

2025年 6月 1 9日

此文件在 收到・城市規劃委員會
已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 2025 -06- 1 9
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2501118

20/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / YC-NSM 350
	Date Received 收到日期	2025-06-19

- 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)

N.I.C. (International) Holding Limited 新基建國際工程有限公司

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 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 743 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 524 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) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Mai Po and Fairview Park OZP No.: S/YL-MP/8 Approved Nam Sang Wai OZP No. S/YL-NSW/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial / Residential" Zone "Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area" Zone
(f) Current use(s) 現時用途	Shop and Services (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
06/03/2025 - 20/03/2025 (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 11/04/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

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**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年

3

☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 347sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 396sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 524sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 524sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SHOP AND SERVICES WITH OFFICE STAIRCASE 1	90 m ² (ABOUT)	180 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
	STAIRCASE 2	13 m ² (ABOUT)	N/A	
B2	SHOP AND SERVICES WITH OFFICE STAIRCASE 3	90 m ² (ABOUT)	180 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
	STAIRCASE 4	13 m ² (ABOUT)	N/A	
B3	RAIN SHELTER FOR PARKING SPACES	184 m ² (ABOUT)	184 m ² (ABOUT)	7m (ABOUT)(1-STOREY)
TOTAL		225 m ² (ABOUT)	224 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 5

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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)

Proposed operating hours 擬議營運時間 From 07:00 to 22:00 daily, including Sunday and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fairview Park Boulevard via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	---

(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

07/05/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories
Site area 地盤面積	743 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po and Fairview Park OZP No.: S/YL-MP/8 Approved Nam Sang Wai OZP No. S/YL-NSW/10
Zoning 地帶	"Commercial / Residential" Zone "Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	524 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <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	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	53 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	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) _____ _____		5 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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Plans showing location/zoning/land status of the Site, Swept path analysis Accept FSIs proposal, Drainage proposal		
<u>Reports 報告書</u>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories (the Site)* for '**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 Although the Site is currently surrounded by residential and commercial uses, there is a lack of local amenities to support the daily lives of nearby locals, i.e. residents of Royal Camellia, Greenery Gardens, and Kamease Garden, etc. In light of this, the applicant intends to use the Site for the applied use to alleviate the pressing demand for shops and services in the area. The structures proposed at the Site will be subdivided and rented out for various types of shop and services (including but not limited to real estate agency, service trade, retail shop, etc), bringing convenience to nearby residents and creating additional employment opportunities.

2) Planning Context

- 2.1 The Site falls within area zoned as "Commercial/Residential" ("C/R") zone on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 and area zoned as "Other Specified Uses" Annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai OZP No. S/YL-NSW/10 (**Plan 2**). According to the Notes of the aforesaid OZPs, 'shop and services' is a column 1 use within the "C/R" zone, however, 'shop and services' is a column 2 use within the "OU(CDWRA)" zone, hence, requires permission from the Board.
- 2.2 Since the Site is surrounded by residential and commercial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers. As the applied use intends to bring convenience to the nearby locals, approval of the current application on a temporary basis would not jeopardize the long term planning intention of the "OU(CDWRA)" zone and would better utilize precious land resources.
- 2.3 Furthermore, the application site of the similar application (No. A/YL-NSW/308) for 'shop and services' use is located at approximately 180m west of the Site and within the same "OU(CDWRA)" zone on the Nam Sang Wai OZP, which was approved by the Board with conditions on a temporary basis of 3 years in 2023. Therefore, approval of the current

application would not set an undesirable precedent within the "OU(CDWRA)" zone.

- 2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-MP/358) for the same use submitted by the same applicant as the current application, which was approved by the Board with condition on a temporary basis of 5 years on 19/05/2023. When comparing with the previous application, all major development parameters and operation remain unchanged, therefore, approval of the current application is in line with the Board's previous decision. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-MP/358		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations proposal	8/7/2024
(g)	The implementation of the FSIs proposal	Not complied with

- 2.5 For condition (c), the applicant made submission of a drainage proposal on 07.06.2024, 03.01.2025 and 21.03.2025 respectively for compliance with this approval condition while those submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 19.07.2024, 18.02.2025 and 02.04.2025. There is insufficient time for the applicant to address the departmental comments within the specified period of time, which led to the revocation of the application on 13.04.2025.
- 2.6 For conditions (d) and (g), in order to better manage the construction progress and to reduce the cost of labour and maintenance of the drainage and FSIs facilities, the applicant intends to commence the construction of the proposed structures, drainage facilities and FSIs at the same time. However, prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSI will be installed. As such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) on 03/01/2024, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with all approval conditions within the specified period.
- 2.7 In support of the current application, the accepted FSIs proposals of the previous application (No. A/YL-MP/358) and drainage proposal are submitted by the applicant to mitigate the

potential impacts generated from the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupied an area of 743 m² (about) (**Plan 3**). A total of 3 structures are provided at the Site for shop and services with offices and rain shelter for parking spaces with total gross floor area (GFA) of 524 m² (about)(**Plan 4**). The operation hours of the proposed development are 07:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract 30 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	743 m ² (about)
Covered Area	396 m ² (about)
Uncovered Area	347 m ² (about)
Plot Ratio	0.7 (about)
Site Coverage	53% (about)
Number of Structure	3
Total GFA	524 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	524 m ² (about)
Building Height	7 m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Fairview Park Boulevard via a local access (**Plan 1**). A total of 5 parking spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	3

- 3.3 No light, medium or heavy vehicles including container vehicles, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicles to smoothly manoeuvre to/from

and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 5**). Since the proposed small-scale shop and services would mainly serve the nearby neighborhood, it is anticipated that minimal trips will be generated and attracted from the proposed development (as shown at **Table 3** below), hence, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC (Staff)		PC (Visitor)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2	2	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2	2	6
Traffic trip per hour (average)	1	1	2	2	6

- 3.4 No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. Furthermore, the applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will also strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 1/23) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. the submission of the drainage and the accepted FSIs proposals of the previous application to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

