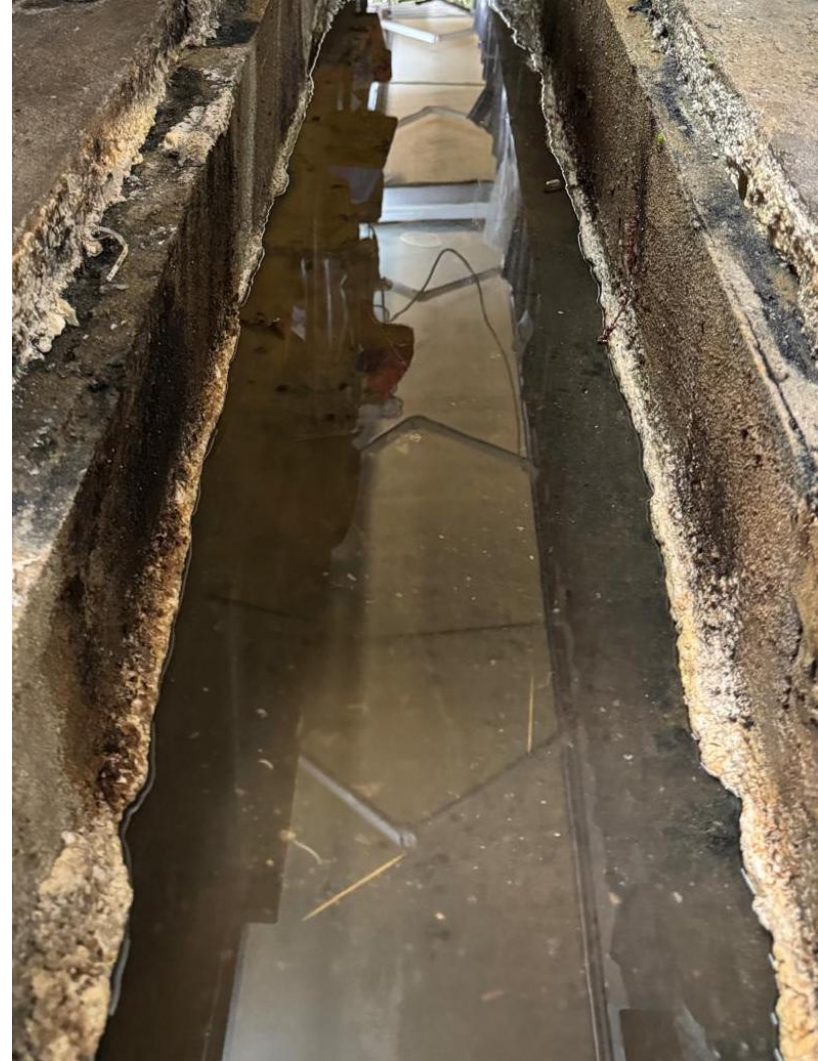
- (i) The applicant has provided supplementary photographic records in response to the following comments from the Chief Engineer/Mainland North, Drainage Services Department:
- Photo 4, 8 and 10 - Waste was observed in the surface channel. Please remove.
 - Photo 7 - The size of u-channel was changed in the middle of channel. Please rectify.
 - Photo 8 - The internal and general view of discharge connection point still cannot be identified. Please provide photo record for general view as well.

As-built drainage plan





Viewpoint 4a



Viewpoint 7a



Viewpoint 8a



Viewpoint 10a

**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

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/77	Proposed Temporary Public Carpark (Private Cars) for a Period of 12 Months	22.9.2000 Approved by RNTPC
2.	A/YL-MP/188	Proposed Temporary Shop and Services (Estate Agency) for a Period of 3 Years	23.12.2010 Approved by RNTPC
3.	A/YL-MP/225	Renewal of Planning Approval for Temporary “Shop and Services (Real Estate Agency)” for a Period of 3 Years	13.12.2013 Approved by RNTPC
4.	A/YL-MP/254	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	9.12.2016 Approved by RNTPC
5.	A/YL-MP/267	Temporary Shop and Services (Real Estate Agent and Retail Store) and Ancillary Staff Canteen and Site Office for a Period of 3 Years	6.4.2018 Approved by RNTPC [Revoked on 6.9.2020]
6.	A/YL-MP/300	Temporary Shop and Services with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 Approved by RNTPC [Revoked on 18.5.2023]
7.	A/YL-MP/348	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	11.9.2023 Approved by RNTPC [Revoked on 11.6.2024]

