

2025年 9月 1 0日
此文件在 收到。城市規劃委員會
只會在收到所有必要資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-09-10.
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

2501963 28/8 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	A17C-MP(396)
	Date Received 收到日期	2025-09-10

- 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)

TAM Chan Fai 譚燦輝

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 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)	Lots 3250 S.B ss. 16 RP and 3250 S.B ss.17 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	☒ Site area 地盤面積 1,571 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 211 sq.m 平方米 ☒ 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 ☐ 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	"Residential (Group D)" Zone
(f) Current use(s) 現時用途	Shop and services and public vehicle park (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
11/07/2025 - 25/07/2025 (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 11/08/2025 (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 and Public Vehicle Park and Associated Filling of Land 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 1,464sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 107sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

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 211sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 211sq.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
如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	COVERED PARKING SPACE SHOP AND SERVICES AND OFFICE	107 m ² (ABOUT)*	107 m ² (ABOUT) 104 m ² (ABOUT)*	6 m (ABOUT)(2-STORY)
TOTAL		107 m ² (ABOUT)	211 m ² (ABOUT)	

* COVERED AREA OF STRUCTURE B1
7 m² (BALCONY OF 1/F) + 3 m² (STAIRCASE) + 97 m² (ENCLOSED) = 107 m² (ABOUT)* GFA OF STRUCTURE B1
7 m² (BALCONY OF 1/F) + 97 m² (ENCLOSED) = 104 m² (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 39

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3

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)

6

	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)
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(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

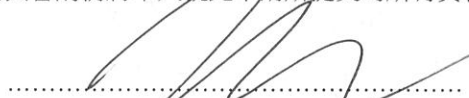
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

本人現准許委員會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



Michael WONG

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

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 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

12/08/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 3250 S.B ss. 16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long, New Territories
Site area 地盤面積	 1,571 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Mai Po and Fairview Park OZP No.: S/YL-MP/8
Zoning 地帶	"Residential (Group D)" Zone
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	211 ☒ About 約 ☐ Not more than 不多於	0.13 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6 ☐ (Not more than 不多於) m 米	
		2 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	7 % ☐ 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		42
	Private Car Parking Spaces 私家車車位		39
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		3
	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)		
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		N/A
	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)		

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Plans showing location/zoning/land status of the Site; Plan showing filling of land at the Site; and Swept path analysis Fire Service Installations Proposal; and Accepted Drainage Proposal under previous application No. A/YL-MP/354		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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 Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long, New Territories (the Site) for **'Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land for a Period of 3 Years'** (the applied use) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential developments (i.e. Fairview Park Boulevard), with a number of commercial/retails uses and workshops, where there is strong local demand for shop and service and vehicle parking spaces. The applicant would like to continue using the Site to serve the nearby residents and business operators, as well as alleviate the pressing demand for vehicle parking spaces in Mai Po areas.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No.: S/YL-MP/8 (**Plan 2**). According to the Notes of the OZP, the applied uses are Column 2 uses within the "R(D)" zone, which require planning permission from the Board. Filling of land also requires planning permission from the Board.
- 2.2 The applied uses are considered not incompatible with the surrounding area which is dominated by low-rise residential developments, eating places, shop and services and open storage uses. Although the applied uses are not entirely in line with the planning intention of the "R(D)" zone, there is no known development of the area for residential use. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "R(D)" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of two previous applications (Nos. A/YL-MP/318 and 354) for the same applied uses by the same applicant, was approved by the Board on a temporary basis of 3 years between 2021 and 2023. Since the current application is in similar nature, approval of the application is in line with the Board's previous decisions and would not set an undesirable precedent within the "R(D)" zone.
- 2.4 When compared with the previous application (No. A/YL-MP/354), the site area and operation

mode remain unchanged while the plot ratio, gross floor area (GFA), number of structures, parking and loading/unloading (L/UL) spaces are revised to support the applied uses. Comparison of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-MP/354 are shown at **Table 1** below:

Table 1 - Development Parameters Between the Proposed Scheme and the Previous Application No. A/YL-MP/354

	A/YL-MP/354 (a)	Current Application (b)	Difference (b) – (a)
Site Area	1,571 m ² (about)		-
Total GFA	555 m ² (about)	211 m ² (about)	-344m ²
- Domestic GFA	Not applicable	Not applicable	(-62%)
- Non-Domestic GFA	555 m ² (about)	211 m ² (about)	
Plot Ratio	0.35	0.13	+0.22 (-63%)
Site Coverage	23%	7%	-16%
No. of Structure	5	1	-4
Building Height	3 m - 7 m	6 m	-
No. of Storey	1 – 2	2	-
No. of Parking Spaces	23	39	+16
No. of L/UL and Spaces	1	3	+2

- 2.5 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 2** below.

Table 2 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-MP/354		Date of Compliance
(c)	The implementation of the accepted fire service installations (FSIs) proposal	Not complied with
(d)	The implementation of the accepted drainage proposal	Not complied with

- 2.6 For condition (c), as 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) in 2023, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with this approval condition within the specified period.

- 2.7 For condition (d), the applicant made submission with a condition record showing the existing drainage facilities on the Site on 22.11.2024 while the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD) in January 2025. The applicant is rectifying the drainage facilities and will submit the photographic record showing the implemented drainage facilities on the Site after planning permission has been granted by the Board.
- 2.8 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal to enhance fire safety of the Site and an accepted drainage proposal under the previous application No. A/YL-MP/354 to mitigate potential drainage impacts that would have arisen from the proposed development (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,571 m² (about) (**Plan 3**). 1 structure is proposed at the Site for shop and services, office and covered parking space with total GFA of 211 m² (about) (**Plan 4**). The Site is accessible from Fairview Park Boulevard via Kam Pok Road. The office is to provide indoor workspace for administrative staff to support the daily operation of the Site. Given that the proposed development would target at residents from nearby residents in Mai Po area, the applicant proposes to provide adequate number of private car (PC) parking spaces to alleviate the pressing demand for hourly and monthly parking spaces and to minimise illegal on-street parking in the vicinity. Details of the development parameters are shown at **Table 3** below:

Table 3 – Major Development Parameters

Site Area	1,571 m ² (about)
Covered Area	107 m ² (about)
Uncovered Area	1,464 m ² (about)
Plot Ratio	0.13 (about)
Site Coverage	7% (about)
No. of Structure	1
Total GFA	211 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	211 m ² (about)
Building Height	6 m (about)
No. of Storey	2

- 3.2 The entire Site has been hard paved (**Plan 5**). The applied 'filling of land' is intended to regularize the hard-paving at the Site. No further filling of land will be carried out at the Site after planning permission has been granted from the Board.

4) Operation Mode

Operation of the Shop and Services

- 4.1 The operation hours of the shop and services will be from 09:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site is 4. It is estimated that the shop and services would attract 15 visitors per day. The applicant is the operator of the applied uses and structure B1 will be used as real estate agency.

Operation of the Public Vehicle Park

- 4.2 The public vehicle park will be opened 24-hour daily, including public holidays. A 7.3 m-wide vehicular ingress/egress is proposed at the western part of the Site. A total of 42 parking spaces are proposed at the Site (**Plan 4**). Details of the parking and L/UL provisions are shown at **Table 4** below.

Table 4 – Parking Provisions

Types of Space	Nos. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	36
Parking Space for LGV - 3.5 m (W) x 7 m (L)	3

- 4.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 5** below.

Table 5 – 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)	3	11	0	2	16
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	7	4	0	0	11
Average trip per hour (Beyond AM & PM Peaks)	2	2	1	1	6

- 4.4 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 4.5 No open storage, storage of unlicensed vehicle, vehicle repairing, dismantling or other workshop activities will be involved at the Site. 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. 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 also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

5) Conclusion

- 5.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant i.e. submission of a FSIs proposal and the accepted drainage proposal under the previous application (No. A/YL-MP/354) to alleviate any potential adverse impact arising from the proposed development (Appendices I and II).

- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land for a Period of 3 Years’**.

R-riches Planning Limited

August 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	Filling of Land
Plan 6	Swept path analysis