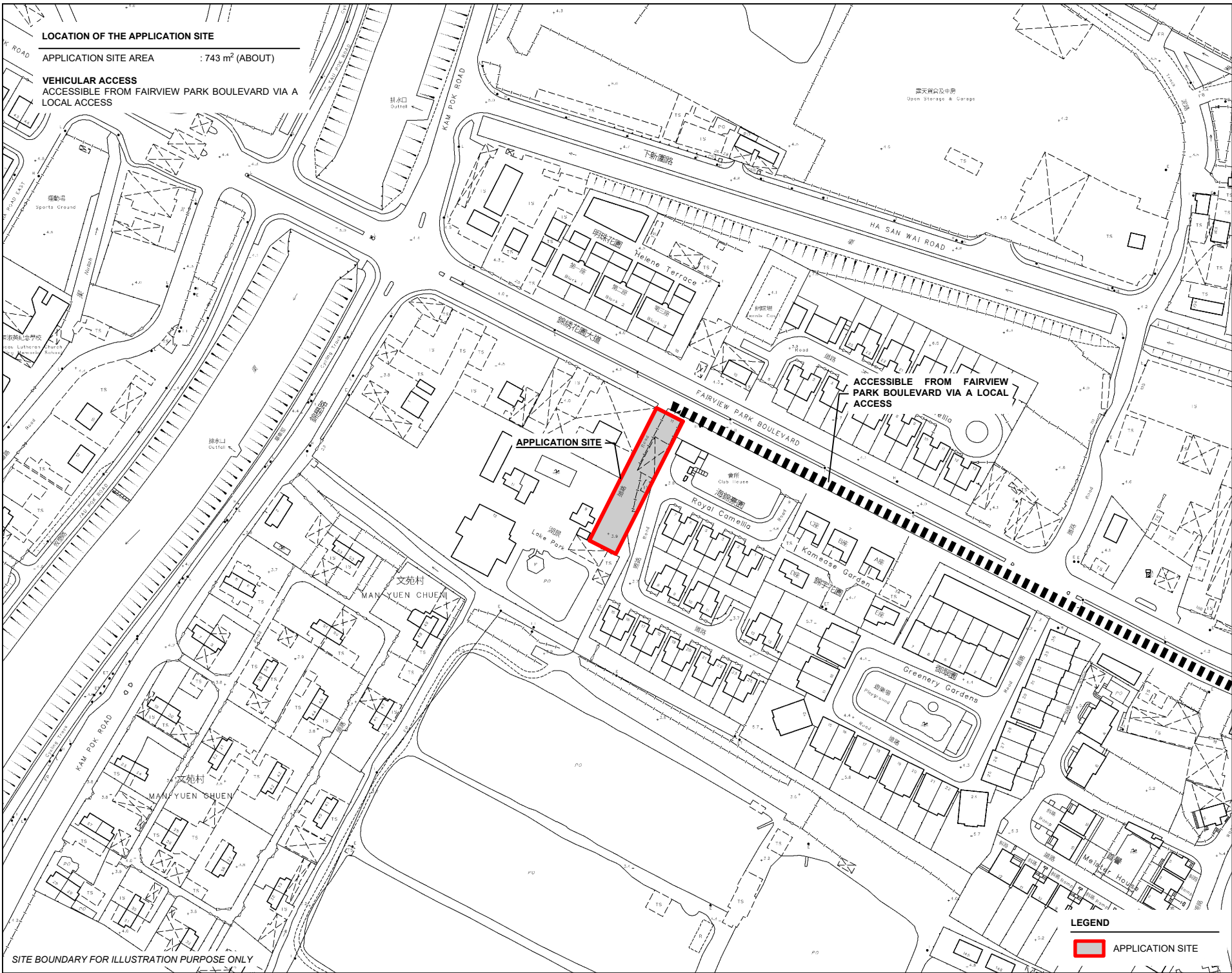
May 2025

LIST OF PLANS

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

APPENDICES

Appendix I	Accepted Fire Service Installations Proposal of Previous Application No. A/YL-MP/358
Appendix II	Drainage Proposal



LOCATION OF THE APPLICATION SITE

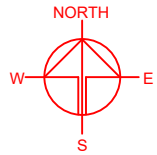
APPLICATION SITE AREA : 743 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

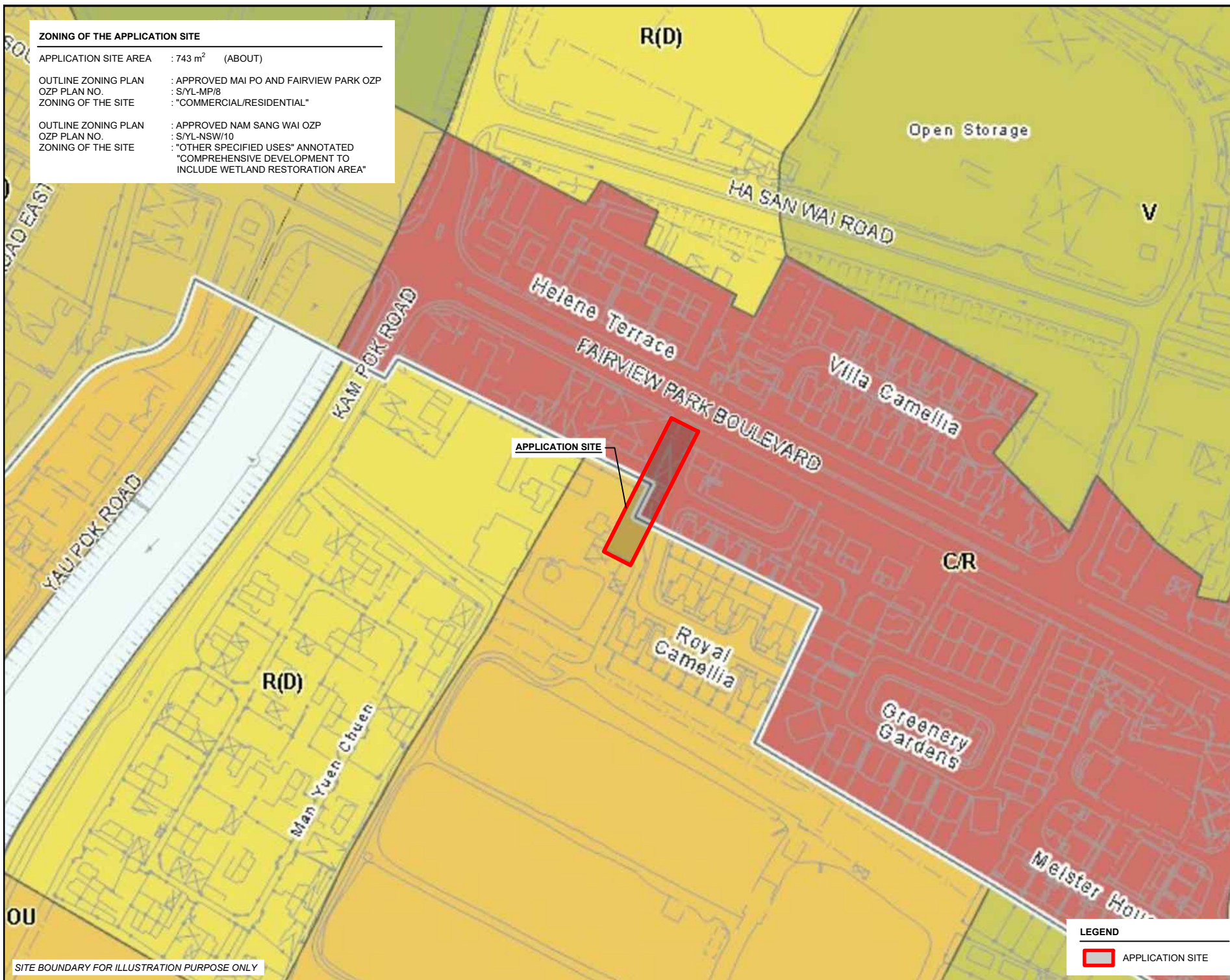
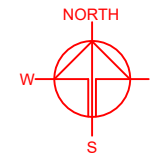


APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 743 m ² (ABOUT)
OUTLINE ZONING PLAN	: APPROVED MAI PO AND FAIRVIEW PARK OZP
OZP PLAN NO.	: S/YL-MP/8
ZONING OF THE SITE	: "COMMERCIAL/RESIDENTIAL"
OUTLINE ZONING PLAN	: APPROVED NAM SANG WAI OZP
OZP PLAN NO.	: S/YL-NSW/10
ZONING OF THE SITE	: "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA"



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY
MN

DATE
8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE
ZONING OF THE SITE

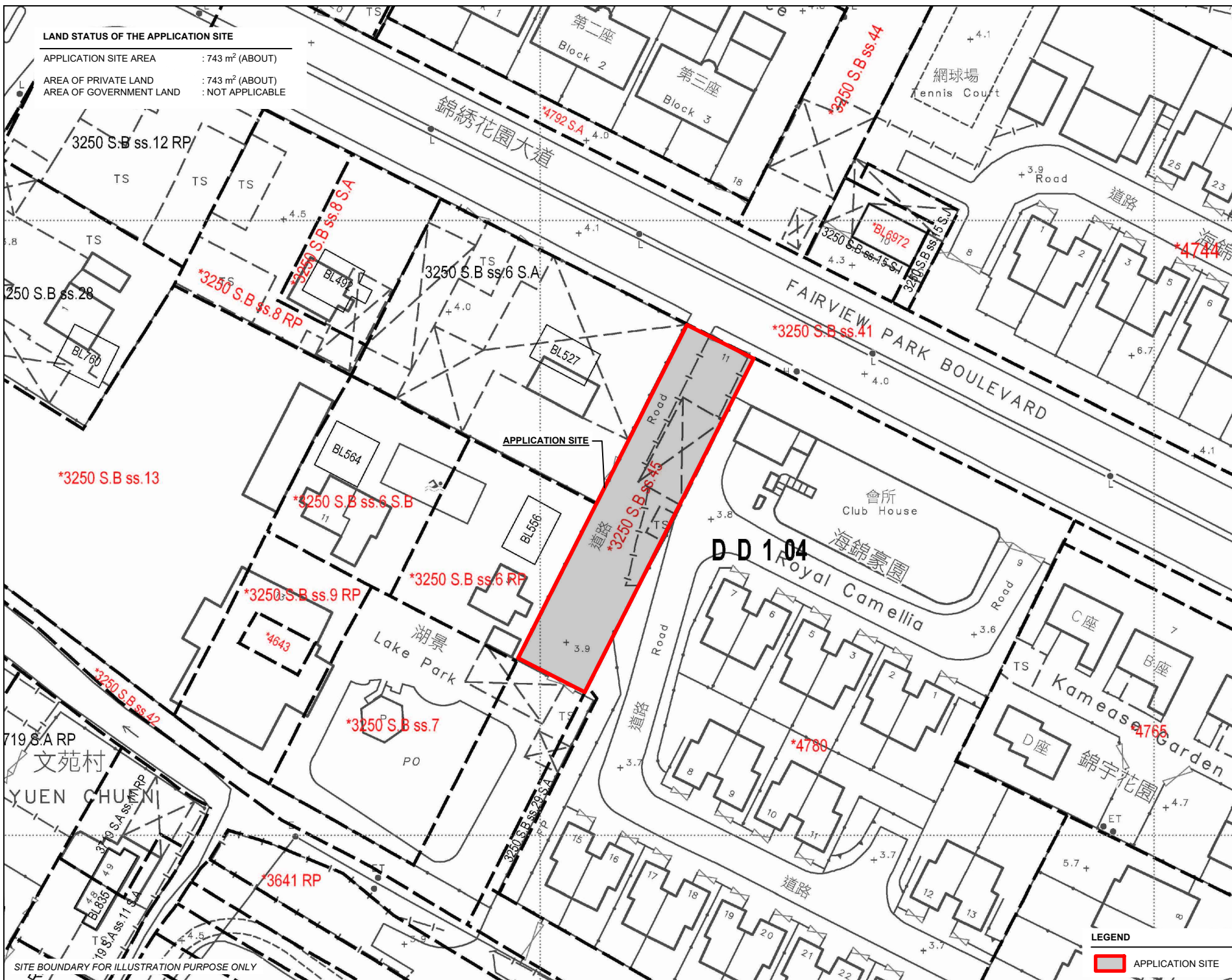
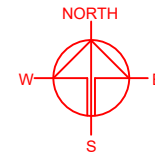
DWG NO.
PLAN 2

VER.
001

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 743 m² (ABOUT)
 AREA OF PRIVATE LAND : 743 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

TEMPORARY AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1: 800 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

