

This document is received on _____
The _____ will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	9170-MP/383
	Date Received 收到日期	2025-07-08

- 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	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
FUNG Sau Yu 馮壽如	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
R-riches Planning Limited 盈卓規劃有限公司	
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 2882 S.B RP 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 380 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 176 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
(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	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (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 _____ (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 _____ (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所用途，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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> 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	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 380 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.2. m 米 <input type="checkbox"/> About 約 </div> <div> <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 </div> <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	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)									
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)											

(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

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land 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176..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率0.46..... ☒About 約
- Proposed site coverage 擬議上蓋面積23..... % ☒About 約
- Proposed no. of blocks 擬議座數1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數2..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ 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) ☐About 約
-7..... m 米 ☒About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☒ 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m ² (ABOUT)	176m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		88m ² (ABOUT)	176m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ 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]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m ² (ABOUT)	176m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		88m ² (ABOUT)	176m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Vehicle parking, loading/unloading and circulation space.....

.....

.....

.....

.....

擬議發展計劃的預計完成時間

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)

(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)

December 2025

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Castle Peak Road - Mai Po via a local access.....</p> <p><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)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</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> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	3	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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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <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>1</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> <p><input type="checkbox"/></p>	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	1	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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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	

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 type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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>	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"/>
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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 Planning Limited 盈卓規劃有限公司

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

Date 日期

16/06/2025

(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。

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 <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 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories		
Site area 地盤面積	380 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		
Zoning 地帶	"Open Space" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land 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	176 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <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	1	
	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	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)
		2	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)
	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	23 % <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	3
	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)	3 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	1
	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 1 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>Plans showing location/zoning/land status/filling of land of/at the Site; Drainage proposal; FSI's proposal; and Swept path analysis.</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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'** (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from nearby village and residential developments, where the demand for shop and service (interior design service) is high. In view of that, the applicant intends to operate an interior design company to bring convenience to nearby residents and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Open Space" ("O") 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' is a Column 2 use 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 use is considered not incompatible with surrounding land uses and would benefit nearby residents and business operators. 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 and its vicinity into an open space. As such, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "O" zone and can better utilise precious land resources in the New Territories.
- 2.3 The Site is subject of a previously approved application (No. A/YL-MP/311) for the same applied use, which was approved by the Board on a temporary basis for a period of 5 years in 2021. Except for an additional loading/unloading (L/UL) space for light goods vehicle (LGV), all other development parameters, including the applied use, the site area and boundary, the gross floor area (GFA), the nos. of structure, and the nos. of parking space remain unchanged when comparing with the previous application.

- 2.4 The **previous** applicant has made effort to comply with planning conditions of the previous application. Details are shown at **Table 1** below.

Table 1 – Details of compliance with planning conditions of the previous application

Planning conditions of application No. A/YL-MP/311		Date of compliance
(b)	The submission of a fire service installations (FSI) proposal	23.06.2022
(c)	The implementation of the FSI proposal	Not complied with
(d)	The submission of a drainage proposal	Not complied with
(e)	The implementation of the drainage proposal	Not complied with

- 2.5 The **previous** applicant made submission of a FSI proposal on 7.6.2022 to comply with planning condition (b), which was accepted by the Director of Fire Services (D of FS) on 23.6.2022. However, prior approval of Short Term Waiver (STW) is required for the erection of structures on Old Schedule Lots under Block Government Lease, on which the proposed FSI will be installed. A STW application was previously submitted to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in October 2021. The **previous** applicant **has been** waiting for DLO/YL, LandsD to advise the current situation of the STW application **during the approval period**. As such, the applicant has not been able to commence the implementation for FSI as required by D of FS to fulfill the compliance requirement of planning condition (c) before the revocation of the previous application in February 2024.
- 2.6 The **previous** applicant made multiple submissions of drainage proposal to comply with planning condition (d) between 2022 and 2023, which were all considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). There was insufficient time for the **previous** applicant to rectify the drainage proposal before the revocation of the previous application in February 2024.
- 2.7 Apart from the previous application, similar applications (Nos. A/YL-MP/300, 302, 319, 348, 351, 364 and 385) for 'Shop and Services' were approved by the Board in the past 5 years within the "O" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "O" zone.
- 2.8 In support of the current application, the applicant has submitted the drainage and FSI proposals (**Appendices I to II**) for the consideration of CE/MN, DSD and D of FS.

3) Development Proposal

- 3.1 The Site occupies an area of 380 m² (about) (**Plan 3**). A 2-storey temporary structure is proposed at the Site for shop and services and ancillary office with total GFA of 176 m² (about) (**Plan 4**). The operation hours are from 09:00 to 19:00 daily, including public holidays. The ancillary office is to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 5 staff members will station at the Site and it will attract about 10 visitors on a daily basis. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site Area	380 m ² (about)
Covered Area	88 m ² (about)
Uncovered Area	292 m ² (about)
Plot Ratio	0.46 (about)
Site Coverage	23% (about)
No. of Structure	1
GFA	176 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	176 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.2 The Site has been entirely hard-paved with concrete of not more than 0.2 m in depth for the erection of structures and the provision of vehicle parking, L/UL and circulation area (**Plan 5**). The current application intends to regularise the existing filling of land. The current site level with existing hard-paving is at +3.7 mPD. The extent of filling has been kept to minimal and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 The Site is accessible from Castle Peak Road – Mai Po via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site. Advanced booking for the parking space is required for visitors visiting with private cars, which could help regulate and prevent excessive nos. of vehicle accessing the Site. Visitors are encouraged to access the Site via public transport or on foot from neighbouring villages. Details of the parking and L/UL space provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking spaces for PC - 2.5 m (W) x 5 m (L)	3
Parking spaces for LGV - 3.5 m (W) x 5 m (L)	1

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre to/from/within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). Staff will be deployed at the ingress/egress to direct incoming/outgoing vehicles to ensure pedestrian safety. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As the estimated trip generation/attraction of the proposed development as shown in **Table 3** is expected to be minimal, the adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated trip generation/attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

- 3.5 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. The applicant will also follow relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites (CoP)" and "Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN)" issued by the Environmental Protection Department to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development is not anticipated to create significant nuisance to the surrounding areas. Adequate mitigation measures i.e. the submission of drainage and FSI proposal have been provided by the applicant to mitigate any potential adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

July 2025

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	Plan showing the filling of land at the Site
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	Drainage proposal
Appendix II	Fire service installation proposal

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 380 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - MAI PO
VIA A LOCAL ACCESS

ACCESSIBLE FROM CASTLE
PEAK ROAD - MAI PO VIA A
LOCAL ACCESS

APPLICATION SITE

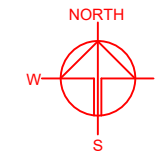
高行
KO HANG

加州豪園
ROYAL PALMS

名仕居
Paloma

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI
PO, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY
MN

DATE
30.5.2025

REVISED BY
DATE

APPROVED BY
DATE

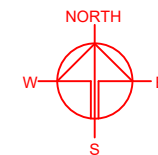
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

OUTLINE ZONING PLAN : APPROVED MAI PO AND FAIRVIEW PARK OZP
OZP PLAN NO. : S/YL-MP/8
ZONING OF THE SITE : "OPEN SPACE" ("O")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI
PO, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	30.5.2025

REVISED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE
ZONING OF THE SITE

DWG NO.	VER
PLAN 2	00

LEGEND



APPLICATION SITE

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

2878 S.A

2881

2880 RP

2882 S.A

2882 S.B RP

2885 RP

2863 S.C

2863 RP

2879 RP

53

DD104

泥路

Cycling Track

LEGEND

APPLICATION SITE



SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI
PO, YUEN LONG, NEW
TERRITORIES

DWG NO. PLAN 3	VER. 00
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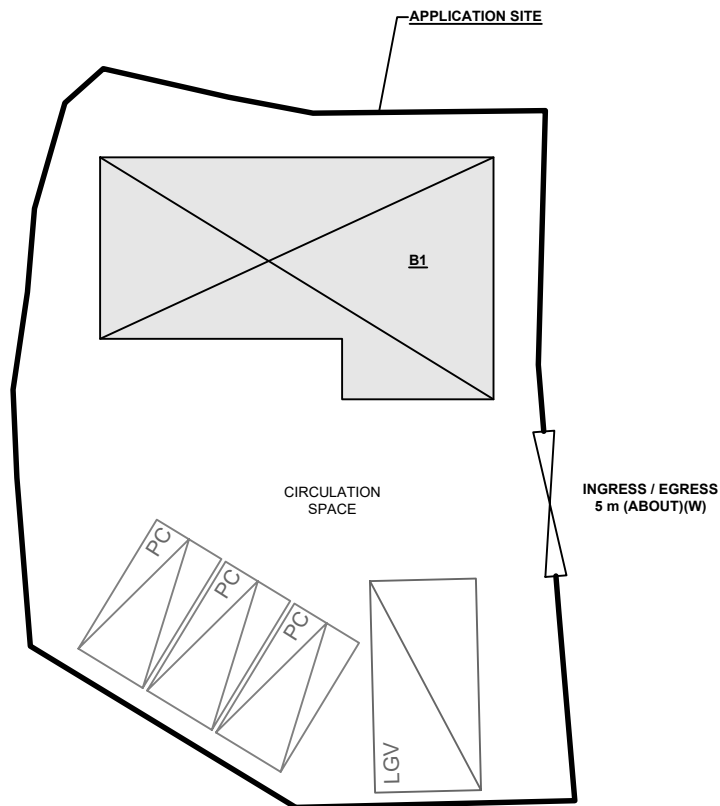
 APPLICATION SITE

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 380 m	(ABOUT)
COVERED AREA	: 88 m ²	(ABOUT)
UNCOVERED AREA	: 292 m ²	(ABOUT)
PLOT RATIO	: 0.46	(ABOUT)
SITE COVERAGE	: 23%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 176 m ²	(ABOUT)
TOTAL GFA	: 176 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m ² (ABOUT)	176m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		88m ² (ABOUT)	176m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5 m (W) X 5 m (L)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF PARKING SPACE	: 3.5 m (W) X 7 m (L)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	11.7.2025
REVISD BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