LIST OF APPENDICES

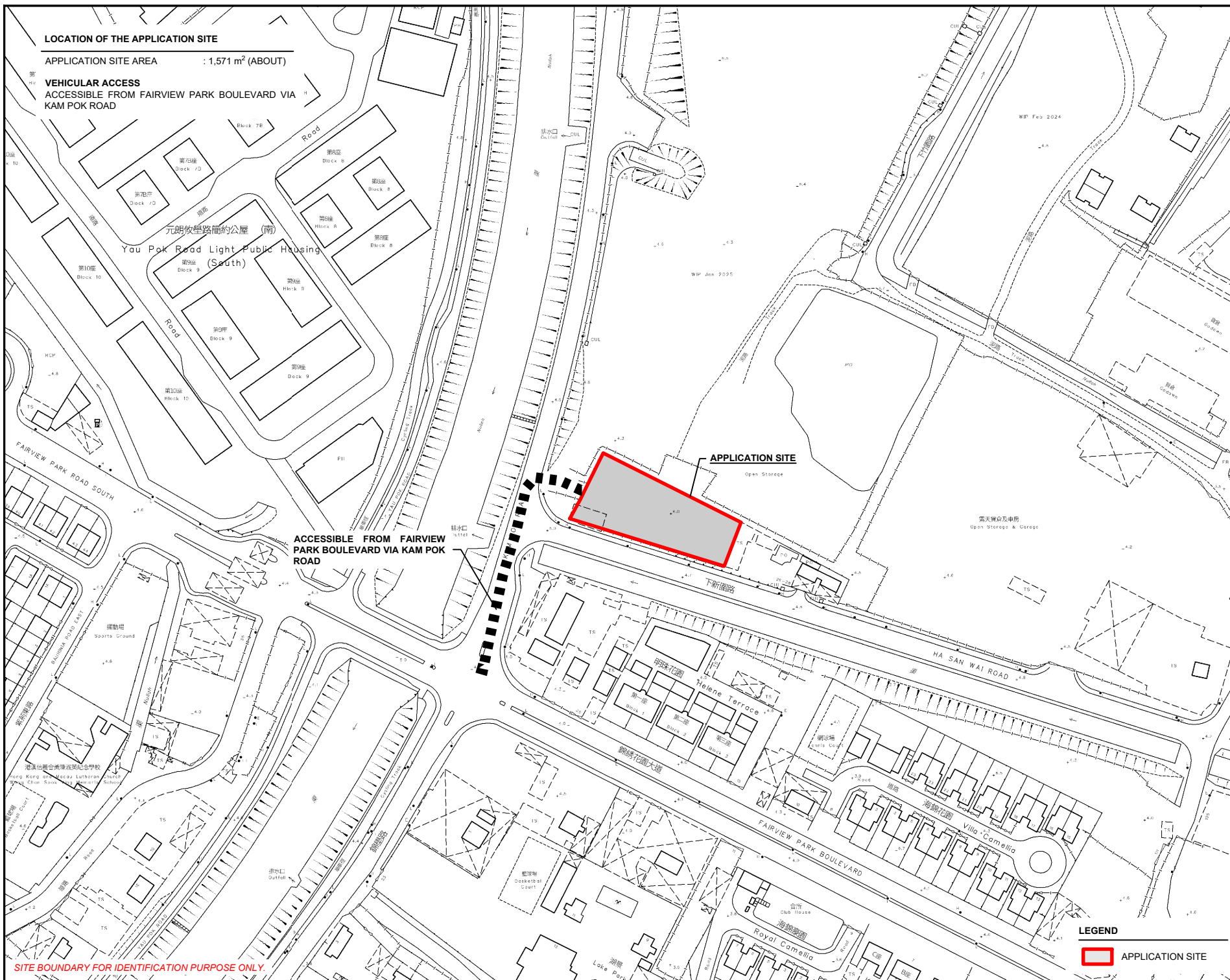
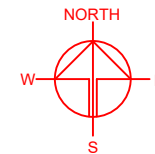
Appendix I	Fire Service Installations Proposal
Appendix II	Accepted Drainage Proposal under Previous Application No. A/YL-MP/354

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,571 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA KAM POK ROAD



ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA KAM POK ROAD

APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

4.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

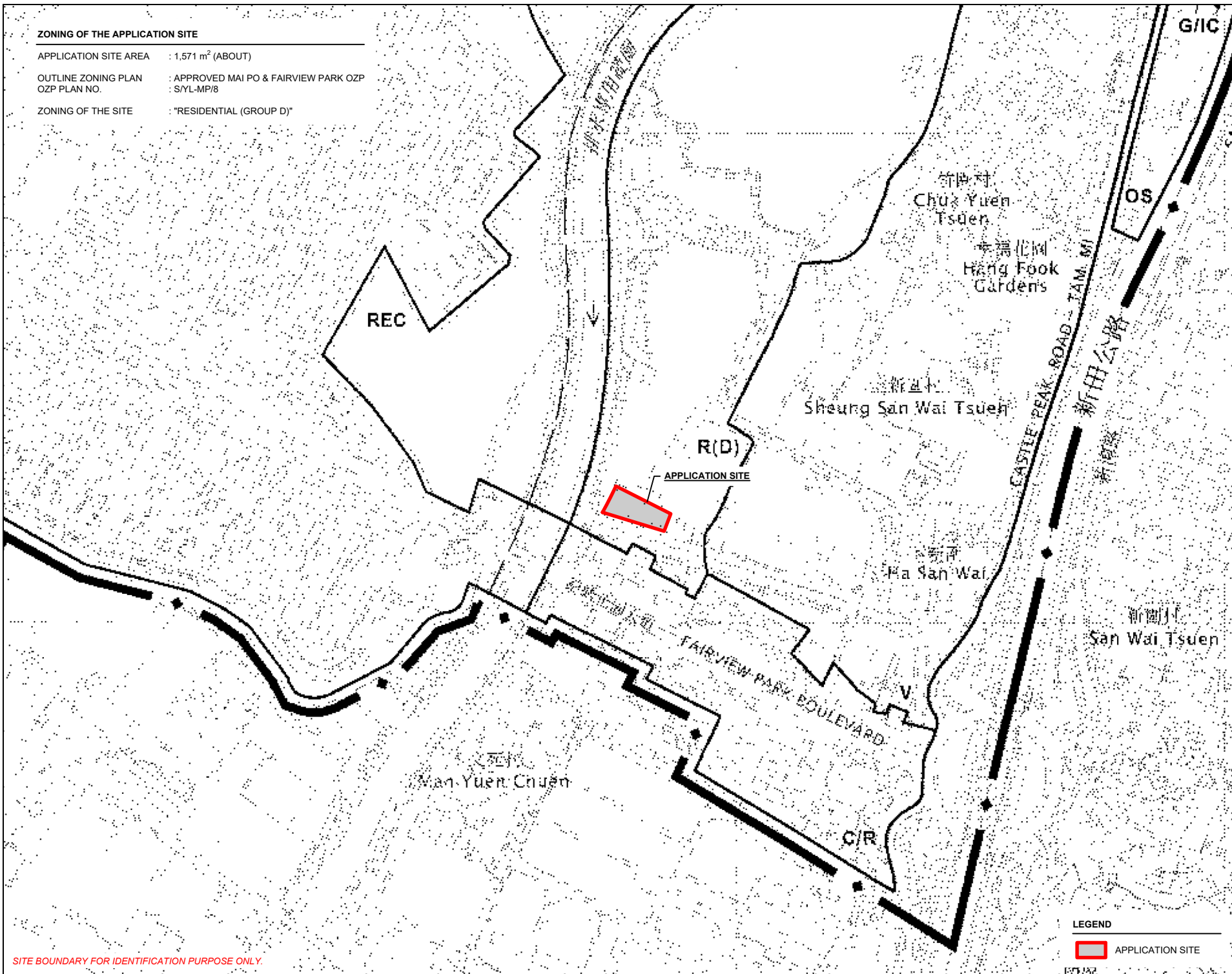
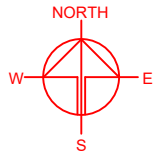
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,571 m² (ABOUT)

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

ZONING OF THE SITE : "RESIDENTIAL (GROUP D)"



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LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY : MN
DATE : 4.8.2025

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APPROVED BY :
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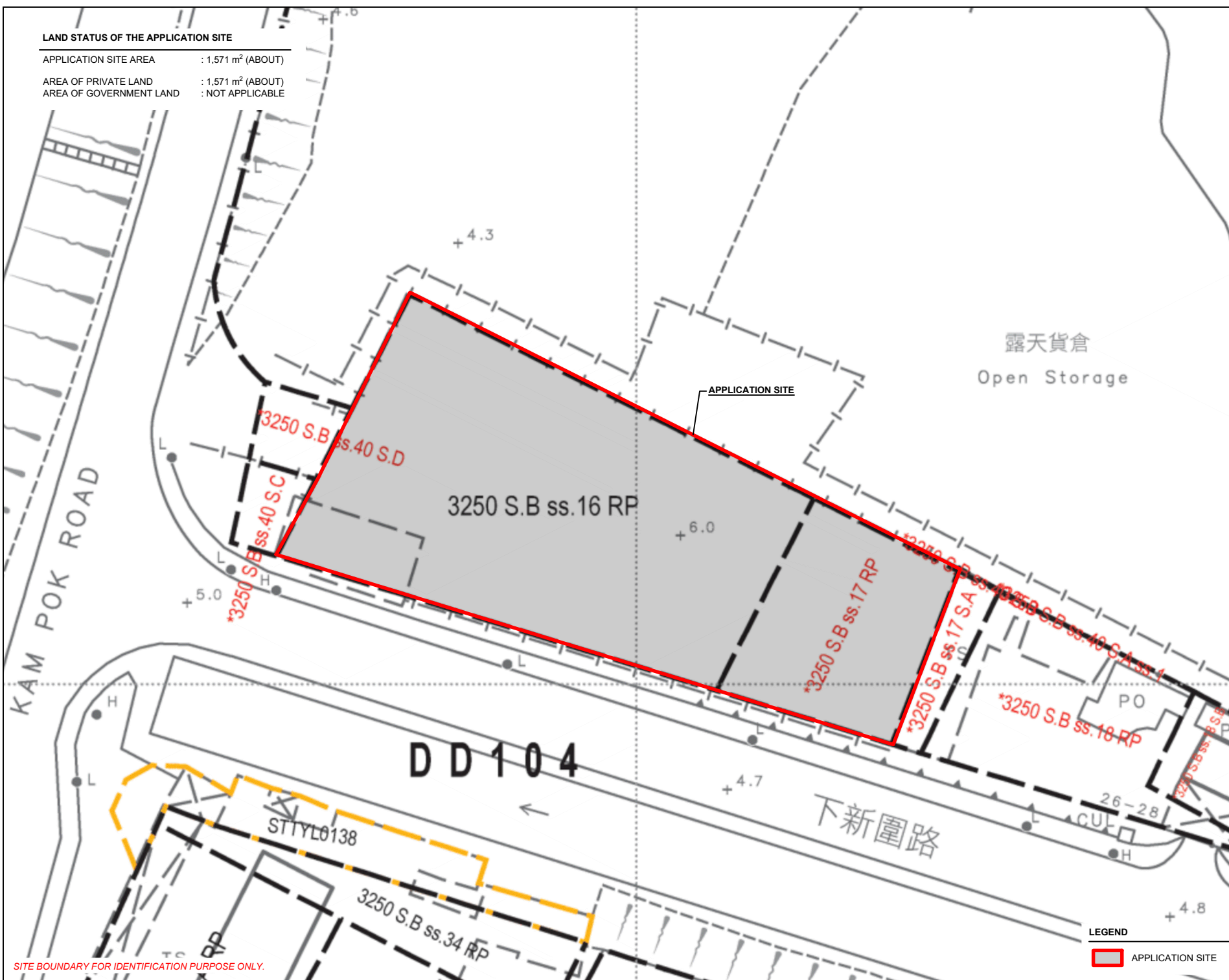
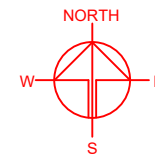
DWG. TITLE :
ZONING OF THE SITE