001

LEGEND

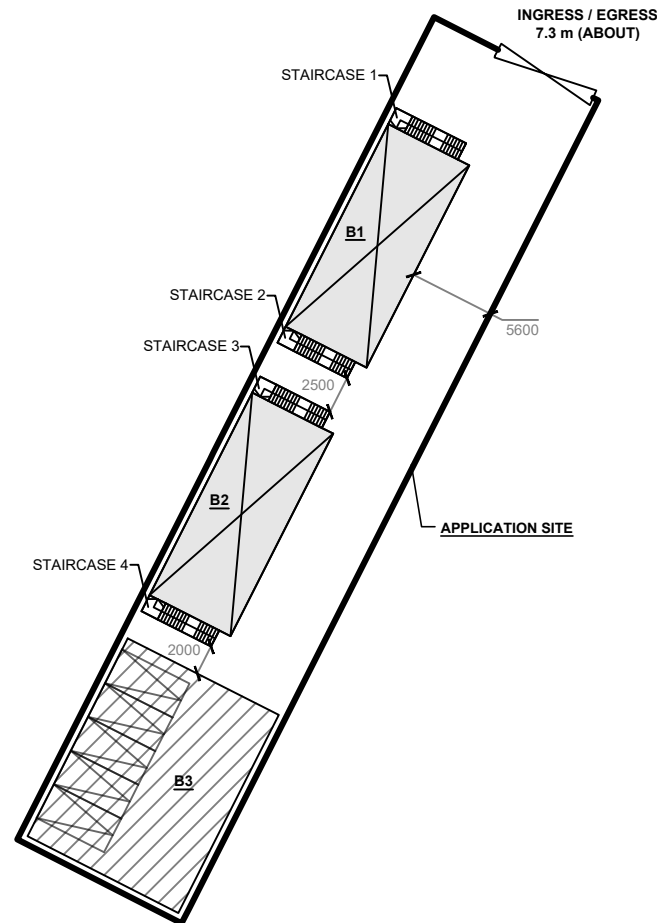
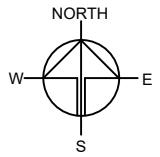
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 743 m ²	(ABOUT)
COVERED AREA	: 396 m ²	(ABOUT)
UNCOVERED AREA	: 347 m ²	(ABOUT)
PLOT RATIO	: 0.7	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 524 m ²	(ABOUT)
TOTAL GFA	: 524 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE STAIRCASE 1 STAIRCASE 2	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES WITH OFFICE STAIRCASE 3 STAIRCASE 4	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B3	RAIN SHELTER FOR PARKING SPACES	164 m ² (ABOUT)	164 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		396 m ² (ABOUT)	524 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	STAIRCASE TO 1/F
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

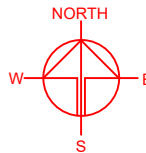
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

PROPOSED UNCOVERED
INGRESS / EGRESS
7.3 m (ABOUT)

CIRCULATION
AREA

4-SIDE OPENED
CANOPY

FROM FAIRVIEW PARK BOULEVARD
TO THE APPLICATION SITE

APPLICATION SITE

PROPOSED UNCOVERED
INGRESS / EGRESS
7.3 m (ABOUT)

CIRCULATION
AREA

4-SIDE OPENED
CANOPY

FROM THE APPLICATION SITE
TO FAIRVIEW PARK BOULEVARD

LEGEND

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

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND
SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104,
MAI PO, YUEN LONG, NEW
TERRITORIES

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室

**By Post and Fax (2323 3662)****Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函編號 Your Reference: DD104 Lot 3250 S.B ss.45
本署檔號 Our Reference: () in TPB/A/YL-MP/358
電話號碼 Tel No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

8 July 2024

R-riches Property Consultants Ltd.

Dear Sir,

Compliance with Approval Condition (f)
The submission of a fire service installations proposal

Proposed Temporary Shop and Services for a Period of 3 Years
in "Commercial/Residential" and "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" Zones,
Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/358)

I refer to your letter dated 5.6.2024 regarding the submission of a fire service installations (FSIs) proposal in an attempt to comply with the approval condition (f). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

- 2 -

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) and Mr. YUEN Tsz-fung (Tel.: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



(K W N G)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

D of FS
CTP/TPB(3)

(Attn: Mr. CHEUNG Wing-hei)

KWN/GL/RC/rc

Appendix**Detailed comments of the D of FS:**

Please be advised that the applicant that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS.

Our Ref.: DD104 Lot 3250 S.B ss.45
Your Ref.: TPB/A/YL-MP/358

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

By Email

5 June 2024

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years in
"Commercial/Residential" and "Other Specified Uses" annotated "Comprehensive Development
to include Wetland Restoration Area" Zones, Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long**

(S.16 Planning Application No. A/YL-MP/358)

We are writing to submit a fire service installations (FSIs) proposal for compliance with approval condition (f) of the subject application, i.e. *the submission of a FSIs proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Kevin LAM at (852) [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

Matthew NG
Planning and Development Manager



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 743 m ²	(ABOUT)
COVERED AREA	: 396 m ²	(ABOUT)
UNCOVERED AREA	: 347 m ²	(ABOUT)
PLOT RATIO	: 0.7	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 524 m ²	(ABOUT)
TOTAL GFA	: 524 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING/UNLOADING PROVISION

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

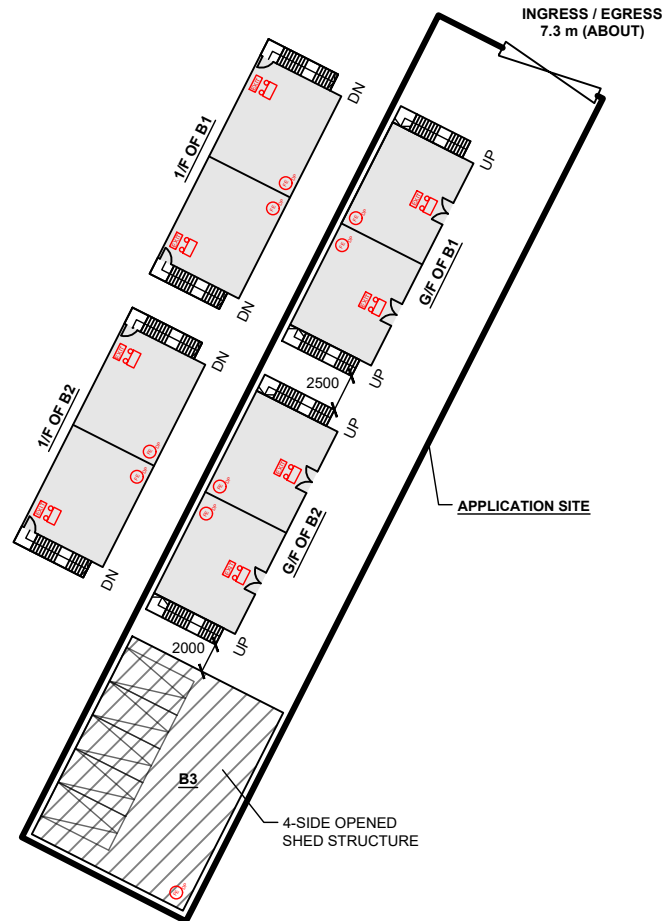
FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	EMERGENCY LIGHT
	5 KG DRY POWDER TYPE FIRE EXTINGUISHER







FS NOTES:

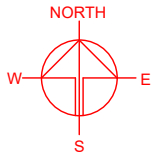
- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE STAIRCASE 1 STAIRCASE 2	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES WITH OFFICE STAIRCASE 3 STAIRCASE 4	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B3	RAIN SHELTER FOR PARKING SPACES	164 m ² (ABOUT)	164 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		396 m² (ABOUT)	524 m² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	STAIRCASE TO 1/F
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

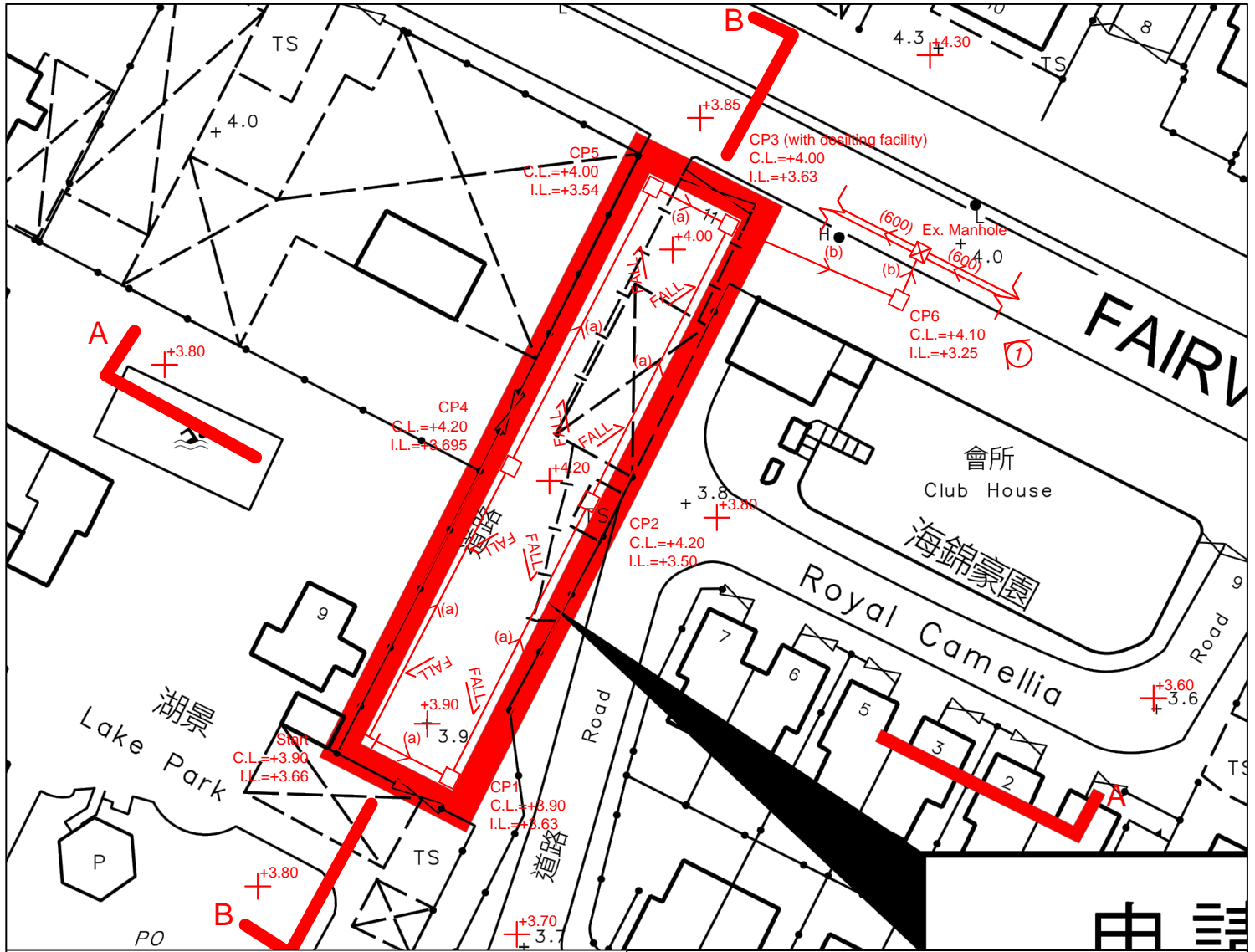
1 : 500 @ A4

DRAWN BY MN	DATE 5.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
-----------------------	-------------

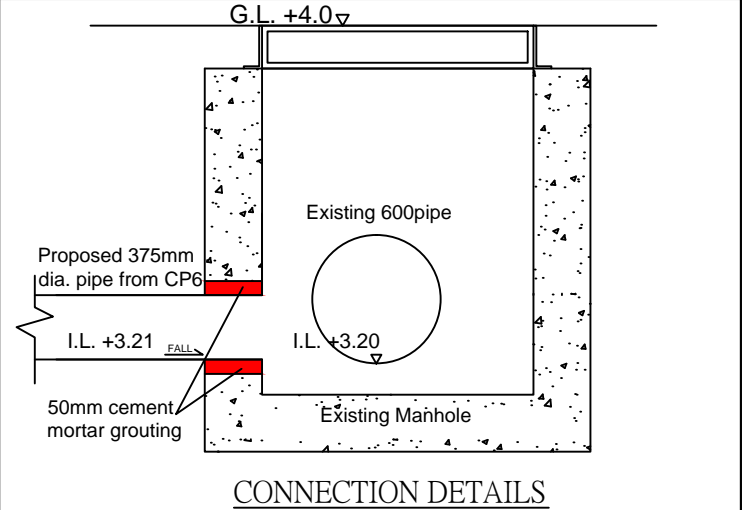


Note:

- Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Adjacent area which is developed or occupied, which has their stormwater collection system.
- No filling works/site formation works to be carried out. Existing Formation Level varies +3.90mPD to +4.20mPD.