Similar s.16 Applications in the vicinity of the Site in the Past Five Years

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/292	Proposed Temporary Eating Place with Private Vehicle Park for a Period of 3 Years and Excavation of Land	24.4.2020 Approved by RNTPC [Revoked on 24.10.2021]
2.	A/YL-MP/298	Temporary Shop and Services for a Period of 3 Years	21.8.2020 Approved by RNTPC
3.	A/YL-MP/299	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	23.10.2020 Approved by RNTPC
4.	A/YL-MP/302	Proposed Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 Approved by RNTPC
5.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021 Approved by RNTPC
6.	A.YL-MP/311	Proposed Temporary Shop and Services for a Period of 5 Years	27.8.2021 Approved by RNTPC [Revoked on 27.2.2024]
7.	A.YL-MP/319	Temporary Shop and Services with Ancillary Office for a Period of 5 Years	24.12.2021 Approved by RNTPC [Revoked on 24.6.2024]
8.	A/YL-MP/321	Temporary Shop and Services with Ancillary Office for a Period of 5 years	24.12.2021 Approved by RNTPC
9.	A/YL-MP/325	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.4.2022 Approved by RNTPC
10.	A/YL-MP/329	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	29.7.2022 Approved by RNTPC
11.	A/YL-MP/351	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.8.2023 Approved by RNTPC
12.	A/YL-MP/353	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	22.9.2023 Approved by RNTPC
13.	A/YL-MP/364	Proposed Temporary Shop and Services (Foot Massage Parlour),	15.3.2024 Approved by RNTPC

		Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office for a Period of 3 Years	
14.	A/YL-MP/385	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	28.2.2025 Approved by RNTPC
15.	A/YL-MP/386	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	28.2.2025 Approved by RNTPC
16.	A/YL-MP/389	Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	20.6.2025 Approved by RNTPC

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 2905 S.C RP in D.D. 104 held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL);
- the private Lot No. 2905 S.C RP in D.D. 104 is covered by Short Term Waiver (STW) No. 3471 to permit structures for the purpose of “Shop and Services (Real Estate Agency)”. The GL within the application site is covered by a Short Term Tenancy (STT) No. 2563 for the purposes of “Ancillary Car-parking to Shop and Services (Real Estate Agency)”; and
- advisory comments are detailed in **Appendix VI**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering point of view as the application has the same development parameters, including site area, layout, and number of parking spaces as the previous application; and
- advisory comments are detailed in **Appendix VI**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix VI**.

3. Drainage

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

- no in-principle objection to the application;
- should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal should be incorporated; and
- advisory comments are detailed in **Appendix VI**.

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application from environmental planning perspective;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are detailed in **Appendix VI**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape of PlanD:

- no objection to the application from landscape planning perspective;
- there is no significant change to the landscape character of the surrounding area since the last approved planning application. The Site is hard paved with some temporary structures. Some existing trees of common species are observed within the Site. There is no significant change in the proposed layout as the last approved planning application and the existing trees will be preserved. Further significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are detailed in **Appendix VI**.

6. Fire Safety

Comments of the Director of Fire Services:

- the submitted fire service installations (FSIs) proposal and the implementation of FSIs on the Site are considered acceptable;
- no in-principle objection to the application subject to that the implemented FSIs on the Site be maintained in efficient working order at all times during the planning approval period; and
- advisory comments are detailed in **Appendix VI**.

7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- the premises is now under application for a provisional and full general restaurant licence;
- no adverse comment on the application provided that all part of a food premises shall be located in, under or over any structures built with the approval and consent of the Building Authority; and
- advisory comments are detailed in **Appendix VI**.

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 VI**:

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Railway Development 1-1, Highways Department (HyD);
- Director of Agriculture, Fisheries and Conservation;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Project Manager (West), CEDD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) to resolve any land issues relating to the applied uses with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/ Yuen Long of Lands Department (LandsD) that the Short Term Tenancy (STT)/ Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times;
 - licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
 - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Highway Engineer/New Territories West of Highways Department (HyD) that:
 - the access arrangement as well as the proposed ingress/egress to the Site should be commented by the TD;
 - HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po; and
 - adequate drainage measures should be provided at the site access to prevent surface water running from the Site to the nearby public roads or exclusive road drains;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to 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 Chief Engineer/Mainland North of Drainage Services Department that:
 - the applicant should demonstrate in the drainage proposal that the drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. The applicant should also demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the applied uses; and
 - the applicant shall be liable for any adverse drainage impact due to the applied uses;
- (i) to note the comments of the Director of Environmental Protection that:
 - the applicant should follow Environmental Protection Department (EPD)'s 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' to control the oily fume and cooking odour emission and observe the requirements in Air Pollution Control Ordinance; and
 - there is no sewer available for connection nearby. The applicant is advised that, for all wastewater and sewage generated from the kitchen and users, proper sewage collection and treatment facilities should be provided in accordance with the requirements in 'Professional Persons Environmental Consultative Committee Practice Note' No. 1/23. All effluent discharges from the applied uses are subject to control under Water Pollution Control Ordinance;
- (j) to note the comments of the Director of Electrical and Mechanical Services in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. China Light and Power Hong Kong Limited) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (k) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department (BD) that:
 - it is noted that two 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 application 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;
- for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs 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; and