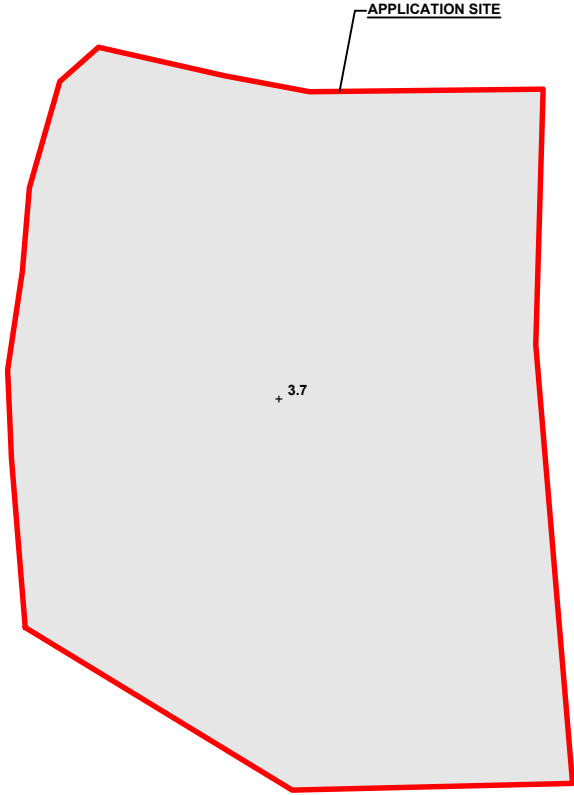
DWG NO.	VER.
PLAN 4	001

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 380 m ²	(ABOUT)
COVERED BY STRUCTURE	: 88 m ²	(ABOUT)
EXISTING FILLED AREA	: 380 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +3.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

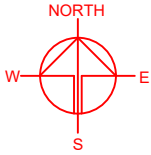
THE APPLICATION SITE HAS ALREADY BEEN HARD PAVED.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



LEGEND

	APPLICATION SITE
	EXISTING FILLED AREA
+3.7	EXISTING FILLED AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	30.5.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

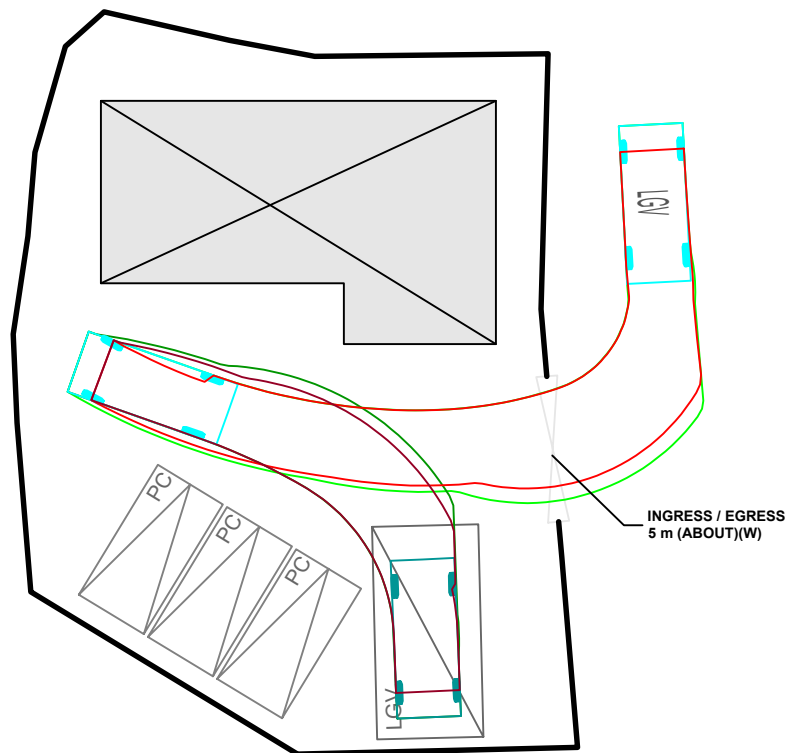
SITE LEVELS ARE FOR REFERENCE ONLY.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

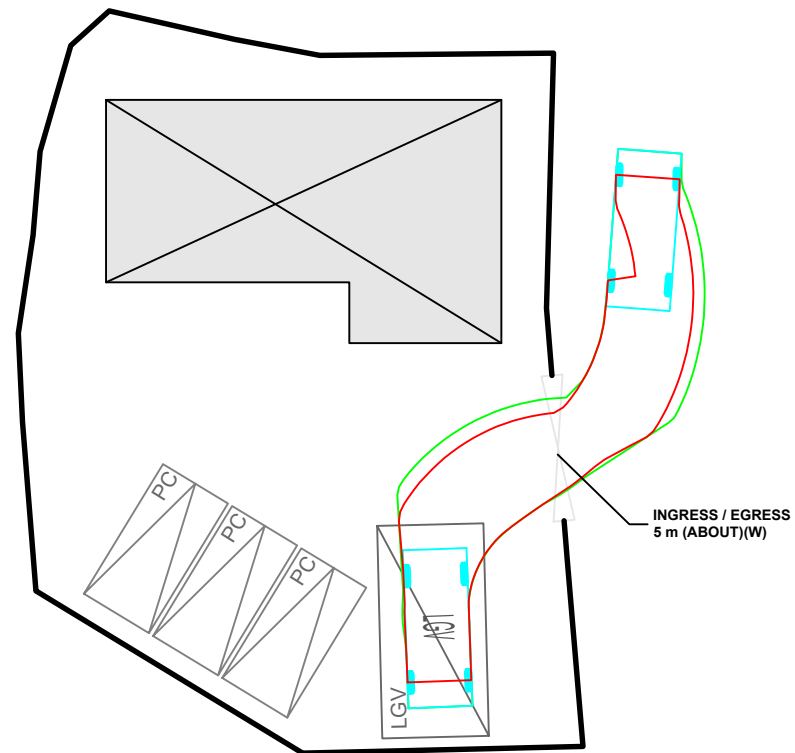
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING










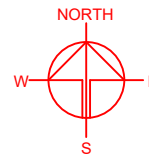
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  L/UL SPACE (LGV)
-  INGRESS / EGRESS
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 30.5.2025

CHECKED BY DATE

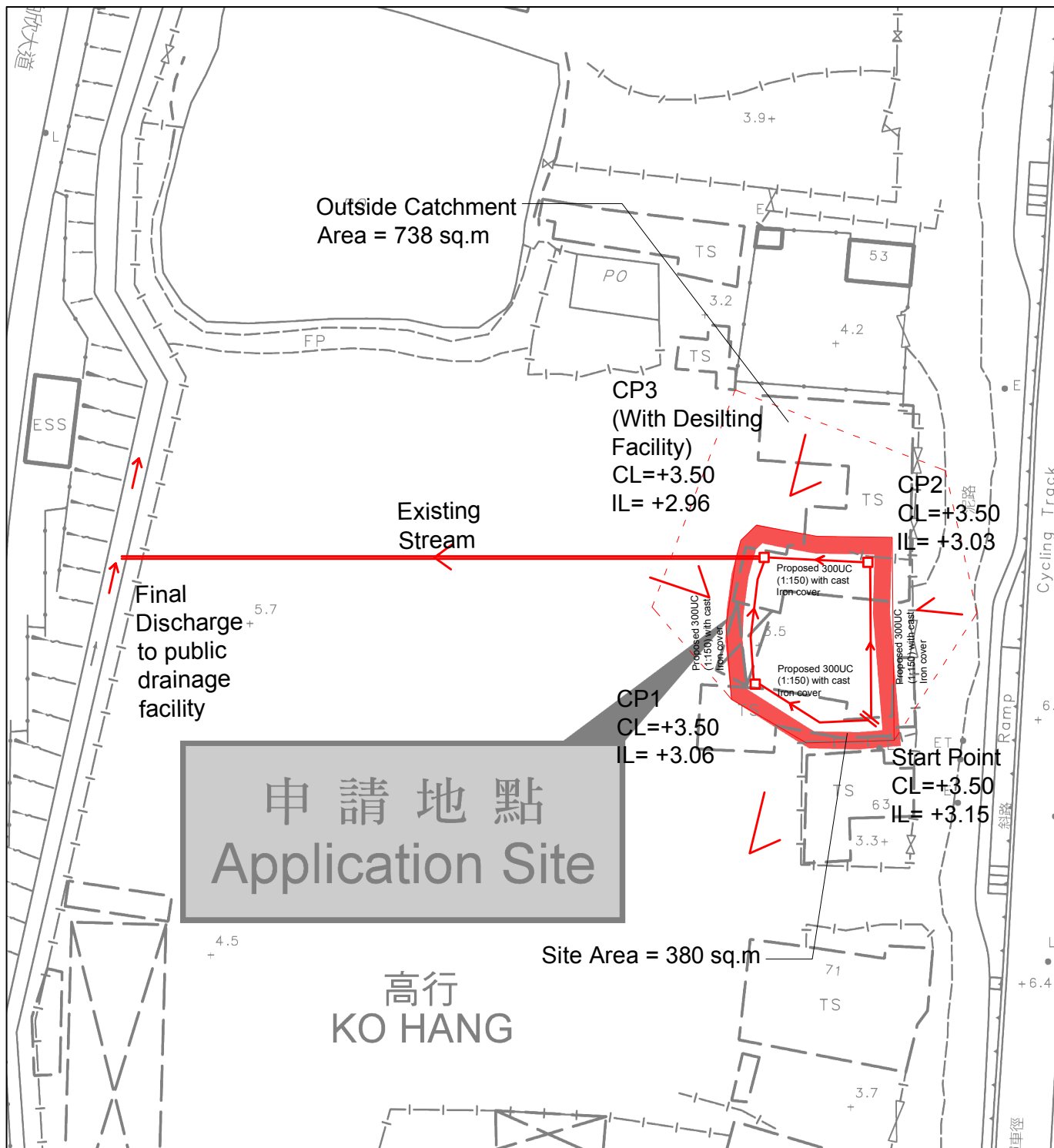
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DWG. TITLE
 SWEPT PATH ANALYSIS