LEGEND

- ☐ CP Proposed CatchPit
- ☒ MH Existing Manhole
- (a) Proposed 375HRUC (1:200) with Cast Iron Cover
- (b) Proposed 375UPVC Pipe (1:100)
- (600) Existing 600 pipe
- +4.20 Exist Level (mPD)
- ① Photo Viewport



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years at Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories

(Application No.:A/YL-MP/358)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

21-3-2025

Check by:

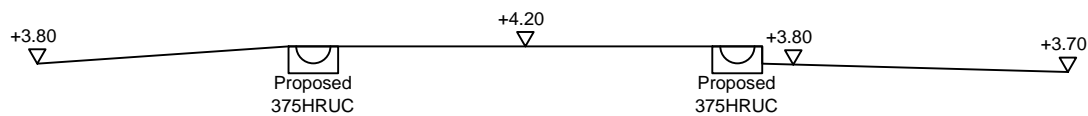
DM

Scale:

Area having its own
stormwater collection system

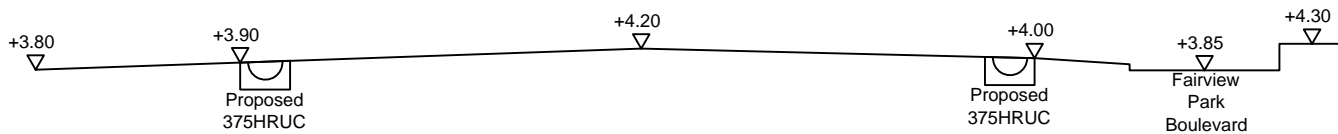
THE SITE

Area having its own
stormwater collection system



SECTION A-A

THE SITE



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
**Proposed Temporary Shop and Services with Ancillary Facilities for
a Period of 3 Years at Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen
Long, New Territories**

(Application No.:A/YL-MP/358)

Title:

Drainage Proposal - SECTIONS

D02

Drawn by:

DM

Date:

21-3-2025

Check by:

DM

Scale:

Photo 1





©地圖版權屬香港特別行政區政府

地圖列印於 2024 年 7 月 27 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Calculation of Design Runoff of the Proposed Development,

$$\Sigma Q = \Sigma 0.278 C i A$$

The Site:

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 743 \quad \text{m}^2 \\ &= 0.000743 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 10/1^{0.2} * 743^{0.1} \\ &= 0.747 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5/(0.747+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 342.2 \quad \text{mm/hr} \end{aligned}$$

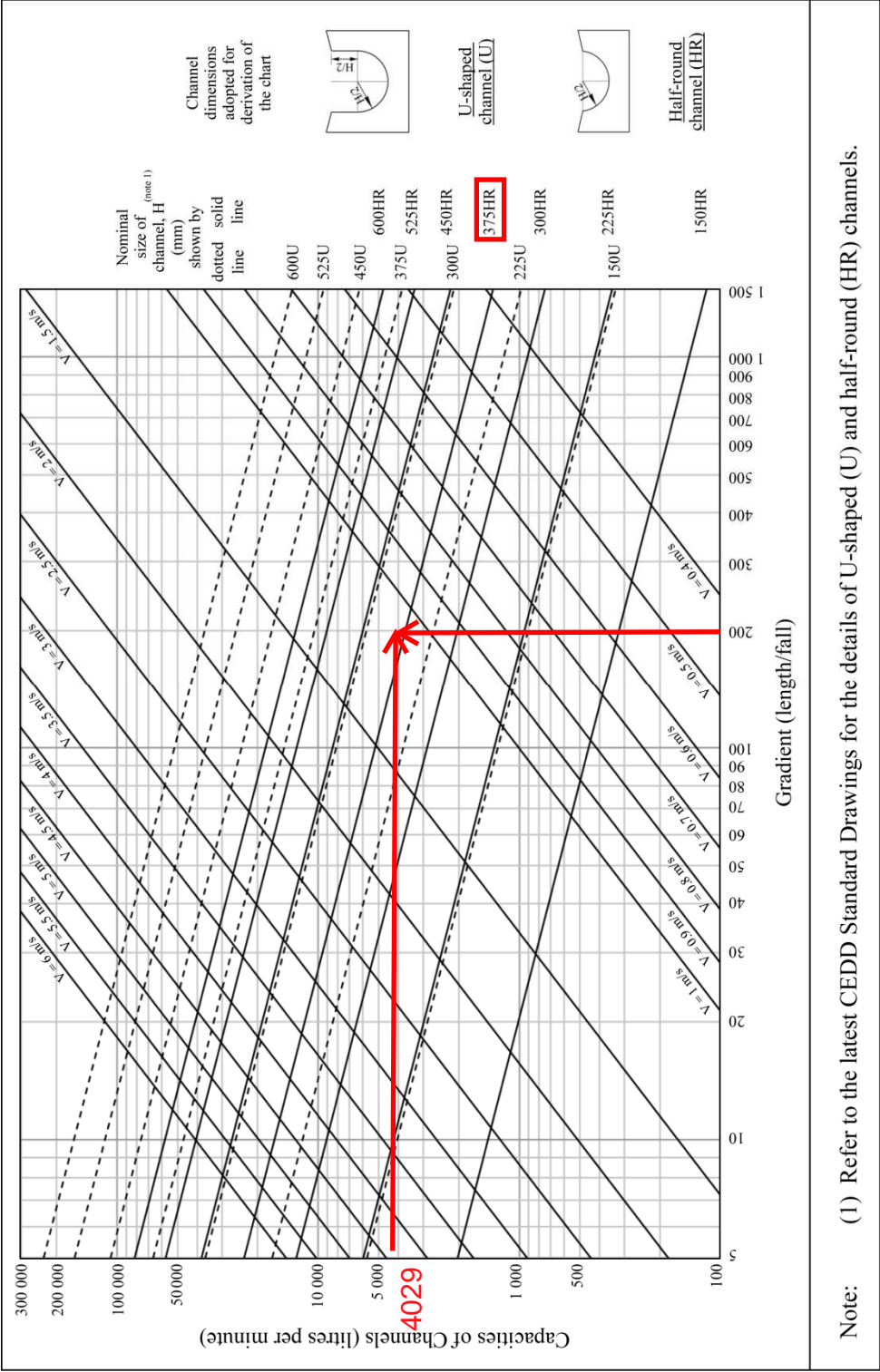
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 342.2 * 0.000743 \\ &= 0.0672 \quad \text{m}^3/\text{sec} \\ &= 4029 \quad \text{lit/min} \end{aligned}$$

Provide 375HRUC (1:200) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
--------------	-------------	------------------	--------------

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 375mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

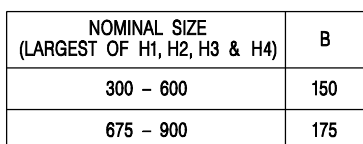
V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.01		hydraulic gradient

(Table 5, from DSD Sewerage Manual, concrete pipe)


Therefore, design V of pipe capacity = 2.0971 m/s

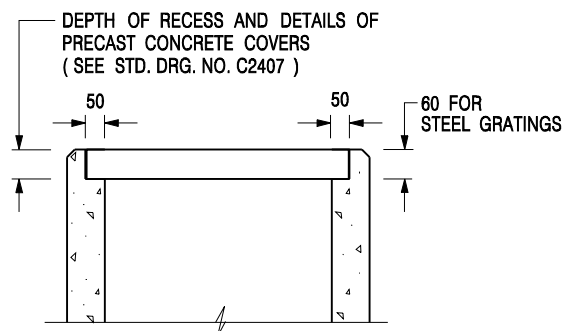
Q= 0.8VA (0.8 factor for sedimentation)
 = 0.185 m³/s
 = 11117.747 lit/min
 > 4029 lit/min OK