(l) to note the comments of the Director of Food and Environmental Hygiene:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- pursuant to the Food Business Regulation, Cap. 132X, relevant food business licence is required subject to the type of food business to be operated listed in the Regulation. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;

- depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop (shop & service) may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - (iv) If milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.
- whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer the application to the relevant departments such as BD, TD, Fire Services Department, PlanD, Home Affairs Department, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the application of OSA will be approved upon full compliance of all the requirements;
- from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the BA under the BO (Cap. 123) for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as following:
 - an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
 - additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
 - adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers;
 - area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered; and
 - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

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

From: [REDACTED]
Sent: 2024-12-10 星期二 03:12:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-MP/382 DD 300 Mai Po OS

Dear TPB Members,

376 also withdrawn. This appears to be another operator who is abusing the system in order to delay the requirement to fulfill conditions.

Previous objections relative and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 5 September 2024 2:44 AM HKT
Subject: A/YL-MP/376 DD 300 Mai Po OS

Dear TPB Members,

Increase in parking from 3 to 4.

However in view of the history of failure to fulfill conditions, as it is more than a year since 348 was rolled over, members have a duty to ask if conditions have now been fulfilled.

If not applicaiton should not be approved.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 23 June 2023 3:04 AM HKT
Subject: A/YL-MP/348 DD 300 Mai Po OS

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 23 June 2023 3:03 AM CST
Subject: A/YL-MP/348 DD 300 Mai Po OS

A/YL-MP/348

Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long

Site area : About 574 m² Includes Government Land of about 205 m²

Zoning : "Open Space"

Applied Use : Shop / Eating Place / 3 parking / **5 Years**

Dear TPB Members,

Once again the operator has failed to fulfill conditions. Questions is how is he allowed to operate an eating place on GOVERNMENT LAND in such circumstances. The departments involved are in breach of their duties to ensure that post Covid such premises are both safe and hygienic.

The applicant knows how to milk the system, another application, tweak the parameters and good to go, this time for 5 years.

If members approve this application they too are negligent as it is their duty to be the ultimate gate keepers and cannot continue to ignore the issue of failure to comply with basic conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 3 December 2020 1:14 PM CST
Subject: A/YL-MP/300 DD 300 Mai Po OS

Apologies, omitted to amend the subject line

Regards
Mary

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, November 27, 2020 2:54:32 AM
Subject: A/YL-MP/267 DD 300 Mai Po OS

Dear TPB Members,

After a record **NINE** extensions of time approval was finally revoked on 7 June. But no worries, applicant can lodge another application and begin the cycle all over again.

Plan D will no doubt trot out the usual :
Although the proposed use was not in line with the planning intention of the "Open Space" ("O") zone, there was no development programme for implementing the proposed open space. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the "O" zone.

But this is also Wetland Buffer Area.

We are now in the Post-Covid, Global Warming, Climate Change era.

There is urgent need from recreational space and that work commence on reinforcing barriers against rising sea levels.

Members have a duty to question relevant depts as to when the planning intention will be implemented.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, December 15, 2017 2:05:32 AM
Subject: A/YL-MP/267 DD 104 Mai Po OS

A/YL-MP/267
Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
Site area : About 531.30 m² Includes Government Land of about 163.5 m²
Zoning : "Open Space"
Applied Use : Real Estate Agency / 3 parking

Dear TPB Members,

Slight reduction in GFA.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, November 17, 2016 1:30:30 AM
Subject: A/YL-MP/254 Mai Po OS

A/YL-MP/254
Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
Site area : About 565 m² Includes Government Land of about 180 m²
Zoning : "Open Space"
Applied Use : Real Estate Agency / 5 parking

Dear TPB Members.

This site zoned Open Space has been used for parking and other uses since 2000.

All this time it is included in the OS calculations for the district but local residents are not enjoying use of the site.

In view of the 2030+ pledge to increase OS to 2.5 sqmts per resident can members please press relevant government departments to disclose what are they plans with regard to the return of the site to the enjoyment of the general public.

TPB should reject this application in order to focus the officials minds on getting the job done and providing much needed recreational facilities in all districts.

Mary Mulvihill