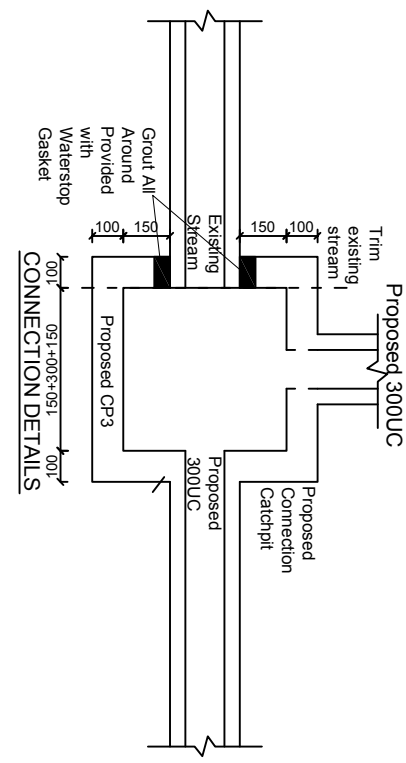
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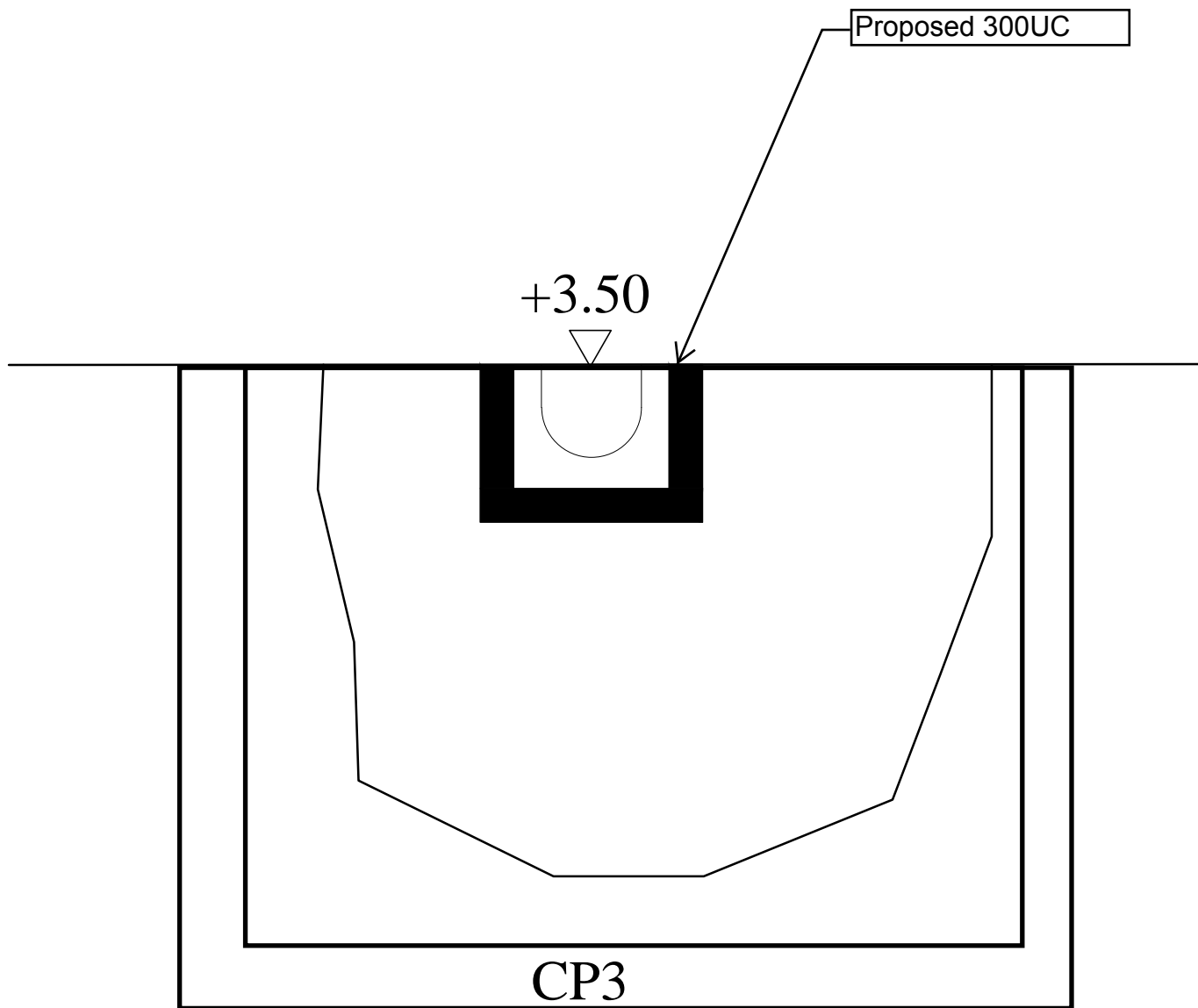
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Appendix I
Drainage proposal

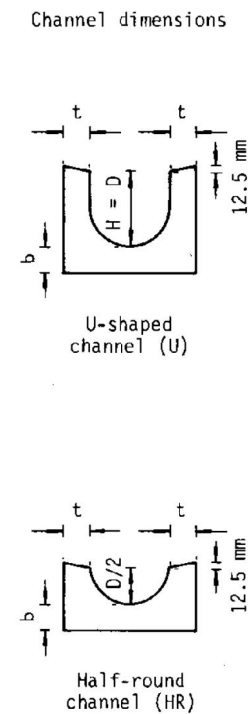
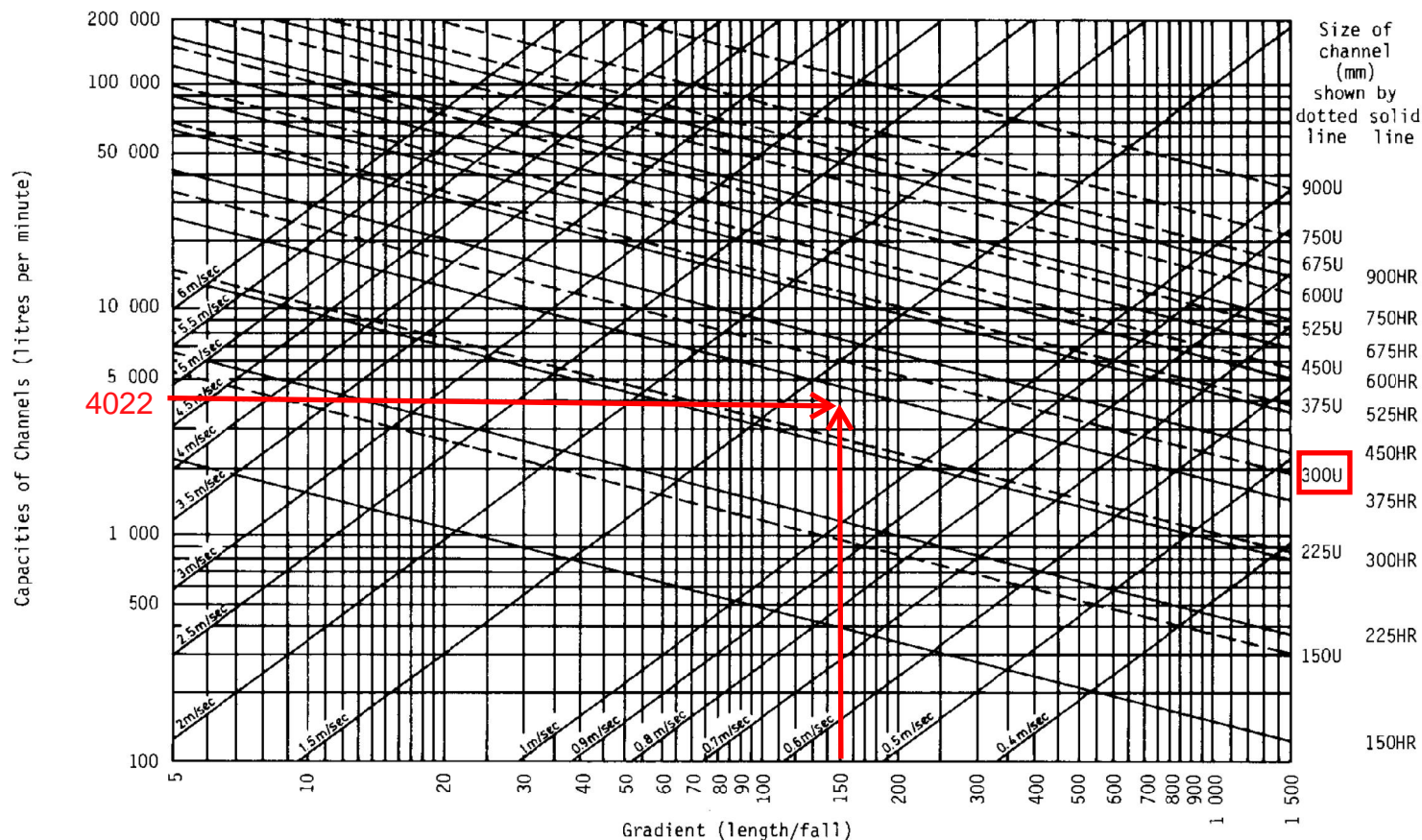


<p>Note:</p> <ol style="list-style-type: none">1. No solid fence wall to be erected.2. All Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.3. U-Channel follows Typical Details of Geotechnical Manual for Slope Fig. 8.11.4. The invert level of the connection point shall be verified on site before commencement of works.5. All proposed UC shall be covered by cast iron6. Catchment Area including outside catchment zone = 1015m27. All the debris in the natural stream shall be removed.8. Total Peak Runoff = 0.278 CiA =0.278(0.95)(250)(1118/10^6) =0.06703m^3/s =4022liter/min so proposed 300UC (1:150) is suitable according to Figure 8.7 -Chart for the Rapid Design of Channels		<p>LEGEND</p> <div><div>□ CP</div>Proposed Catchpit</div> <div><div>→</div>Proposed 300UC (1:150) with Cast Iron Cover</div> <div><div>⊗ EX. CP</div>Existing Catchpit</div> <div><div>⇒</div>Existing UC / stream/underground drain</div>	
		<p>正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS LTD.</p>	
		<p>PROJECT:</p> <p>Planning Application at Lot 2882 SB RP in DD104, Mai Po,Yuen Long, N.T. (Application No.: A/YL-MP/311))</p>	
		<p>TITLE:</p> <p>Drainage Proposal</p>	
		File:	DWG NO.
		Scale:	D01
		Rev.	
		Date: 16-03-2024	