Proposed 375mm dia. underground pipe (1:100) is OK



- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

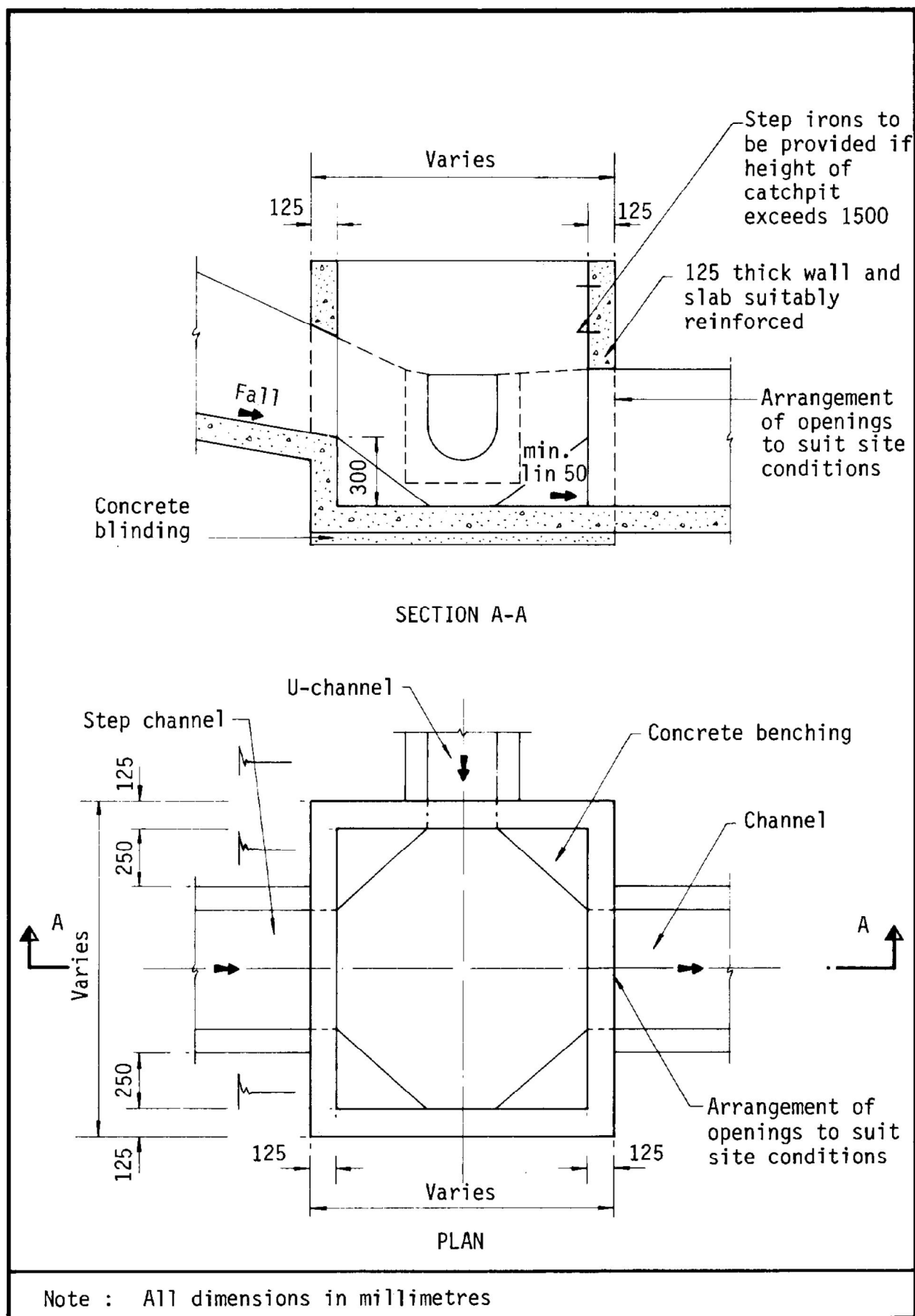
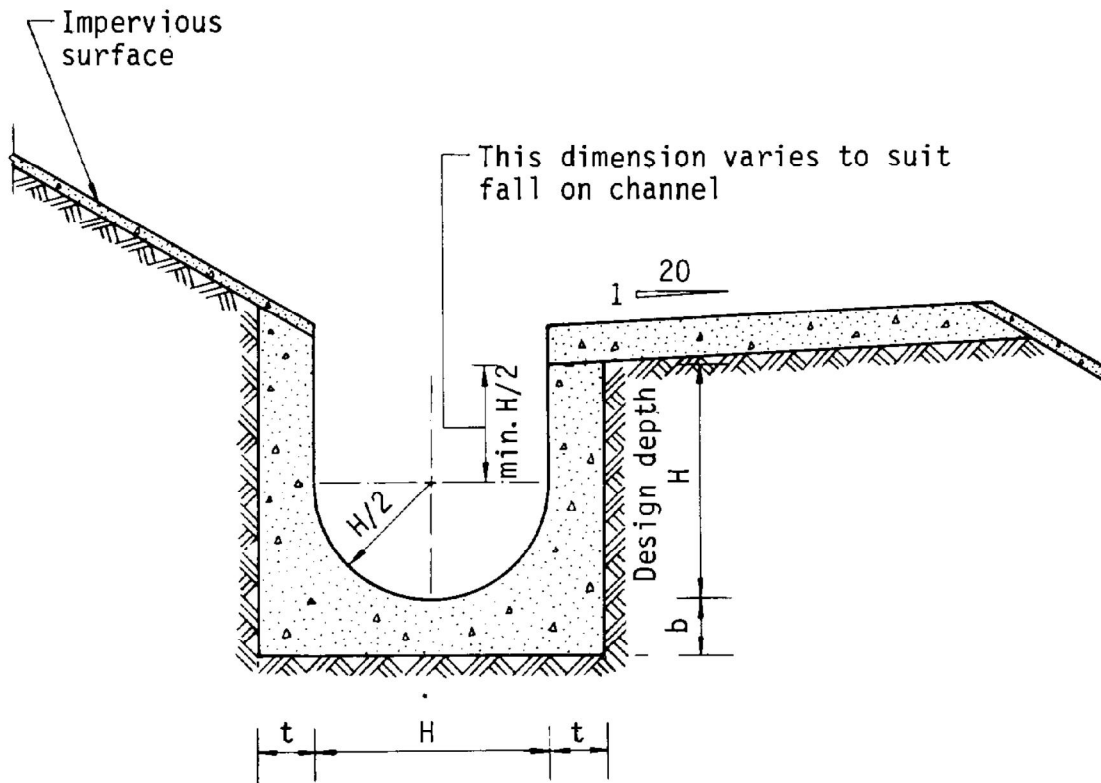