DWG NO. :
PLAN 2

VER. :
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,571 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,571 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

4.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

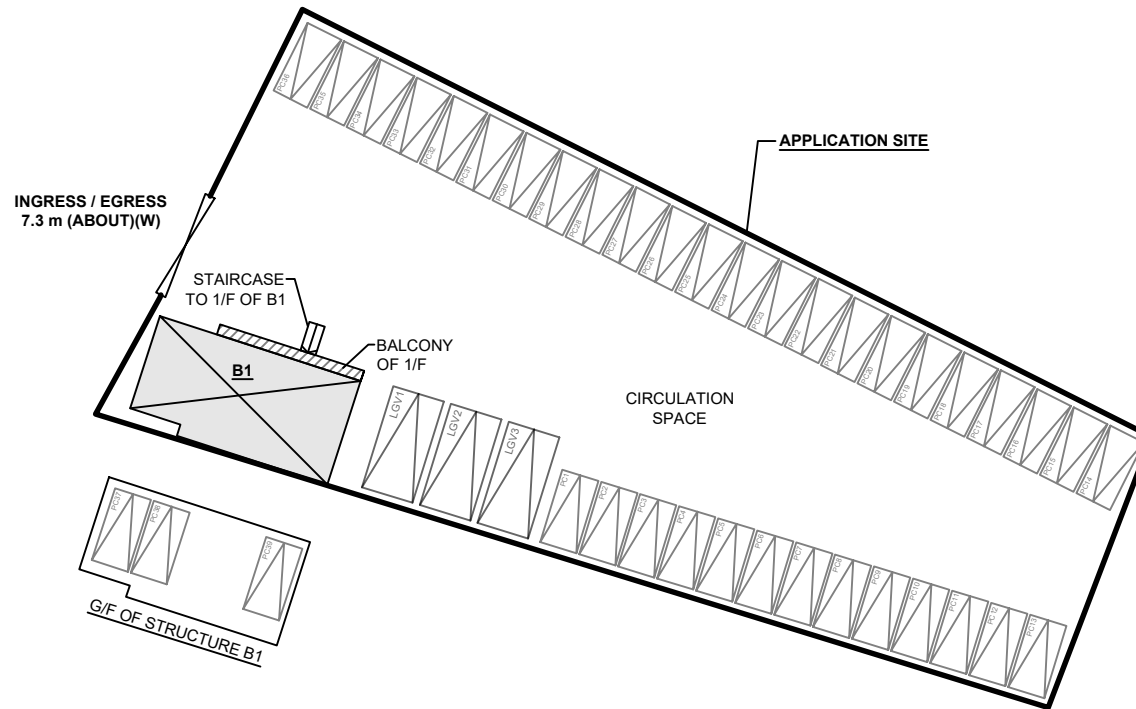
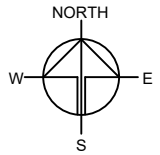
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,571 m ²	(ABOUT)
COVERED AREA	: 107 m ²	(ABOUT)
UNCOVERED AREA	: 1,464 m ²	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 7%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 211 m ²	(ABOUT)
TOTAL GFA	: 211 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	COVERED PARKING SPACE SHOP AND SERVICES AND OFFICE	107 m ² (ABOUT)*	107 m ² (ABOUT) 104 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
TOTAL		107 m ² (ABOUT)	211 m ² (ABOUT)	

* COVERED AREA OF STRUCTURE B1
 $7 \text{ m}^2 \text{ (BALCONY OF 1/F)} + 3 \text{ m}^2 \text{ (STAIRCASE)} + 97 \text{ m}^2 \text{ (ENCLOSED)} = 107 \text{ m}^2 \text{ (ABOUT)}$

#GFA OF STRUCTURE B1
 $7 \text{ m}^2 \text{ (BALCONY OF 1/F)} + 97 \text{ m}^2 \text{ (ENCLOSED)} = 104 \text{ m}^2 \text{ (ABOUT)}$



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 39
DIMENSION OF LOADING/UNLOADING SPACE	: 5m (L) X 2.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

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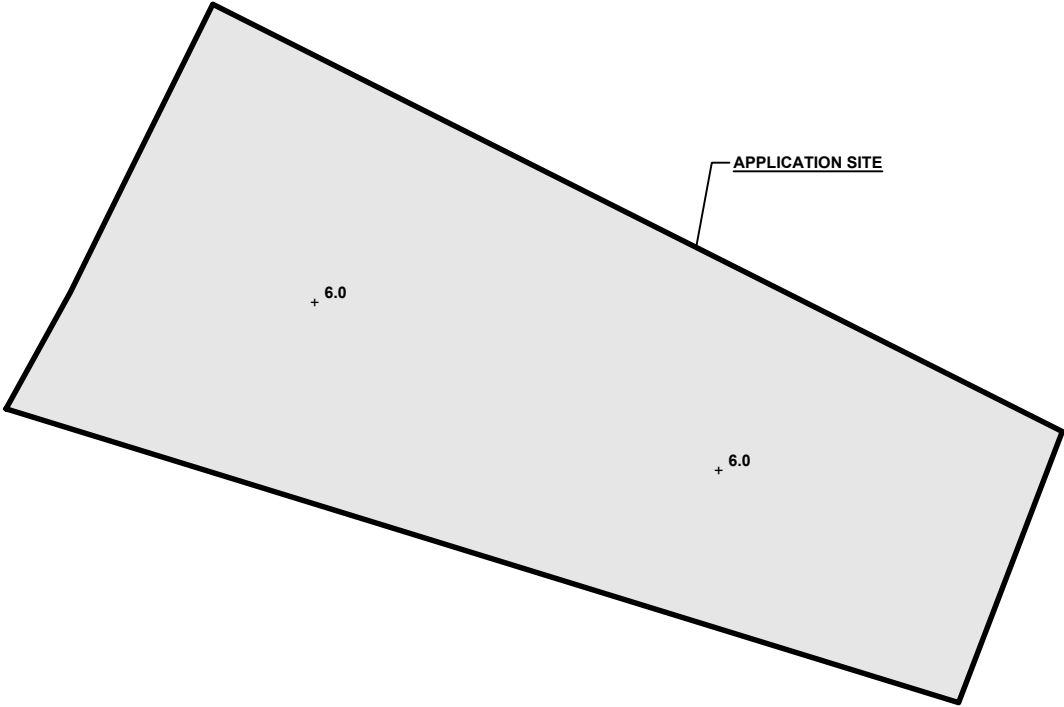
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MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,571 m ²	(ABOUT)
COVERED BY STRUCTURE	: 107 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 1,571 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVEL	: +6.0 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. THE APPLIED 'FILLING OF LAND' IS INTENDED TO REGULARIZE THE HARD-PAVING AT APPLICATION SITE.

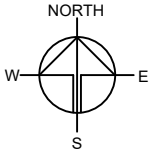
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



