

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

**APPLICATION NO. A/YL-MP/408**

- Applicant** : Chun Wo - CCECC JV represented by Mr. WONG Sun Wo William
- Site** : Lot 31 in D.D. 101, Mai Po, Yuen Long
- Site Area** : About 920 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9  
*(currently in force)*
- Approved Mai Po and Fairview Park OZP No. S/YL-MP/8  
*(at the time of submission)*
- Zonings** : “Open Space” (“O”) (about 83%)
- “Village Type Development” (“V”) (about 17%)  
*[restricted to a maximum building height (BH) of 3 storeys (8.23m)]*
- [the zonings and development restrictions of the application site (the Site)  
remain unchanged on the OZP No. S/YL-MP/9]
- Application** : Proposed Temporary Site Office with Ancillary Facilities and Associated  
Filling of Land for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary site office with ancillary facilities and associated filling of land for a period of three years at the Site, which falls within an area mainly zoned “O” (about 763m<sup>2</sup> or about 83% of the Site) with a minor portion zoned “V” (about 157m<sup>2</sup> or about 17% of the Site) on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land in both “O” and “V” zones also requires planning permission from the Board. The Site is currently hard-paved, fenced-off and largely vacant with some vacant temporary structures (**Plans A-2 to A-4**).

1.2 The Site is accessible from a local access leading to Castle Peak Road – Mai Po (**Plan A-2**) with an ingress/egress (about 8m wide) at its eastern part. According to the applicant, the proposed use, with a total floor area of about 1,015m<sup>2</sup>, involves a two-storey temporary structure (with height of not more than 6m) for site office and a single-storey temporary structure (with height of not more than 3.5m) for ancillary electricity meter room (**Drawing A-1**). The proposed temporary site office is intended to support the construction works of the Ngau Tam Mei Water Treatment Works (NTMWTW) extension under Contract No. 3/WSD/24 awarded by the Water Supplies Department (WSD)<sup>1</sup> in 2025. No construction activities, storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleansing, paint spraying or other workshop activities will be involved at the Site at all times. Six parking spaces for private cars and two parking spaces for light buses (for transportation of concerned parties to and from the NTMWTW works area) will be provided within the Site. The applicant also applies for regularisation of associated filling of land for the entire Site with concrete of not more than 0.15m in depth (to a site level of about 4.5mPD) for site formation and vehicular circulation (**Drawing A-2**). The proposed use will operate between 8:00 a.m. and 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan and land filling plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 4.3.2026 and Supplementary Information (SI) received on 10.3.2026 (**Appendix I**)
- (b) Further Information (FI) received on 8.4.2026\* (**Appendix Ia**)  
*\* accepted and exempted from publication and recounting requirements*

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

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

- (a) The proposed temporary site office is intended to support the works of NTMWTW extension under Contract No. 3/WSD/24 awarded by WSD to the applicant as the Contractor. Due to site limitation at NTMWTW and its surrounding areas, the Contractor is responsible to identify site accommodation for the works as specified in the said Contract. The Site is in close proximity to the works area of NTMWTW and is considered suitable for site office use in support of the works.
- (b) The proposed use will not involve construction activities, storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleansing, paint spraying or other workshop activities at the Site at all times. Adverse noise impact on the surrounding areas is not anticipated.

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<sup>1</sup> NTMWTW (**Plan A-1**), which falls within an area zoned “Government, Institution or Community” on the draft Ngau Tam Mei OZP No. S/YL-NTM/15, will be expanded in order to increase the treatment capacity to cope with the increase in water demand arising from various development proposals in the Northern Metropolis. The NTMWTW extension will be implemented under two works contracts, one of which is Contract No. 3/WSD/24, “NTMWTW Extension – Extension of Ngau Tam Mei Fresh Water Primary Service Reservoir, Modification of Raw Water Tunnel Junction (Chamber G) and Associated Mainlaying”, awarded to the applicant by WSD on 14.10.2025. The works mainly comprise design and construction of fresh water primary service reservoir, water mains and associated works as part of the extension of NTMWTW. The works are targeted to complete tentatively in about five and a half years.

- (c) The proposed parking spaces for private cars and light buses are ancillary to the site office which will only be used by the staff members. Shuttle bus services between the Site and the works area of NTMWTW will be provided for the staff members. No adverse traffic impact arising from the proposed use is anticipated. A drainage proposal is also submitted in support of the application and no adverse drainage impact is anticipated.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” of the private land within the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent of the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

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

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

### **5. Background**

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

### **6. Previous Application**

The Site is the subject of a previous application (No. A/YL-MP/268), covering a larger site area, for proposed temporary open storage of construction machinery and equipment with ancillary converted container office and staff common room for a period of three years, which was rejected upon review by the Board on 27.7.2018. Considerations for this application are not relevant to the current application due to different use involved. Details of the previous application is summarised at **Appendix III** and its location is shown on **Plan A-1**.