Cross-section of Existing Stream



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

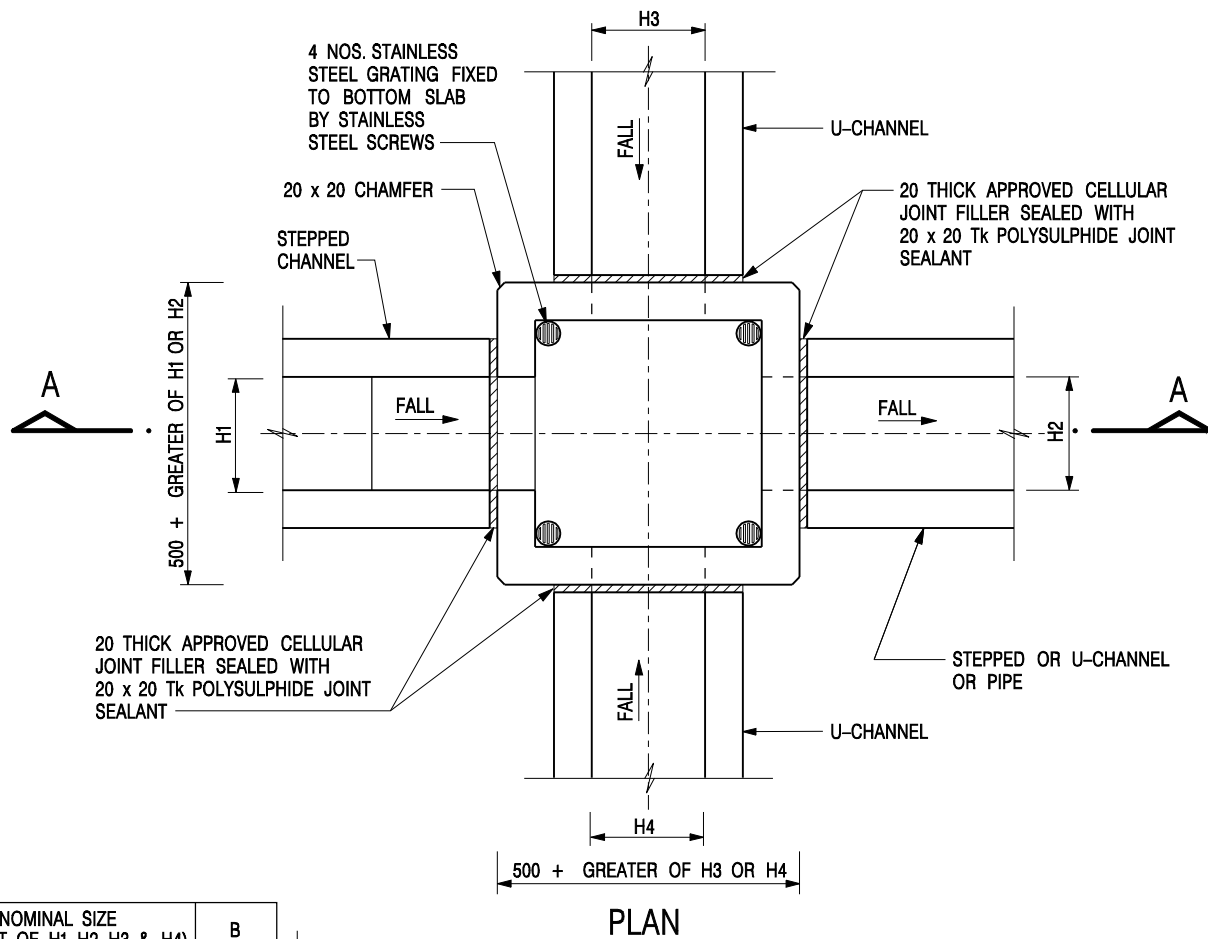
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

Example :

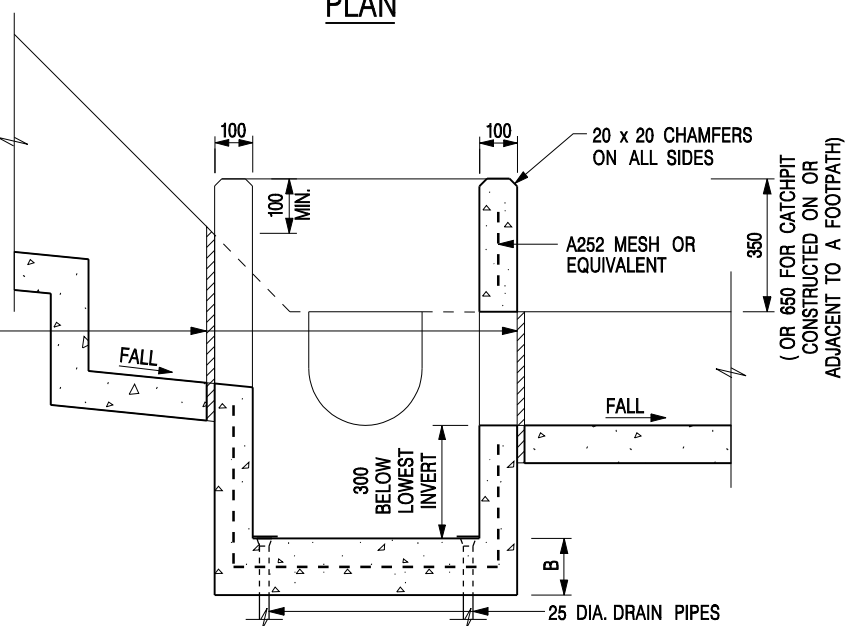
1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



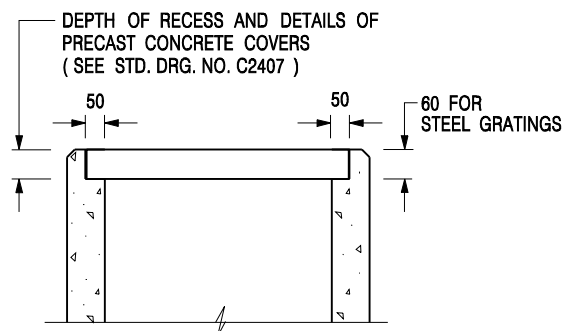
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

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

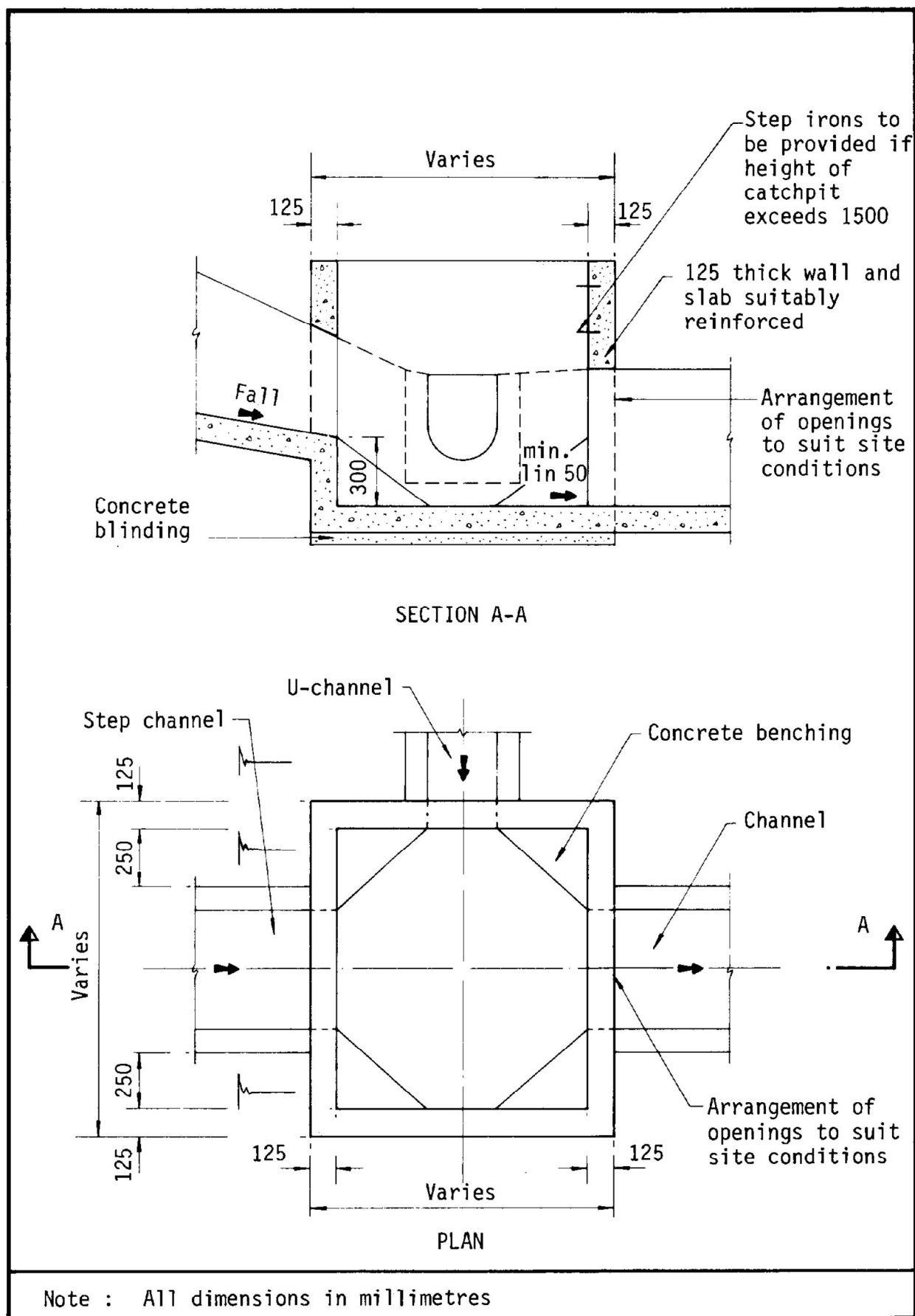
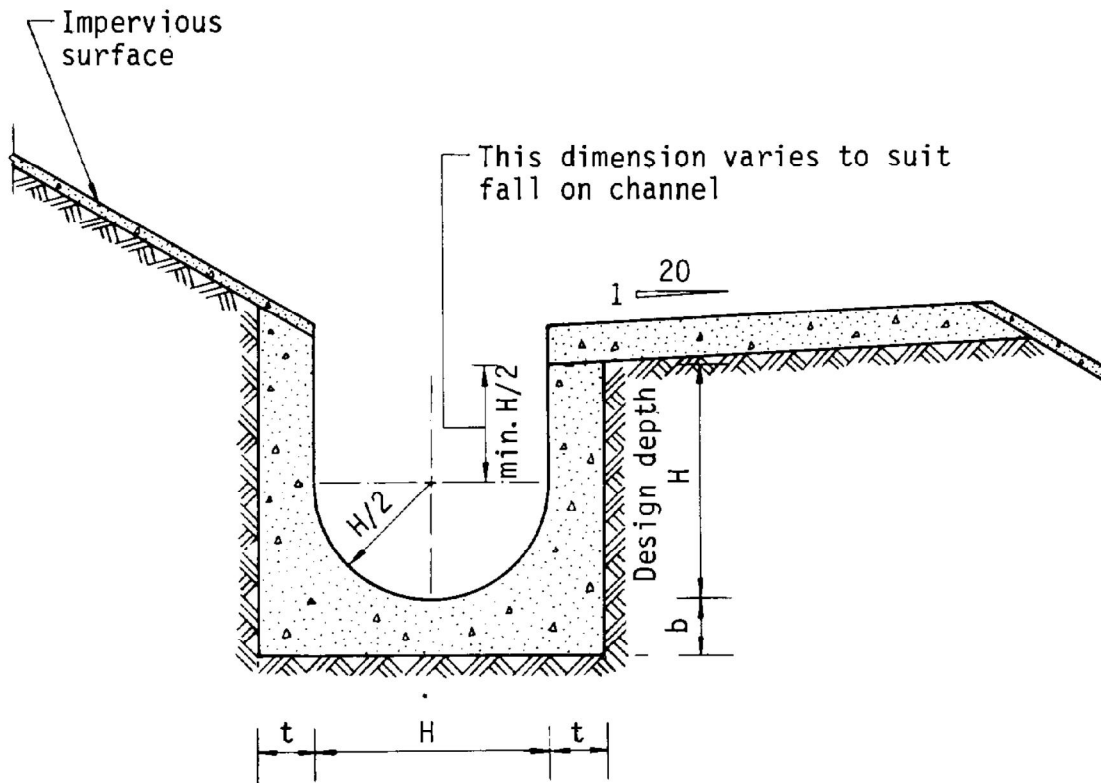