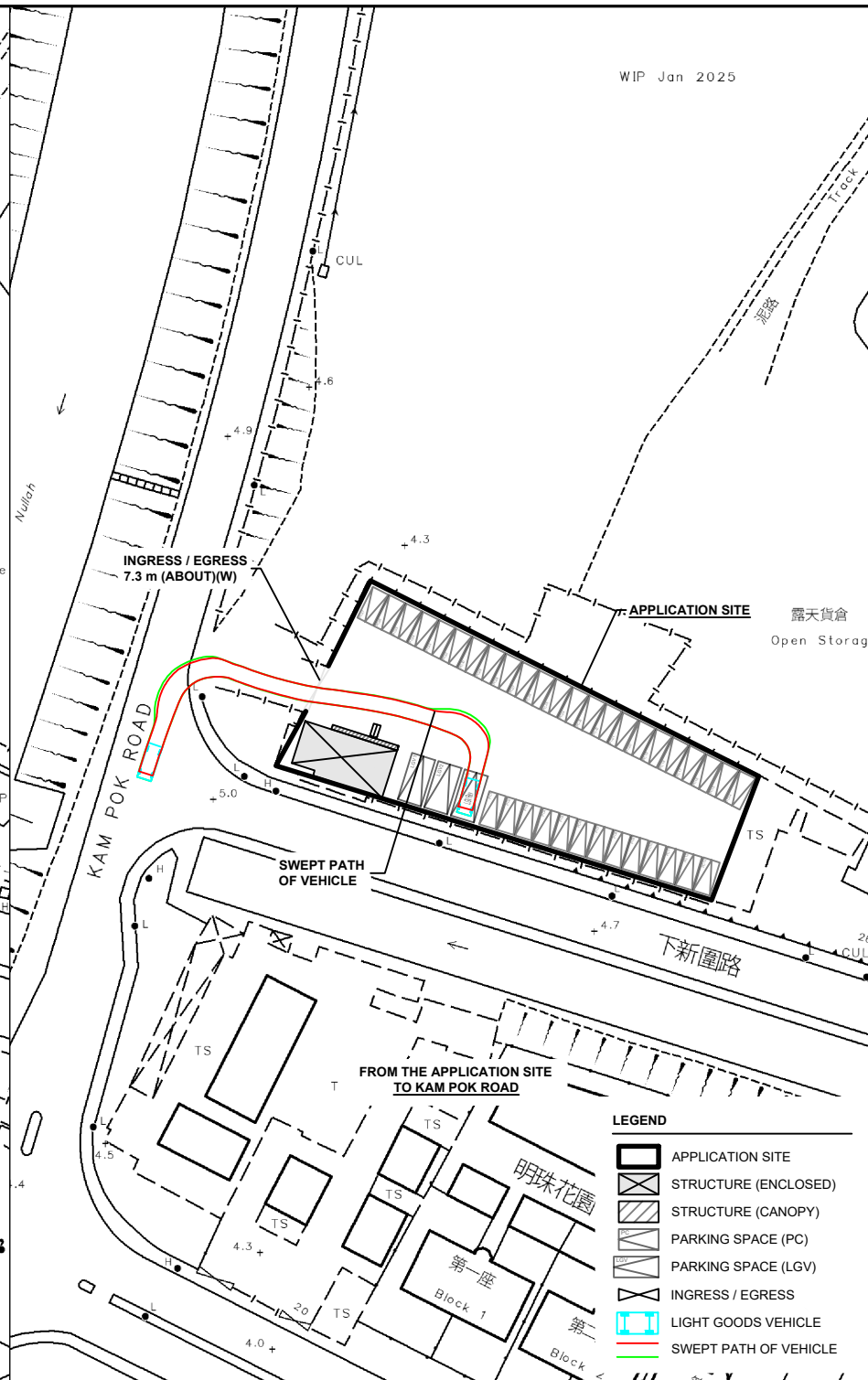
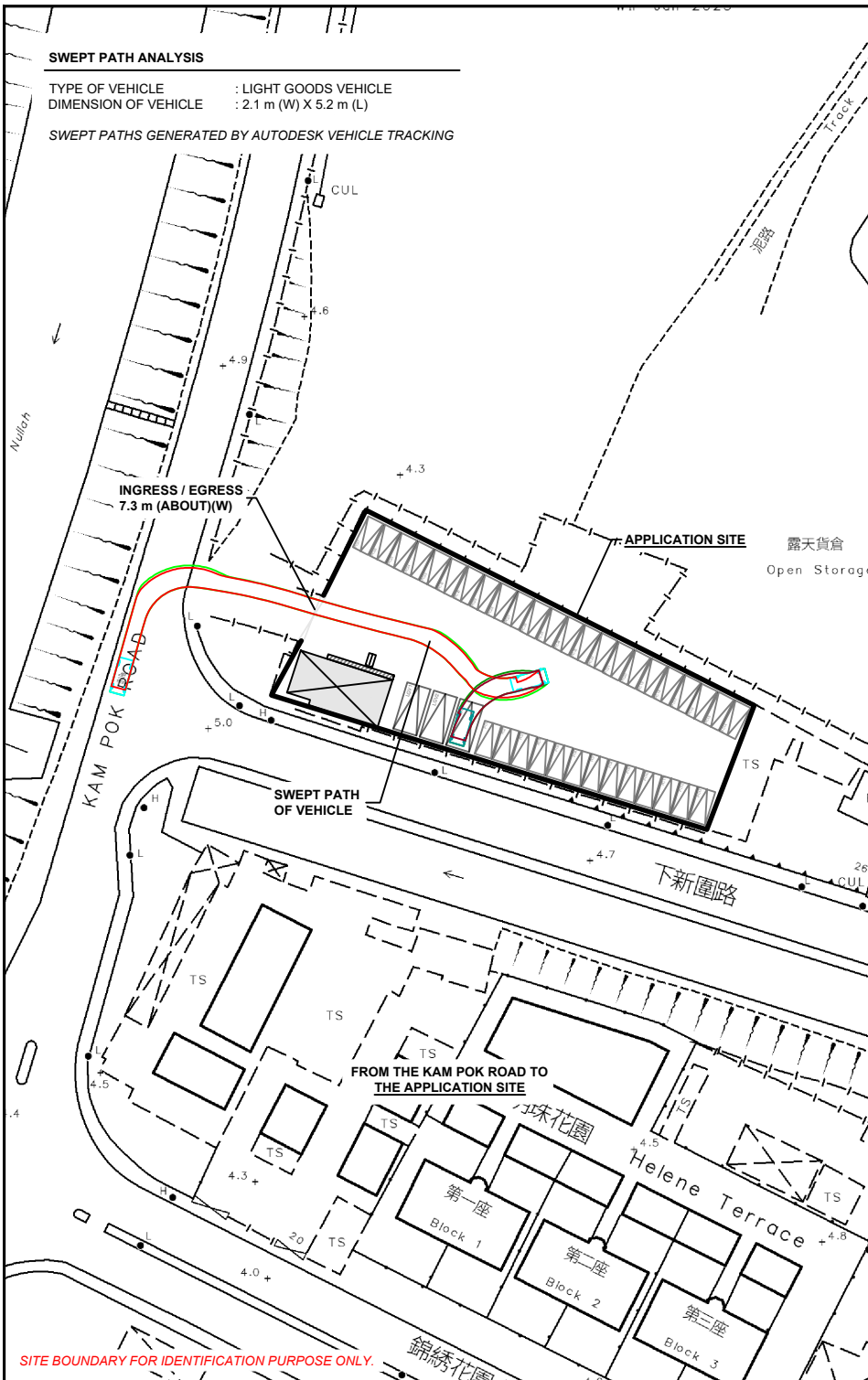
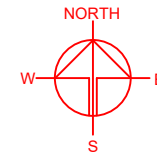
PLANNING CONSULTANT	
PROJECT	
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 5	001

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

WIP Jan 2025



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

4.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Appendix I
Fire Service Installations Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,571 m ²	(ABOUT)
COVERED AREA	: 107 m ²	(ABOUT)
UNCOVERED AREA	: 1,464 m ²	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 7%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 211 m ²	(ABOUT)
TOTAL GFA	: 211 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 2	

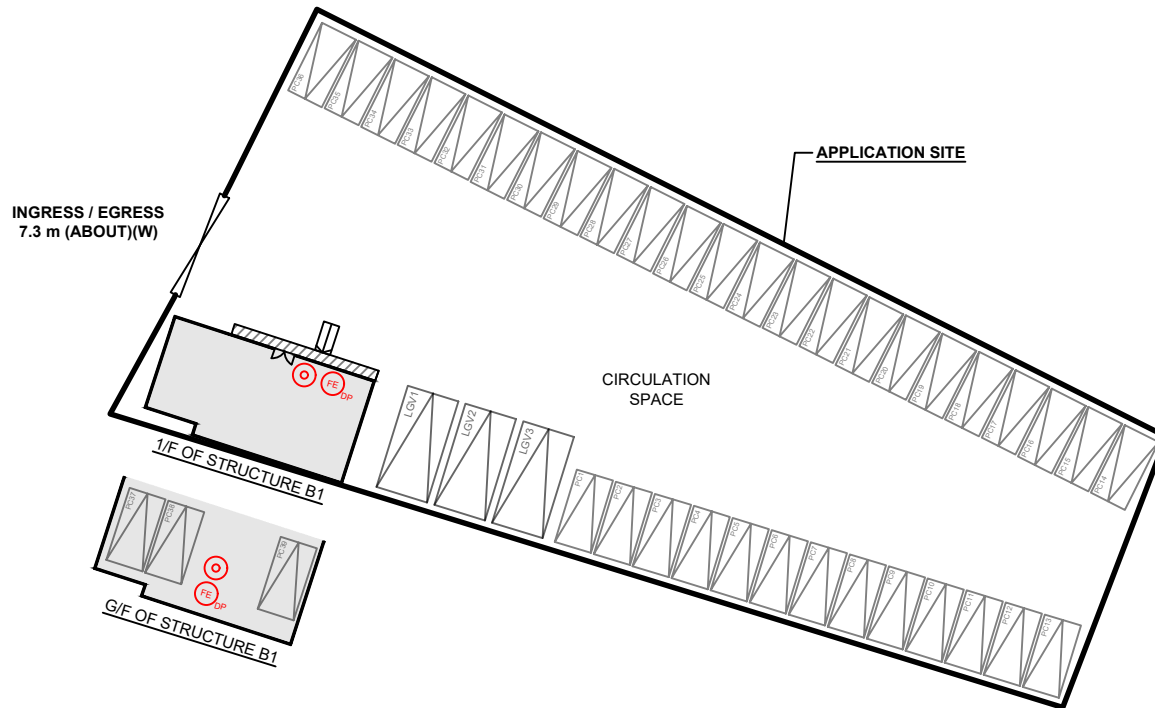
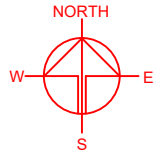
PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 39
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) (1/F)	COVERED PARKING SPACE SHOP AND SERVICES AND OFFICE	107 m ² (ABOUT)* 104 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
TOTAL		107 m ² (ABOUT)	211 m ² (ABOUT)	

* COVERED AREA OF STRUCTURE B1
7 m² (BALCONY OF 1/F) + 3 m² (STAIRCASE) + 97 m² (ENCLOSED) = 107 m² (ABOUT)

#GFA OF STRUCTURE B1
7 m² (BALCONY OF 1/F) + 97 m² (ENCLOSED) = 104 m² (ABOUT)



FIRE SERVICE INSTALLATIONS

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

FS NOTES:

- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- STAND-ALONE FIRE DETECTOR WILL FOLLOW THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
- WHERE TWO OR MORE STAND-ALONE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTOR SHALL BE INTERCONNECTED (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.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	20.6.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIS PROPOSAL

DWG NO.	VER.
APPENDIX I	001

Appendix II

Accepted Drainage Proposal under Previous Application No. A/YL-MP/354

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



Planning Department

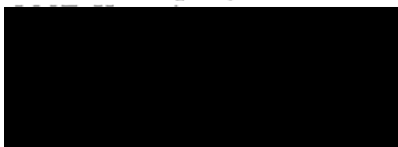
Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/318
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

Appendix II

21 June 2022

R-riches Property Consultants Limited



Dear Sir/Madam,

**Compliance with Approval Condition (d)
Submission of Drainage Proposal**

**Proposed Temporary Shop and Services and Public Vehicle Park
for a Period of 3 Years in "Residential (Group D)" Zone,
Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/318)**

I refer to your letter dated 20.6.2022 regarding the submission of a drainage proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find the detailed comments.