### **7. Similar Application**

There is no similar application within the same “O” and “V” zones on the OZP in the past five years.

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

8.1 The Site is:

- (a) hard-paved, fenced-off and largely vacant with some vacant temporary structures;

- (b) accessible via a local access leading to Castle Peak Road – Mai Po; and
- (c) located within WBA in Deep Bay Area.

8.2 The surrounding areas are rural in character and predominated by metal hardware and hardware groceries shops (with valid planning permissions), gardening, parking of vehicles (with valid planning permission), open storage of construction materials, scattered residential dwellings of Mai Po Tsuen, grassland and vacant land. Low-rise residential development, namely Royal Palms is located to the west of the Site.

## **9. Planning Intentions**

- 9.1 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.2 The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses (SH) by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.3 According to the Explanatory Statement of the OZP for “O” and “V” zones, as filling of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

## **10. Comments from Relevant Government Departments**

10.1 Relevant government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV and V**.

10.2 The following government departments have provided views on the application:

### **Open Space Provision**

10.2.1 Comments from the Director of Leisure and Cultural Services (DLCS):

- (a) no in-principle objection to the application since the application is for three years only; and
- (b) there is no plan to develop the Site into a public open space in the coming three years.

**Others**

10.2.2 Comments from the Chief Engineer/Consultants Management, WSD (CE/CM of WSD):

- (a) no objection to the application;
- (b) the location and rental type of the Contractor's site accommodation are not specified in the Contract No. 3/WSD/24, "Ngau Tam Mei Water Treatment Works Extension – Extension of Ngau Tam Mei Fresh Water Primary Service Reservoir, Modification of Raw Water Tunnel Junction (Chamber G) and Associated Mainlaying"; and
- (c) it is considered that the applicant's proposed site accommodation is in the vicinity of the works area boundary, which includes NTMWTW, part of Ching Yau Road and San Tam Road, etc..

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

On 13.3.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual raising concern that the application is intended to legitimise brownfield operations near existing residential areas (**Appendix VI**).

**12. Planning Considerations and Assessments**

12.1 The application is for proposed temporary site office with ancillary facilities and associated filling of land for a period of three years at the Site mainly zoned "O" with a minor portion zoned "V" (**Plan A-1**). Whilst the proposed use is not in line with the planning intentions of the "O" and "V" zones, the applicant states that the proposed site office is intended to support the construction works of NTMWTW extension. CE/CM of WSD has no objection to the application and considers that the applicant's proposed location for the temporary site office is in the vicinity of the works area boundary of NTMWTW extension. In respect of the long-term uses of the Site, DLCS has no objection to the application as there is currently no plan to develop the Site into a public open space in the coming three years, and the District Lands Officer/Yuen Long of Lands Department also advises that there is currently no SH application approved or under processing at the Site. The proposed use of temporary nature would not adversely affect the land availability for NTEH/SH development within "V" zone or provision of open space in the long term. Taking into account the above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of three years.

12.2 Filling of land in both "O" and "V" zone requires planning permission from the Board as it may cause adverse drainage and environment impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of the Drainage Services Department and Director of Environmental Protection have no in-principle objection to and no adverse comment on the application from drainage operation and maintenance and environmental planning perspectives respectively.

- 12.3 The proposed use is considered not incompatible with the surrounding areas which are rural in character and predominated by metal hardware and hardware groceries shops, gardening, scattered residential dwellings, parking of vehicles, open storage of construction materials, grassland and vacant land. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that significant adverse landscape impact arising from the proposed use is not anticipated.
- 12.4 The Site falls within WBA in Deep Bay Area under TPB PG-No. 12C, which specifies that planning applications for temporary uses are exempted from the requirement of ecological impact assessment. The Director of Agriculture, Fisheries and Conservation has no comment on the application from nature conservation perspective.
- 12.5 Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise any potential environmental nuisance caused by the proposed use.
- 12.6 Regarding the public comment as stated in paragraph 11 above, the planning considerations and departmental comments above are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 17.4.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval conditions

- (a) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.10.2026
- (b) in relation to (a) above, the implementation of the revised drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.1.2027;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.10.2026;

- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.1.2027;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

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

the proposed use with associated filling of land is not in line with the planning intentions of the "Open Space" and "Village Type Development" zones, which are primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public, and for development of Small Houses by indigenous villagers respectively. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

**14. Decision Sought**

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

**15. Attachments**

<b>Appendix I</b>	Application Form received on 4.3.2026 and SI received on 10.3.2026
<b>Appendix Ia</b>	FI received on 8.4.2026
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 12C
<b>Appendix III</b>	Previous Application
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comment

<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Land Filling Plan
<b>Plan A-1</b>	Location Plan with Previous Application
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2026**