Figure 8.10 - Typical Details of Catchpits



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

APPENDIX: SITE PHOTO



PHOTO 1

Appendix II
FSI proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 380 m	(ABOUT)
COVERED AREA	: 88 m ²	(ABOUT)
UNCOVERED AREA	: 292 m ²	(ABOUT)
PLOT RATIO	: 0.46	(ABOUT)
SITE COVERAGE	: 23%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 176 m ²	(ABOUT)
TOTAL GFA	: 176 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

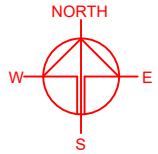
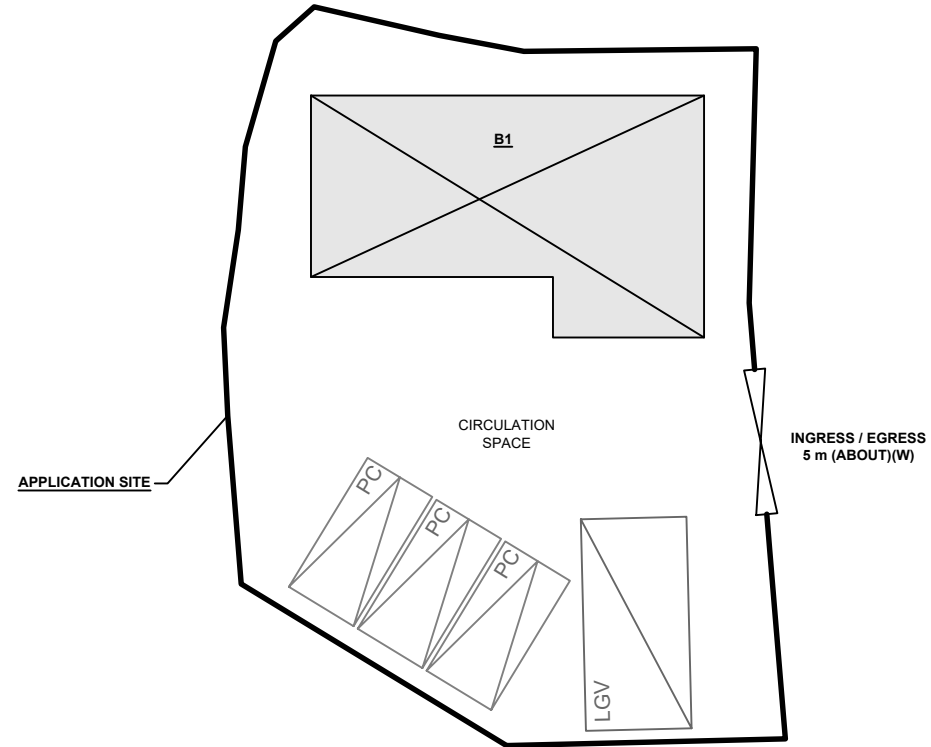
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5 m (W) X 5 m (L)




LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF PARKING SPACE	: 3.5 m (W) X 7 m (L)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m ² (ABOUT)	176m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		88m ² (ABOUT)	176m ² (ABOUT)	

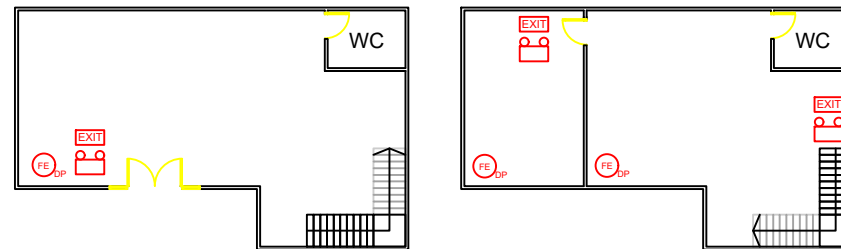


FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHT
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:






- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND 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.



G/F OF STRUCTURE B1

1/F OF STRUCTURE B1

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  L/UL SPACE (LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY MN	DATE 11.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX II	VER. 001
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盈卓規劃有限公司

Our Ref. : DD 104 Lot 2882 S.B RP
Your Ref. : TPB/A/YL-MP/393

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

By E-mail

22 August 2025

Dear Sir,

Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Open Space" Zone,
Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/393)

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

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

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



Response-to-Comment (RtC)

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in “Open Space” Zone,
Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories**

(S.16 Application No. A/YL-MP/393)

- (i) The applicant provides the following information in support of the captioned application:
- no open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be allowed at any time during the approval period of the planning permission.
- (ii) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	For enclosed structure with gross floor area not exceeding 230 m ² , only fire extinguisher and stand-alone fire detector shall be provided.	The applicant has proposed the installation of fire extinguishers and stand-alone fire detectors in the enclosed structure. Please refer to the revised fire service installations proposal at Annex 1 .
(b)	In relation to (a) above, where two or more stand-alone fire detector are installed in an enclosed structure, all stand-alone fire detectors shall be inter-connected (either wired or wirelessly) such that when one of the stand-alone fire detectors is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously.	Noted.
(c)	The stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”.	
(d)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by FSD.	

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Drainage Services Department (CE/MN, DSD)		
(a)	The estimation of rainfall intensity should comply with the parameters specified in Corrigendum No. 1/2024 of the Stormwater Drainage Manual. Please update the calculations accordingly and review the adequacy of the proposed stormwater drain size.	The calculation has been revised and updated. Please refer to the revised drainage proposal at Annex 2 .
(b)	The condition of existing stream shown in the photo appears blocked with refuse and some overgrown vegetation. The applicant shall clear the blockage to maintain an unobstructed flow.	Noted. All debris in the existing stream shall be cleared as stated in the Note.
(c)	The existing stream and final discharge shown in the drainage proposal is located in private lot and not part of the public drainage system maintained by DSD. Please revise.	Noted and revised.
(d)	The applicant(s) should ensure the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site.	Noted.
(e)	It appears that the downstream site formation level is higher than the Site. Please ensure that the catchment area shown is correct, the levels of the existing stream and the final discharge are lower than the proposed invert level at CP3. Adequate flood protection measures should be considered if the Site is located in a low-lying area, and a flap valve should be installed at CP3 to prevent water backflow into the Site.	The catchment area has been revised. Flap valve is provided.