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD
CTP/TPB(2)
Site record

(Attn.: Mr. YIM Kwok Ho, Ivan)

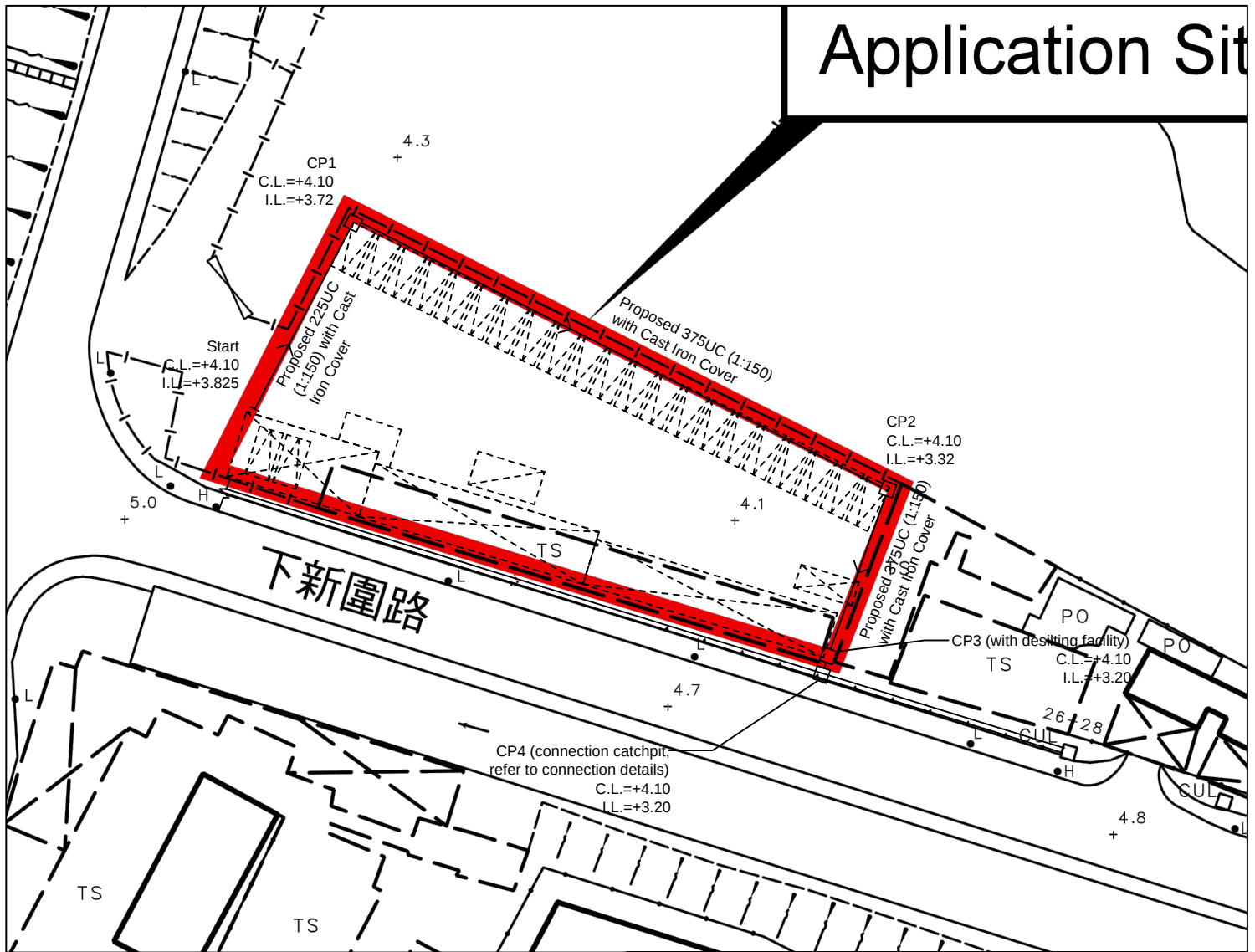
AL/CC/AC/bt

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."



Application Site



SITE AREA = 1571 SQ.M

Q = 0.278CIA

= 0.278*0.95*250*1571/1000000

= 0.1037 M3/S

= 6224 lit/min

PROVIDE 375UC (1:150) IS OK (FIG. 8.7)

LEGEND

- CP Proposed CatchPit
- Proposed 225/375UC (1:150) with Cast Iron Cover
- Existing 450UC

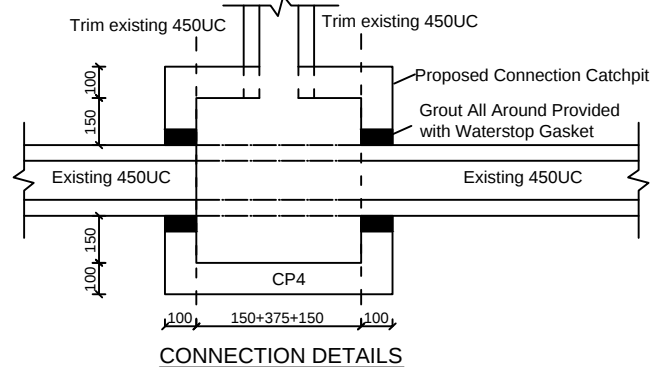
Note:

1. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The site has no runoff from adjacent area.

Proposed 375UPVC PIPE



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years at Lots 3250 S.B.ss.16RP and 3250 S.B.ss.17RP in D.D. 104, Mei Po, Yuen Long, New Territories

(Application No.:A/YL-MP/318)

Title:

Drainage Proposal

D01

Drawn by:

DM

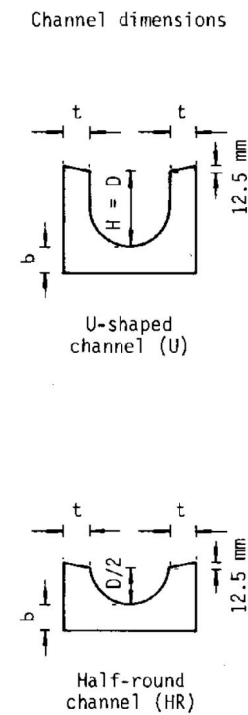
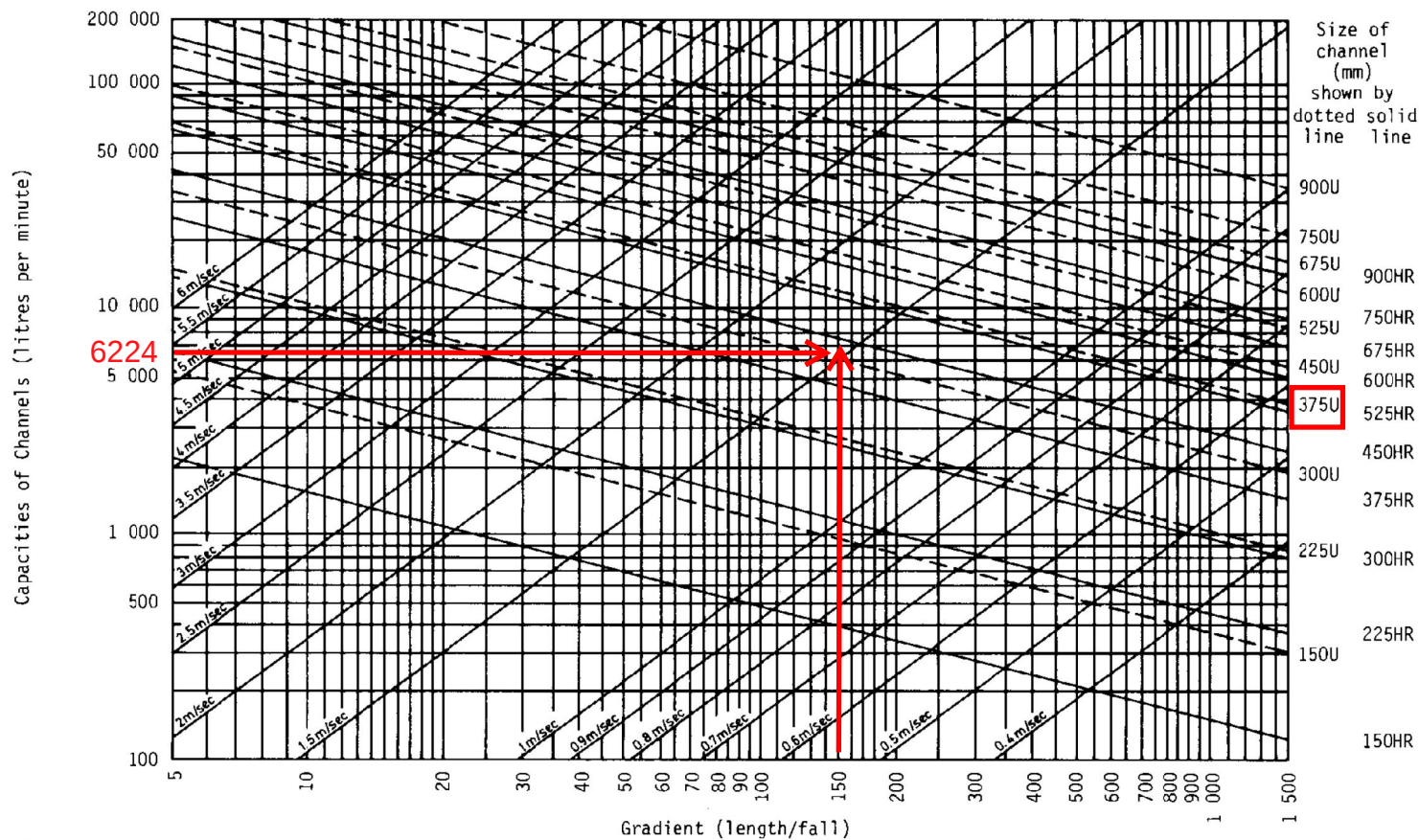
Date:

15-6-2022

Check by:

DM

Scale:



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)

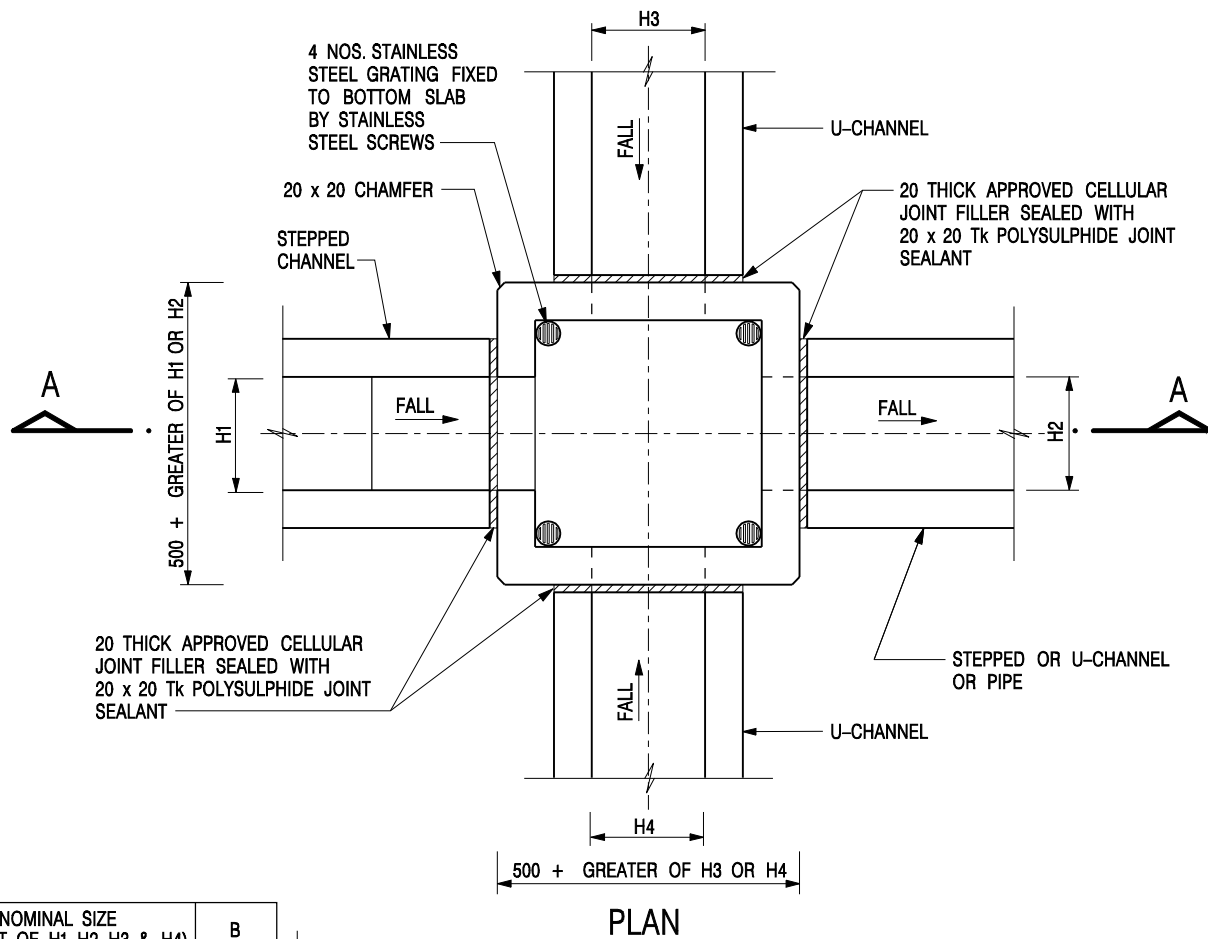
(b) Stepped channel Solution

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

Example :

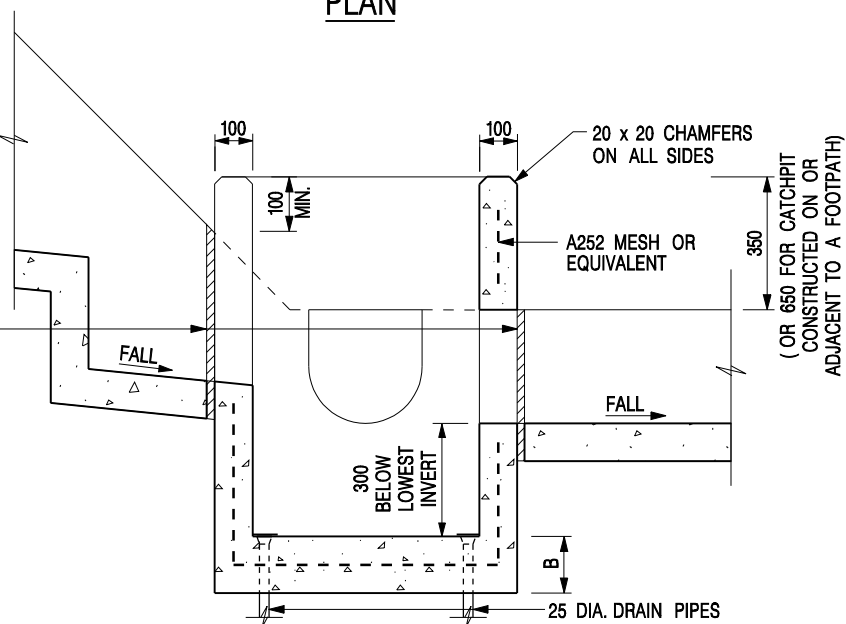
1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

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



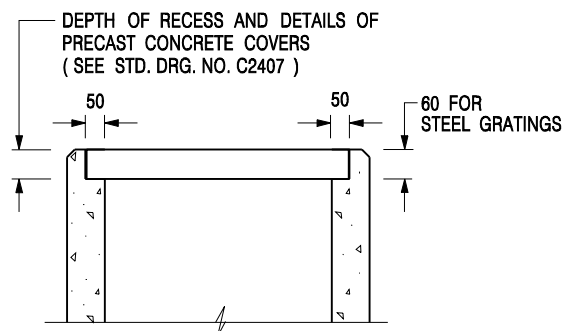
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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**

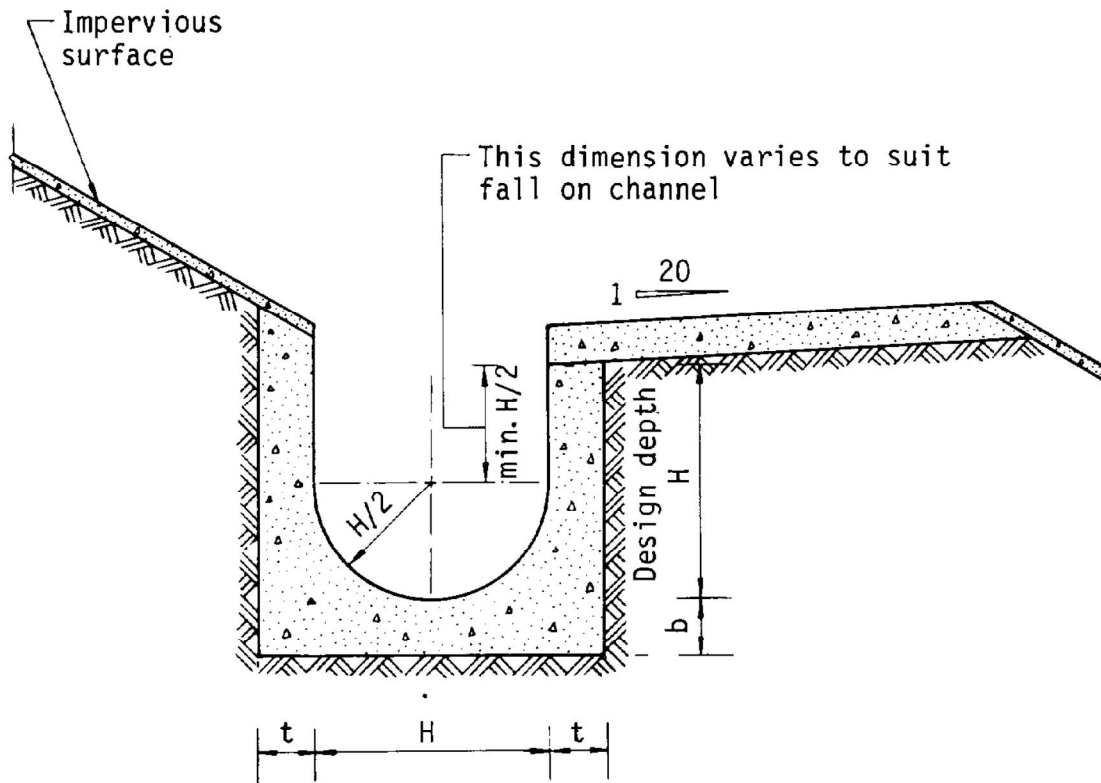
SCALE 1 : 20

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

Our Ref. : DD104 Lot 3250 S.B ss.16 & VL
Your Ref. : TPB/A/YL-MP/396

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

By Email

17 September 2025

Dear Sir,

Supplementary Information

**Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land
for a Period of 3 Years in “Residential (Group D)” Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/396)

We are writing to submit supplementary information in support of the subject application, details are as follows:

- (a) Revised supplementary statement and plan are provided (**Annex I** and **Plan 5**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

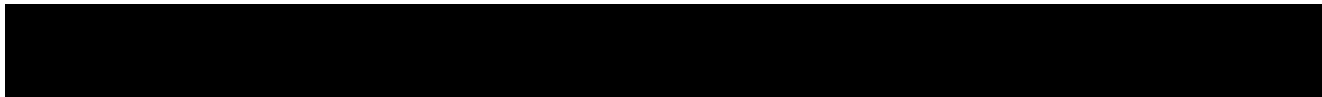


Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Anna TONG

email: [REDACTED])



- 3.2 The entire Site has been hard paved (**Plan 5**). The applied 'filling of land' is intended to regularize the hard-paving at the Site. No further filling of land will be carried out at the Site after planning permission has been granted from the Board.