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



盈卓物業
顧問有限公司

Our Ref. : DD104 Lot 3250 S.B ss.45
Your Ref. : TPB/A/YL-MP/392

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

By Email

30 July 2025

Dear Sir,

1st Further Information

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
in “Commercial/Residential” and “Other Specified Uses” Annotated
“Comprehensive Development to Included Wetland Restoration Area” Zones,
Lot 3250 S.B ss.45 in D.D.104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/392)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jessie LAU
(Attn.: Ms. Anna TONG

email: jsylau@pland.gov.hk)
email: akytong@pland.gov.hk)



Responses-to-Comments

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
in “Commercial/Residential” and “Other Specified Uses” Annotated
“Comprehensive Development to Included Wetland Restoration Area” Zones,
Lot 3250 S.B ss.45 in D.D.104, Mai Po, Yuen Long, New Territories**

(Application No. A/YL-MP/392)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG; Tel: 2443 3474)	
<p>(a) <u>Unauthorised structure(s) within the said private lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) or uses on the Lot No. 3250 S.B ss.45 in D.D.104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to Lands Department to make way for erection of the proposed structure at the Site. No structure is proposed for domestic use.</p>
<p>(b) If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	

2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)		
(a)	GEO TGN No. 43 - Proposed 375HR appears not suitable for the assessment. Please upgrade the drain size accordingly.	Noted. The applicant will submit the revised drainage proposal after planning approval has been granted from the Town Planning Board.
(b)	Figure D01 - Previous comment (f) has not been addressed. Please provide more details of existing manhole on drainage plan.	

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-MP/308*	Proposed Temporary Car Testing Centre for a Period of 3 Years	22.4.2022 [revoked on 22.7.2023]
A/YL-MP/358*	Proposed Temporary Shop and Services for a Period of 3 Years	13.10.2023 [revoked on 13.4.2025]

*denotes permission revoked

**Similar s.16 Applications within the same “OU(CDWRA)” zone and
the “OU(CDWRA)” zone in the vicinity of the Site on the Nam Sang Wai
Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-NSW/284*	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	5.2.2021 [revoked on 5.5.2023]
A/YL-NSW/298*	Proposed Temporary Shop and Services for a Period of 3 Years	24.6.2022 [revoked on 24.12.2023]
A/YL-NSW/308	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	19.5.2023
A/YL-NSW/330	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	2.8.2024

*denotes permission revoked

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

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

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

2. Drainage

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

- no objection in-principle to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the applicant to submit a revised drainage proposal, and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection, Environmental Protection Department:

- no objection to the application from environmental planning perspective as considering the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites, the applied use would not involve traffic of heavy vehicle and dusty operations; and
- advisory comments are detailed in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;

- the submitted FSIs proposal is considered acceptable to his office; and
- advisory comments are detailed in **Appendix IV**.

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of late 2024, the Site is located in an area of comprehensive residential development landscape character comprising low-rise residential buildings, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area; and
- based on the site photos in July 2025, the Site is hard-paved with some temporary structures and potted plants. No existing tree is observed within the Site. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

6. **Building Matters**

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

- no in-principle objection under the Building Ordinance to the applied use on the Site; and
- advisory comments are detailed in **Appendix IV**.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- local consultation was conducted by his office and no comments were received.

8. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to Fairview Park Boulevard which is a private road. The applicant should seek consent from the management party of Fairview Park Boulevard on the right of using it as the vehicular access; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Fairview Park Boulevard is not under the purview of HyD. HyD shall not be responsible for the maintenance of the proposed access, including the local village track, that connects the Site with the Fairview Park Boulevard; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall be liable for any adverse drainage impact due to the applied use;

- (h) to note the comments of the Director of Environmental Protection, Environmental Protection Department that:
 - (i) sewage discharge from the Site should be directed to nearby public sewer;
 - (ii) in case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note (ProPECCPN) 1/23; and
 - (iii) all effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-07-18 星期五 02:18:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-MP/392 DD 104 Mai Po Wetland Restoration Area

Dear TPB Members,

358 approved 13 Oct 2023. Revoked AGAIN 13 Apr 2025 for continued failure to fulfil Fire and Drainage conditions.

Approval Conditions of Application No. A/YL-MP/358

- c) The submission of a drainage proposal **Not complied with**
- (d) The implementation of the drainage proposal **Not complied with**
- (f) The submission of a fire service installations proposal **8/7/2024**
- (g) The implementation of the FSIs proposal **Not complied with**

This is totally unacceptable to the community as the operation goes back to 2021.

There is no justification to follow the usual recommendations of PlanD re 'sympathic consideration'. Your sympathies should be with the local residents whose right to safety and security is not considered.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 21 September 2023 3:01 AM HKT
Subject: A/YL-MP/358 DD 104 Mai Po Wetland Restoration Area

A/YL-MP/358

Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long

Site area : About 743sq.m

Zoning : "Commercial/Res" and "OU" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use : Shop and Services / 5 Vehicle Parking

Dear TPB Members,

308 was revoked 22 July

As the applicant had failed to comply with conditions (f), (g) & (j) satisfactorily

So operator tweaks the dimensions and back with a fresh application.

The lot is close to many homes, failure to fulfill conditions should be regarded as a serious issue.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 28 June 2021 3:55 AM CST
Subject: A/YL-MP/308 DD 104 Mai Po Wetland Restoration Area

A/YL-MP/308

Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long

Site area : About 650sq.m

Zoning : "Commercial/Res" and "OU" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use : Car Testing Centre / 10 Vehicle Parking

Dear TPB Members,

Whilst you have approved other applications for this area and "Although the application site fell within the Wetland Buffer Area of the Town Planning Board Guidelines No. 12C, the guidelines also specified that planning applications for temporary uses were exempted from the requirement of ecological impact assessment", you must consider the nature of the proposed land use.

RE agency and convenience store do not impact the soil in the same way as oils and toxins do. A car testing centre would inevitably contaminate the soil and stymie all efforts for the site to eventually be part of the WRA.

The proposed use is not compatible with the zoning.

Mary Mulvihill