Annex 1

Fire Service Installations Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 380 m² (ABOUT)
COVERED AREA : 88 m² (ABOUT)
UNCOVERED AREA : 292 m² (ABOUT)

PLOT RATIO : 0.46 (ABOUT)
SITE COVERAGE : 23% (ABOUT)

NO. OF STRUCTURE : 1
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 176 m² (ABOUT)
TOTAL GFA : 176 m² (ABOUT)

BUILDING HEIGHT : 7 m (ABOUT)
NO. OF STOREY : 2

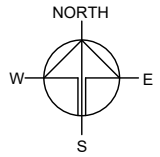
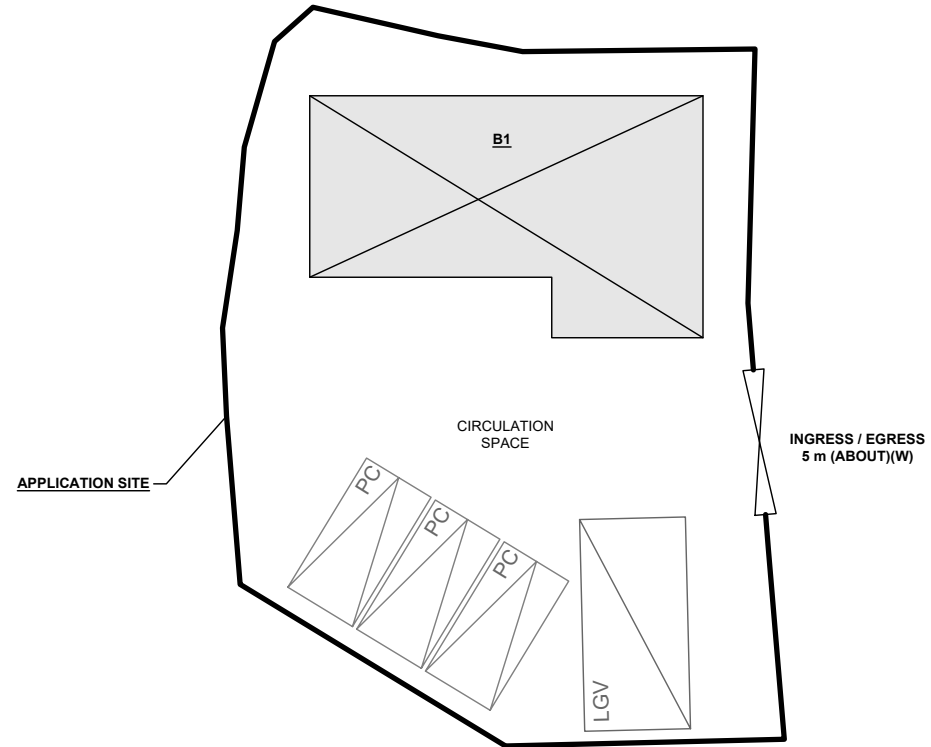
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3
DIMENSION OF PARKING SPACE : 2.5 m (W) X 5 m (L)

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NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF PARKING SPACE : 3.5 m (W) X 7 m (L)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m ² (ABOUT)	176m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		88m ² (ABOUT)	176m ² (ABOUT)	

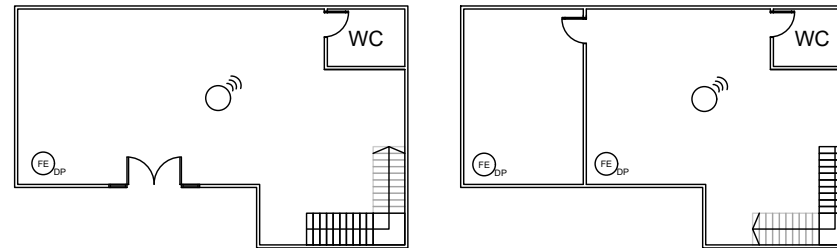


FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 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.



G/F OF STRUCTURE B1

1/F OF STRUCTURE B1

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY MN DATE 15.8.2025

REVISED BY DATE

APPROVED BY DATE

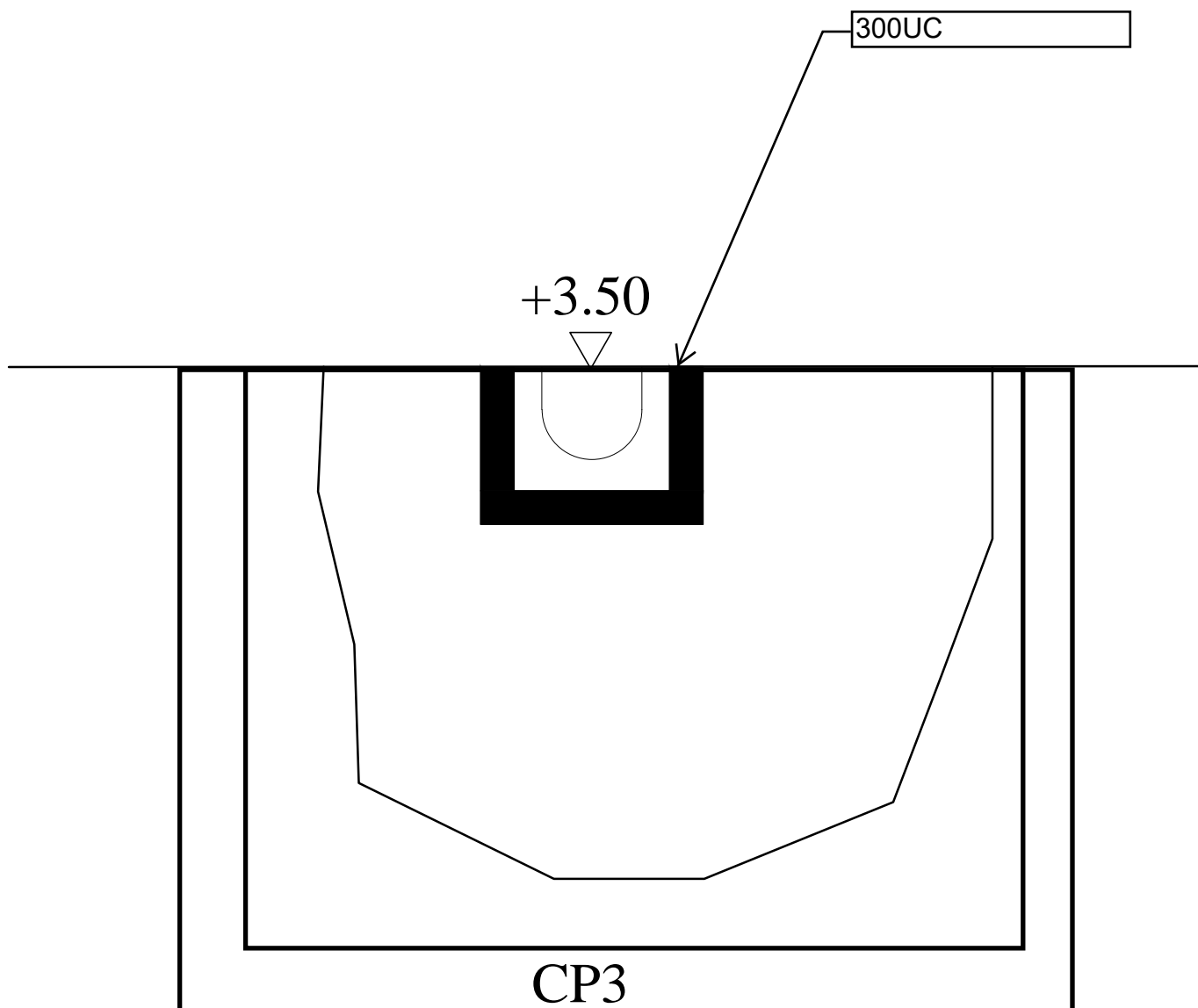
DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX

VER. 002

Annex 2
Drainage Proposal



Cross-section of Existing Stream



PHOTO 1

Outside Catchment Area 1, Area = 649 m² (C= 0.25)
 Outside Catchment Area 2, Area = 456 m² (C= 0.95)
 THE SITE, Area = 380 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains of northern and eastern side of the site, Catchment Area 1 + The Site

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

$$\begin{aligned} A &= 649+456+380 \quad \text{m}^2 \\ &= 1485 \\ &= 0.001485 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*66/1^{0.2}*1485^{0.1} \\ &= 4.599 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16*505.5/(4.599+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 269.8 \quad \text{mm/hr} \end{aligned}$$

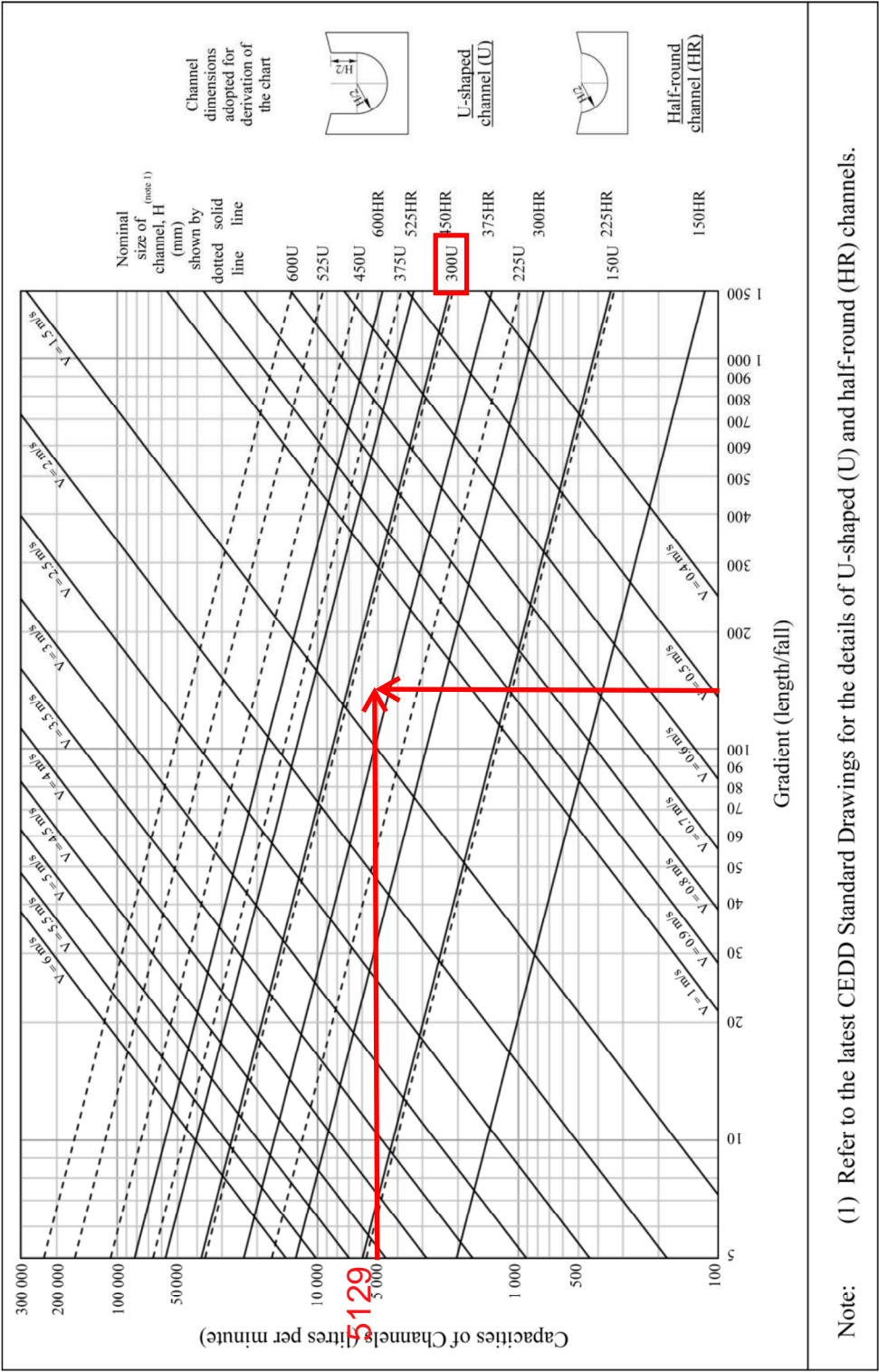
$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.25*269.8*0.000649+0.278*0.95*269.8*(0.000456+0.00038) \\ &= 0.0855 \quad \text{m}^3/\text{sec} \\ &= \underline{5129} \quad \text{lit/min} \end{aligned}$$