4) Operation Mode

Operation of the Shop and Services

- 4.1 The operation hours of the shop and services will be from 09:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site is 4. It is estimated that the shop and services would attract 15 visitors per day. The applicant is the operator of the applied uses and structure B1 will be used as real estate agency.

Operation of the Public Vehicle Park

- 4.2 The public vehicle park will be opened 24-hour daily, including public holidays. A 7.3 m-wide vehicular ingress/egress is proposed at the western part of the Site. A total of 42 parking spaces are proposed at the Site (**Plan 4**). Details of the parking and L/UL provisions are shown at **Table 4** below.

Table 4 – Parking Provisions

Types of Space	Nos. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	36
Parking Space for LGV - 3.5 m (W) x 7 m (L)	3

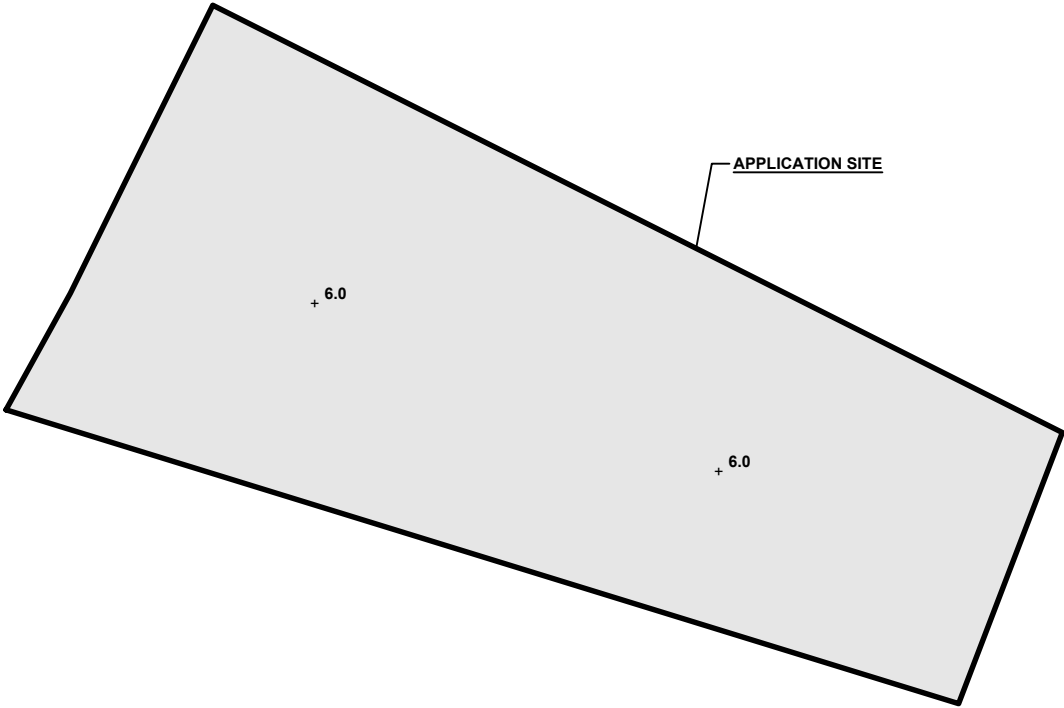
- 4.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 5** below.

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,571 m ²	(ABOUT)
COVERED BY STRUCTURE	: 107 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 1,571 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVEL	: +6.0 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. THE APPLIED 'FILLING OF LAND' IS INTENDED TO REGULARIZE THE HARD-PAVING AT APPLICATION SITE.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

NORTH

PLANNING CONSULTANT

PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001



盈卓規劃有限公司

Our Ref. : DD104 Lot 3250 S.B ss.16 & VL
Your Ref. : TPB/A/YL-MP/396

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

By Email

3 November 2025

Dear Sir,

1st Further Information

**Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land
for a Period of 3 Years in “Residential (Group D)” Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/396)

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 [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 blue 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.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jessie LAU

email: [REDACTED])

(Attn.: Mr. Timothy CHAN

email: [REDACTED])



Responses-to-Comments

**Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land
for a Period of 3 Years in “Residential (Group D)” Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104, Mai Po, Yuen Long, New Territories**

(Application No. A/YL-MP/396)

- (i) Revised supplementary statement and layout plan are provided (**Annex I** and **Plan 1**)
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Donald LEUNG; Tel: [REDACTED])		
(a)	The subject site is connected to Kam Pok Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.
(b)	Please note that right turn movement is prohibited for westbound traffic on Fairview Park Boulevard at the junction of Fairview Park Boulevard / Kam Pok Road.	Noted.
(c)	As the site only provide PC parking spaces and LGV loading/unloading spaces, the applicant should confirm only PC and LGV would access the site during the planning approval period.	Only private car and light goods vehicle will be allowed to be parked/stored on or enter/exit the application site (the Site) at all times during the planning approval period.
(d)	Noted the applicant proposed to use Fairview Park Boulevard as the vehicular access route to/from the subject site. As Fairview Park Boulevard is a private road and outside TD's management purview, please seek consents from the management party of the private road on the right of way.	Noted. The applicant will liaise with relevant parties regarding the right of way after planning permission has been granted by the Town Planning Board (the Board).

2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG Yu Chun; Tel: [REDACTED])		
(a)	<u>Unauthorized structure(s) within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) on the Lot Nos. 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. 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. 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.	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lot after planning approval has been obtained from the Board. No structure is proposed for domestic use.

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long, New Territories (the Site) for **'Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land for a Period of 3 Years'** (the applied use) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential developments (i.e. Fairview Park Boulevard), with a number of commercial/retails uses and workshops, where there is strong local demand for shop and service and vehicle parking spaces. The applicant would like to continue using the Site to serve the nearby residents and business operators, as well as alleviate the pressing demand for vehicle parking spaces in Mai Po areas.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No.: S/YL-MP/8 (**Plan 2**). According to the Notes of the OZP, the applied uses are Column 2 uses within the "R(D)" zone, which require planning permission from the Board. Filling of land also requires planning permission from the Board.
- 2.2 The applied uses are considered not incompatible with the surrounding area which is dominated by low-rise residential developments, eating places, shop and services and open storage uses. Although the applied uses are not entirely in line with the planning intention of the "R(D)" zone, there is no known development of the area for residential use. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "R(D)" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of two previous applications (Nos. A/YL-MP/318 and 354) for the same applied uses by the same applicant, was approved by the Board on a temporary basis of 3 years between 2021 and 2023. Since the current application is in similar nature, approval of the application is in line with the Board's previous decisions and would not set an undesirable precedent within the "R(D)" zone.
- 2.4 **When compared with the previous application (No. A/YL-MP/354), the site area and operation**

mode remain unchanged while the plot ratio, gross floor area (GFA), number of structures, and parking spaces are revised to support the applied uses. Comparison of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-MP/354 are shown at **Table 1** below:

Table 1 - Development Parameters Between the Proposed Scheme and the Previous Application No. A/YL-MP/354

	A/YL-MP/354 (a)	Current Application (b)	Difference (b) – (a)
Site Area	1,571 m ² (about)		-
Total GFA	555 m ² (about)	211 m ² (about)	-344m ²
- Domestic GFA	Not applicable	Not applicable	(-62%)
- Non-Domestic GFA	555 m ² (about)	211 m ² (about)	
Plot Ratio	0.35	0.13	+0.22 (-63%)
Site Coverage	23%	7%	-16%
No. of Structure	5	1	-4
Building Height	3 m - 7 m	6 m	-
No. of Storey	1 – 2	2	-
No. of Parking Spaces	23	42	+19
No. of L/UL and Spaces	1	0	-1

- 2.5 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 2** below.

Table 2 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-MP/354		Date of Compliance
(c)	The implementation of the accepted fire service installations (FSIs) proposal	Not complied with
(d)	The implementation of the accepted drainage proposal	Not complied with

- 2.6 For condition (c), as 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) in 2023, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with this approval condition within the specified period.

- 2.7 For condition (d), the applicant made submission with a condition record showing the existing drainage facilities on the Site on 22.11.2024 while the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD) in January 2025. The applicant is rectifying the drainage facilities and will submit the photographic record showing the implemented drainage facilities on the Site after planning permission has been granted by the Board.
- 2.8 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal to enhance fire safety of the Site and an accepted drainage proposal under the previous application No. A/YL-MP/354 to mitigate potential drainage impacts that would have arisen from the proposed development (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,571 m² (about) (**Plan 3**). 1 structure is proposed at the Site for shop and services, office and covered parking space with total GFA of 211 m² (about) (**Plan 4**). The Site is accessible from Fairview Park Boulevard via Kam Pok Road. The office is to provide indoor workspace for administrative staff to support the daily operation of the Site. Given that the proposed development would target at residents from nearby residents in Mai Po area, the applicant proposes to provide adequate number of private car (PC) parking spaces to alleviate the pressing demand for hourly and monthly parking spaces and to minimise illegal on-street parking in the vicinity. Details of the development parameters are shown at **Table 3** below:

Table 3 – Major Development Parameters

Site Area	1,571 m ² (about)
Covered Area	107 m ² (about)
Uncovered Area	1,464 m ² (about)
Plot Ratio	0.13 (about)
Site Coverage	7% (about)
No. of Structure	1
Total GFA	211 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	211 m ² (about)
Building Height	6 m (about)
No. of Storey	2

- 3.2 The entire Site has been hard paved since the 1990s (**Plan 5**). The applied 'filling of land' is intended to regularize the hard-paving at the Site. No further filling of land will be carried out at the Site after planning permission has been granted from the Board.