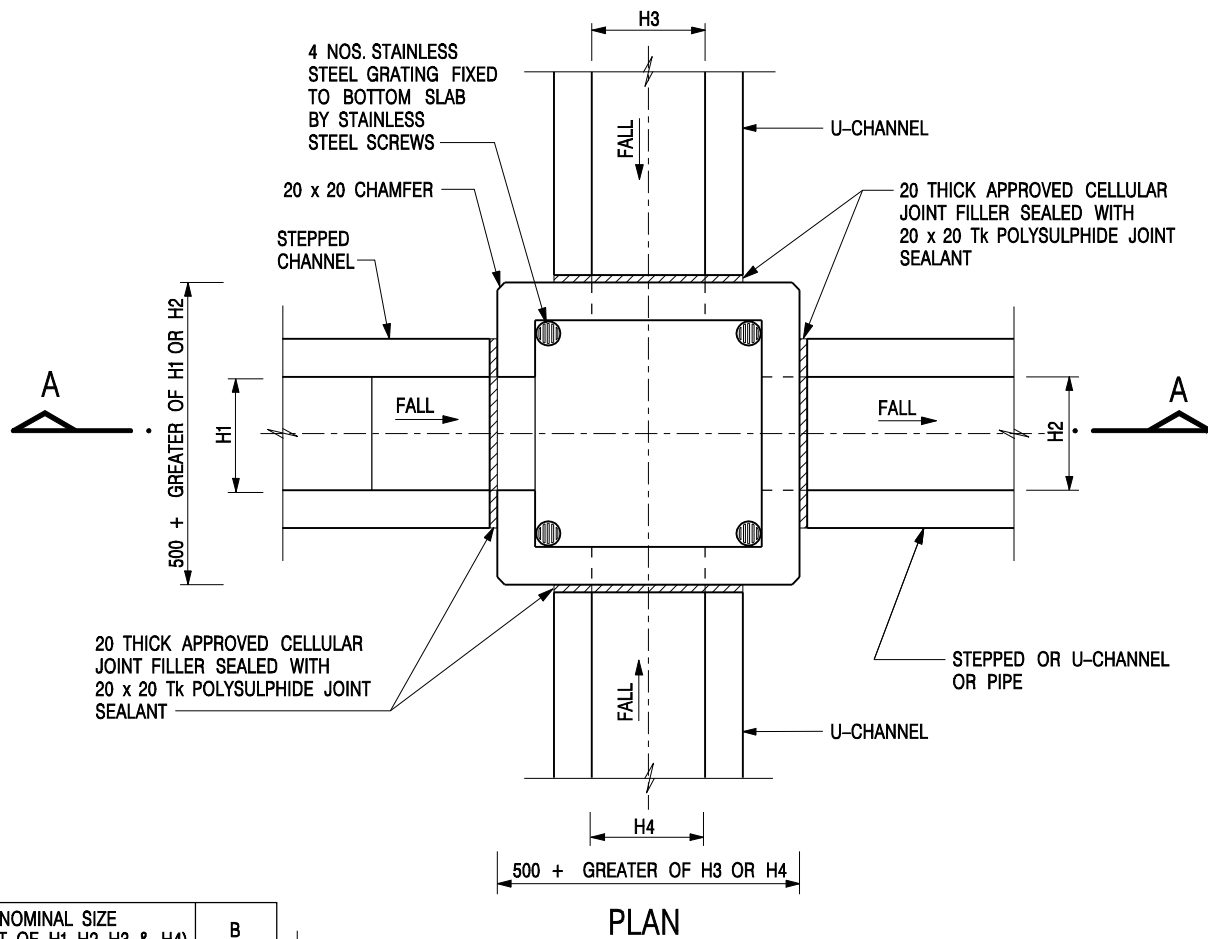
Provide 300UC (1:150) is OK

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

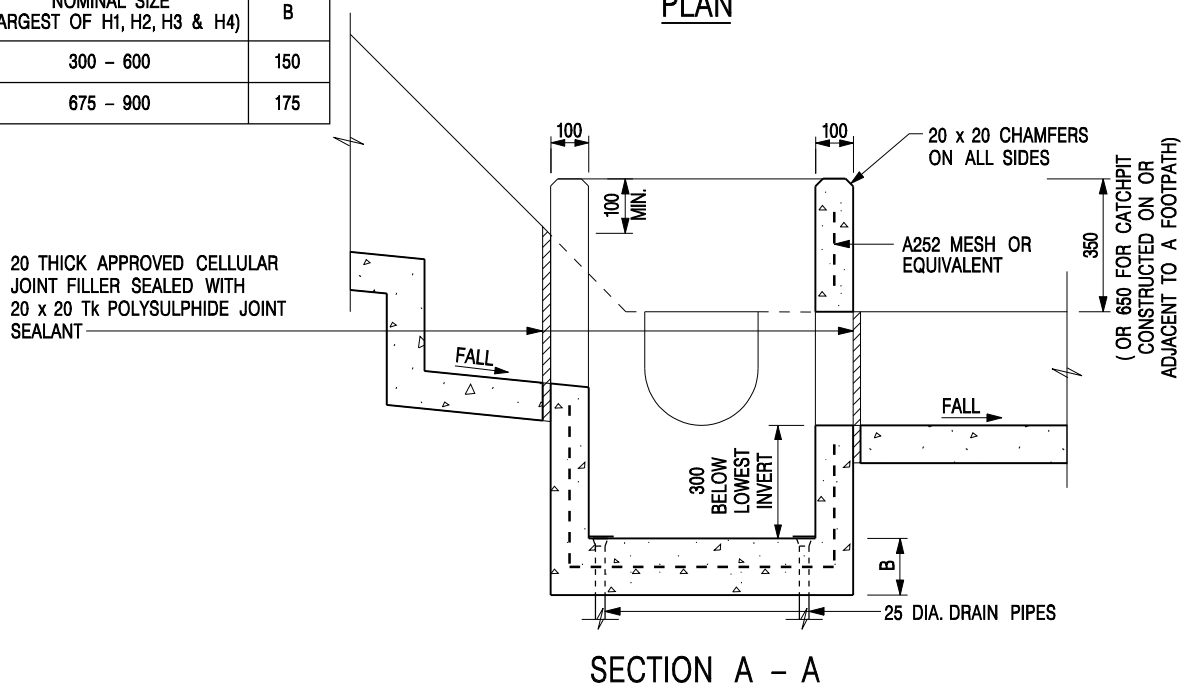
Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

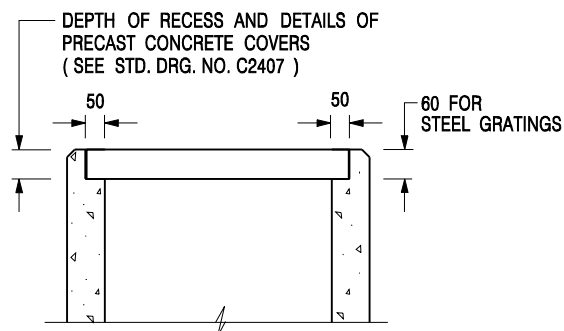


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

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	
		DATE JAN 1991	
		DRAWING NO. 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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	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 /2A

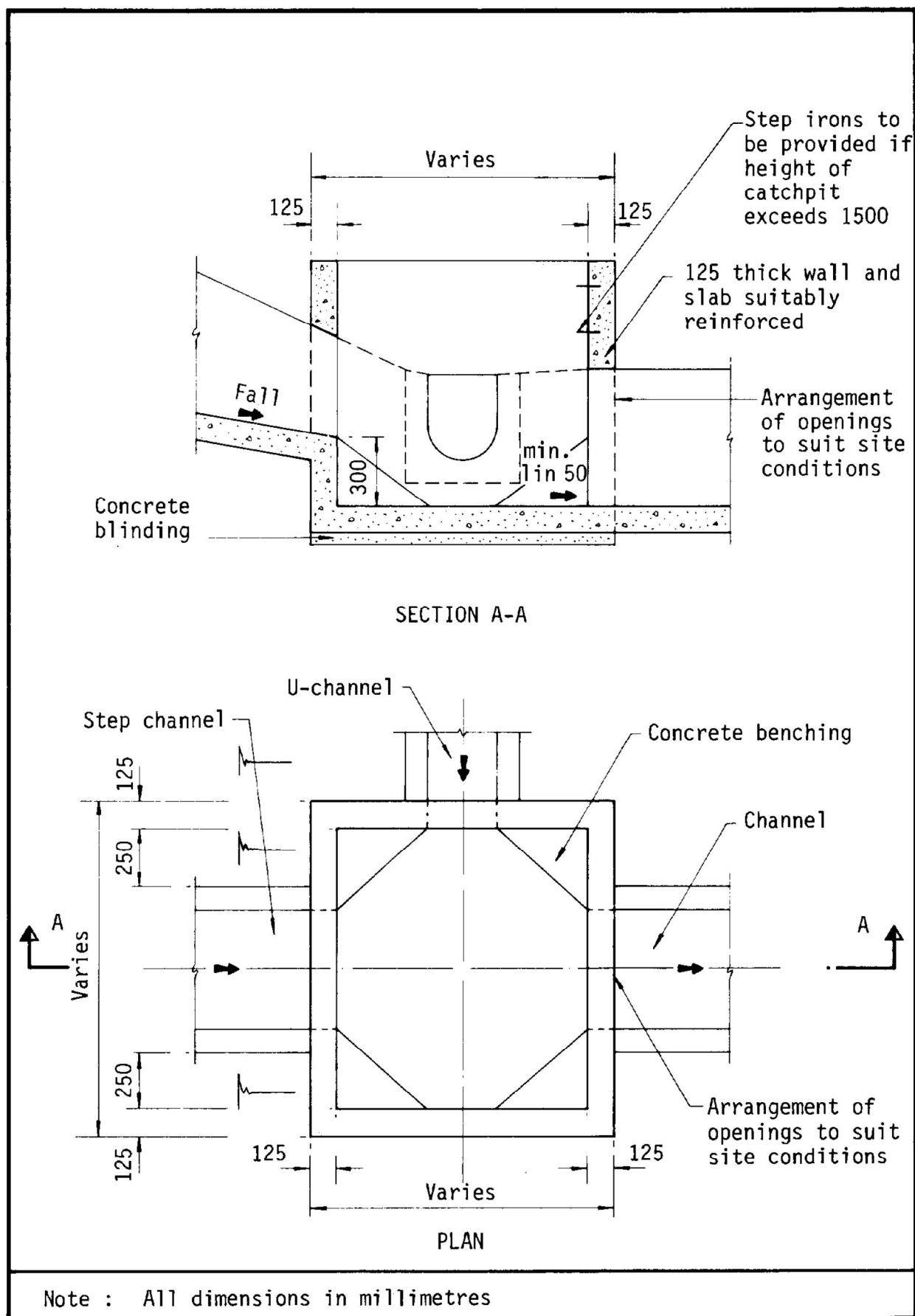
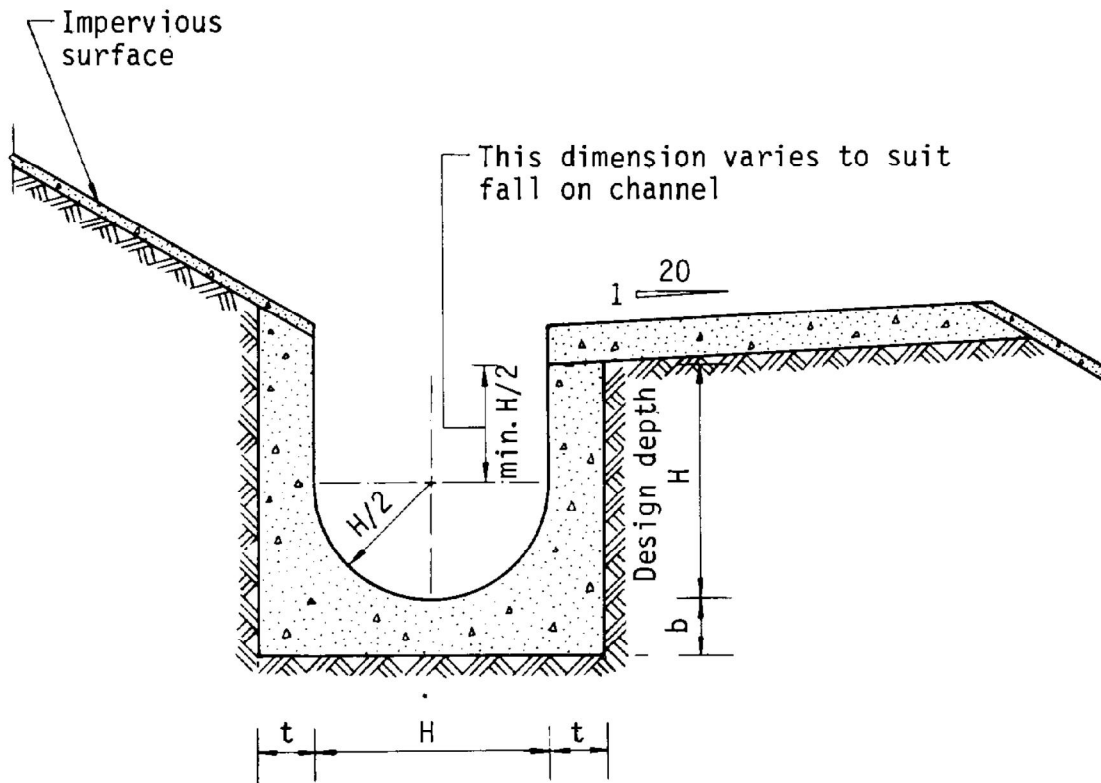


Figure 8.10 - Typical Details of Catchpits



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

**Relevant Extracts of Town Planning Board Guidelines on
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 Application covering the Application Site

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-MP/311	Proposed Temporary Shop and Services for a Period of 5 Years	27.8.2021 [revoked on 27.2.2024]

Similar s.16 Applications within the “O” zones in the vicinity of the Site on the Mai Po and Fairview Park Outline Zoning Plan in the Past Five Years

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020
A/YL-MP/300*	Temporary Shop and Services (Real Estate Agency and Retail Store) with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 [Revoked on 18.5.2023]
A/YL-MP/302*	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 [Revoked on 5.11.2024]
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
A/YL-MP/319*	Temporary Shop and Services (Interior Services Company) with Ancillary Office for a Period of 5 Years	24.12.2021 [Revoked on 24.6.2024]
A/YL-MP/321*	Temporary Shop and Services (Retail Shop) with Ancillary Office for a Period of 5 years	24.12.2021 [Revoked on 24.9.2024]
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
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
A/YL-MP/348*	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	11.9.2023 [Revoked on 11.6.2024]
A/YL-MP/351	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.8.2023
A/YL-MP/364	Proposed Temporary Shop and Services (Foot Massage Parlour), Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office for a Period of 3 Years	7.6.2024
A/YL-MP/382	Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	18.7.2025
A/YL-MP/383	Proposed Temporary Shop and Services for a Period of 3 Years	2.5.2025
A/YL-MP/385	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	28.2.2025
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

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
A/YL-MP/391	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	18.7.2025

*denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 2882 S.B RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot No. 2882 S.B RP in D.D. 104 is covered by Short Term Waiver No. 5569 to permit structures for the purpose of “Temporary Shop and Services (Interior design company) and Ancillary Uses”; and
- advisory comments are detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

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

3. Environment

Comments of the Director of Environmental Protection:

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

4. 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 requiring applicant's submission of a revised drainage proposal, and implementation and maintenance of the drainage facilities under the proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be stipulated; and

- advisory comments are detailed in **Appendix V**.

5. **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 V**.

6. **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, vacant lands 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 vacant and hard paved. No existing tree is observed within the site. Significant adverse impact on the existing landscape resources arising from the proposed use is not anticipated.

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 V**:

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

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the application site (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;
- (b) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area;
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (iii) the applicant shall obtain consent of the owners/managing department of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access, including the local track, that connects the Site with Castle Peak Road - Mai Po; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP), 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;
 - (iii) all effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance;
 - (iv) the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use; and
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. The applicant shall ensure that the flow of the existing drains running through the Site will remain unobstructed during the planning approval period;
 - (iii) the applicant shall resolve any conflict/disagreement arisen for discharging runoff from the Site to the proposed discharge point(s). The applicant shall also carry out regular maintenance of the system and its downstream sections, subject to the consent of the occupier(s) for area outside its site, to prevent blockage;
 - (iv) the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (v) no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - (vi) DLO/YL, LandsD should be consulted regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - (vii) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (f) 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that one structure and associated filling of land 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: 2025-07-31 星期四 03:54:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-MP/393 DD 104 Mai Po OS

A/YL-MP/393

Lot 2882 S.B RP in D.D. 104, Mai Po

Site area : About 380sq.m

Zoning : "Open Space"

Applied use : Shop and Services / **5 Years** / 4 Vehicle Parking

Dear TPB Members,

311 approved 27 Aug 2021, revoked 27 Feb 2024 for failure to fulfill Fire and Drainage conditions. Back with a fresh application.

It is shocking to note that it is only now putting forward proposals to address the conditions.

Small shops in urban districts are subjected to frequent inspections and pressure. One has to question why in NT operators can carry on for years and infringements be tolerated.

There is no justification in allowing a further 5 years. At most applications like this should be granted no more than one years and if conditions are not met then closed down.

The current system makes a mockery of the priority of the planning process that should be to uphold the safety and security of the community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 9 August 2021 3:57 AM HKT
Subject: A/YL-MP/311 DD 104 Mai Po OS

A/YL-MP/311

Lot 2882 S.B RP in D.D. 104, Mai Po

Site area : About 380sq.m

Zoning : "Open Space"

Applied use : Shop and Services / **5 Years** / 3 Vehicle Parking

Dear TPB Members,

No previous history of approval but much of this OS has been approved for other activity and PlanD will no doubt trot out the usual line that there are currently no plans to develop the long overdue community facilities.

Now that 17 district councils have been reduced to skeleton, there are no local representatives to fight for the communities.

Members should question why community facilities have not been provided and what is the time line for development. Covid could be with us for a long time. There is urgent need for more and better outdoor recreational areas near homes now that people can no longer travel out of HK.

After the success of our athletes at the Olympics there will be huge demand for various sports activities, this 'O' zone should be used to address some of the deficiencies in the Mai Po community.

Approving ever more alternative uses is effectively supporting the status quo.

Mary Mulvihill