4) Operation Mode

Operation of the Shop and Services

- 4.1 The operation hours of the shop and services will be from 09:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site is 4. It is estimated that the shop and services would attract 15 visitors per day. The applicant is the operator of the applied uses and structure B1 will be used as real estate agency.

Operation of the Public Vehicle Park

- 4.2 The public vehicle park will be opened 24-hour daily, including public holidays. A 7.3 m-wide vehicular ingress/egress is proposed at the western part of the Site. A total of 42 parking spaces are proposed at the Site (**Plan 4**). Details of the parking provisions are shown at **Table 4** below.

Table 4 – Parking Provisions

Types of Space	Nos. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	36
Parking Space for LGV - 3.5 m (W) x 7 m (L)	3

- 4.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 5** below.

Table 5 – 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)	3	11	0	2	16
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	7	4	0	0	11
Average trip per hour (Beyond AM & PM Peaks)	2	2	1	1	6

- 4.4 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 4.5 No open storage, storage of unlicensed vehicle, vehicle repairing, dismantling or other workshop activities will be involved at the Site. 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. 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 also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

5) Conclusion

- 5.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant i.e. submission of a FSIs proposal and the accepted drainage proposal under the previous application (No. A/YL-MP/354) to alleviate any potential adverse impact arising from the proposed development (Appendices I and II).

- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land for a Period of 3 Years’**.

R-riches Planning Limited

August 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	Filling of Land
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Accepted Drainage Proposal under Previous Application No. A/YL-MP/354

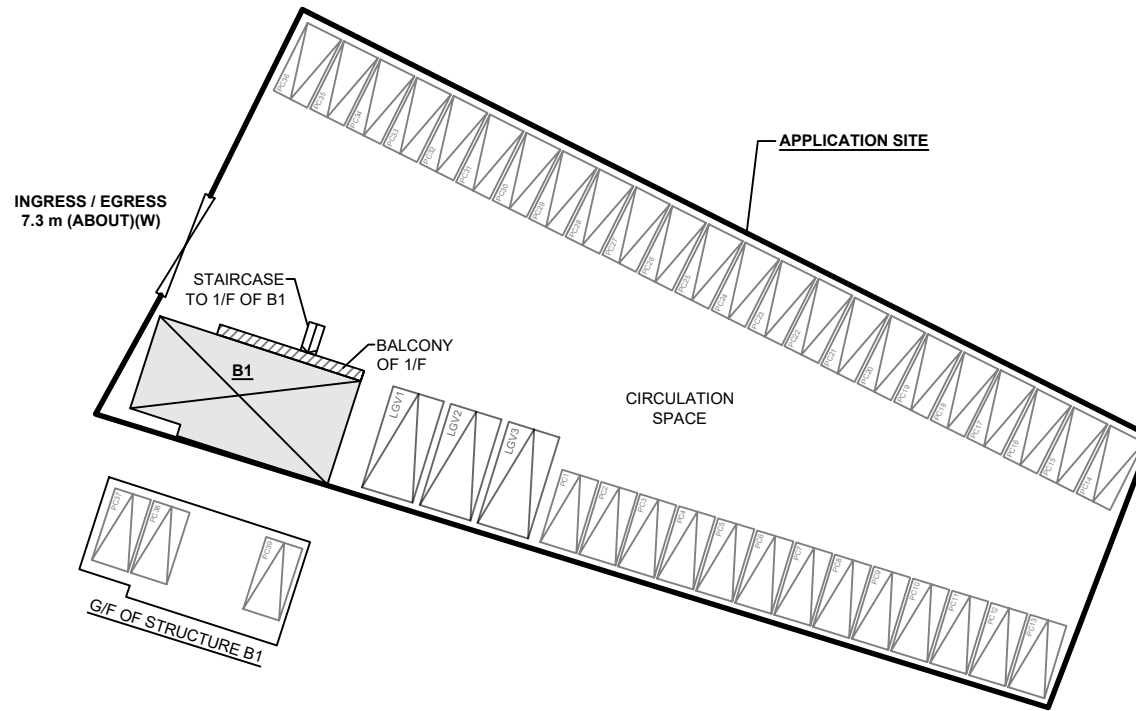
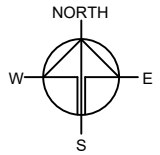
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,571 m ²	(ABOUT)
COVERED AREA	: 107 m ²	(ABOUT)
UNCOVERED AREA	: 1,464 m ²	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 7%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 211 m ²	(ABOUT)
TOTAL GFA	: 211 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	COVERED PARKING SPACE SHOP AND SERVICES AND OFFICE	107 m ² (ABOUT)*	107 m ² (ABOUT) 104 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
TOTAL		107 m ² (ABOUT)	211 m ² (ABOUT)	

* COVERED AREA OF STRUCTURE B1
 $7 \text{ m}^2 \text{ (BALCONY OF 1/F)} + 3 \text{ m}^2 \text{ (STAIRCASE)} + 97 \text{ m}^2 \text{ (ENCLOSED)} = 107 \text{ m}^2 \text{ (ABOUT)}$

#GFA OF STRUCTURE B1
 $7 \text{ m}^2 \text{ (BALCONY OF 1/F)} + 97 \text{ m}^2 \text{ (ENCLOSED)} = 104 \text{ m}^2 \text{ (ABOUT)}$



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 39
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 1	001

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)	Date of Consideration (RNTPC)
1.	A/YL-MP/318 *	Proposed Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years	26.11.2021 [revoked on 26.8.2023]
1.	A/YL-MP/354 *	Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years	22.9.2023 [revoked on 22.6.2025]

* denotes permission revoked

**Similar s.16 Applications within the same “Residential (Group D)” zone
on the Mai Po and Fairview Park OZP in the Past Five Years**

Approved Applications

No.	Application No.	Proposed Use(s)	Date of Consideration (RNTPC)
1.	A/YL-MP/379	Proposed Temporary Shop and Services (Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years	28.3.2025
2.	A/YL-MP/381	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Pond and Land	14.2.2025

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection:

- considering the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', it is noted that the applied uses would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- no environmental complaints relating to the Site were recorded in the past three years; and;
- advisory comments are detailed in **Appendix IV**.

2. Landscape

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

- the Site falls within an area zoned "Residential (Group D)" on the approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied uses is anticipated.

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable to his Department;
- should the application be approved, approval conditions requiring the implementation and maintenance of the proposed drainage facilities should be incorporated; 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 being provided;
- the fire service installations proposal submitted by the applicant is considered acceptable to his Department; and
- advisory comments are detailed in **Appendix IV**.

5. Other Departments

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Commissioner of Police; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses 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 would 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 uses 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 of 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 Site. 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 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 applied 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 Kam Pok Road via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) right turn movement is prohibited for westbound traffic on Fairview Park Boulevard at the junction of Fairview Park Boulevard / Kam Pok Road;
 - (iii) the applicant proposes to use Fairview Park Boulevard as the vehicular access to/from the Site. As Fairview Park Boulevard is a private road and outside the management purview of the Transport Department, consent from the management party of the private road on the right of way should be sought; and
 - (iv) no vehicle is allowed to queue back to or reverse onto/from public roads 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) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Kam Pok Road and other local tracks); 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 Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
 - (ii) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes 1/23 (ProPECCPN 1/23). All effluent discharges from the applied uses are subject to control under Water Pollution Control Ordinance;
- (h) 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 proposed works;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of Fire Service Installations 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; and
- (j) 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 on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (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 on 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 are 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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月09日星期四 3:14
收件者: tpbpd/PLAND
主旨: A/YL-MP/396 DD 104 San Wai Road, Mai Po
類別: Internet Email

Dear TPB Members,

354 approved 22 Sept 2023. And AGAIN Fire and Drainage condtions have not been complied with. But the applicant knows that public safety is of no importance so a fresh application.

It is astonishing when we are bombarded with declarations on national security on a daily basis, the reality is that the safety ans security of the community play no part in the planning process.

Either the operators are dragging their feet or government officials are delaying implementation of the conditions.

What ever, it is high time that members take responsibility and reject applications that repeatedly fail to comply.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 5 September 2023 3:23 AM HKT
Subject: A/YL-MP/354 DD 104 San Wai Road, Mai Po

Dear TPB Members,

Conditions for 318 have not been fulfilled. But applicant knows how to work the system, lodge a fresh application.

Members have a duty to ensure that the safety and good health of the community is paramount. We are, we are told, now living in a society where the Rule of Law is strictly enforced. This surely applies to conditions relating to land use?

When conditions are not fulfilled, approval should not be granted.

Mary Mulvihill

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

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 3 November 2021 3:01 AM CST

Subject: A/YL-MP/318 DD 104 San Wai Road, Mai Po

A/YL-MP/318

Lot 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Ha San Wai Road, Mai Po, Yuen Long

Site area : About 1,571sq.m

Zoning : "Res (Group D)"

Applied use: Shop and Services / 24 Vehicle Parking

Dear TPB Members,

This application is to legitimize an existing parking operation.

Strong objections, this area should be Wetland Restoration.

Our CE in the Policy Address pledged that the government will restoring and proactively conserve the wetlands. The destruction wrecked on the ponds must be halted and the ponds restored to their original function.

Mary Mulvihill