



Our Ref.: YL/TPN/2627A/L03

13 March 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services
for a Period of Three Years
Lot No. 2879RP(Part) in D.D. 104
Mai Po, Yuen Long, New Territories
(Planning Application No. A/YL-MP/383)**

We refer to the captioned planning application.

We would like to submit herewith a set of revised Executive Summary (English) and "Response-to-Comments" for re-activating the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at .
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Anson Lee
Encl.
RK/AL

c.c.
DPO / FSS & YLE (Attn.: Mr. Louis Cheung By Email)

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot No. 2879RP(Part) in D.D. 104, Mai Po, Yuen Long, New Territories. It is located at about 53m south of the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po. The Site is applied for the use of "Temporary Shop and Services". The Site occupies a site area of about 350m². In accordance with the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 dated 20.9.2024, the Site falls within an area zoned "Open Space" ("O"). According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area" (TPB PG-No.12C), the Site falls within the "Wetland Buffer Area (WBA)".

A planning permission is sought to use the Site as "Temporary Shop and Services". Since the Site is small in scale, no adverse traffic and environmental impacts are anticipated.

The subject application for the planning permission is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) Recent Planning Permissions for Similar Use near the Site; 3) Compatible with the Surrounding Land Uses; 4) Meeting the Local Demand; 5) Making Efficient Use of Vacant Land; 6) No Adverse Environmental Impact; and 7) No Adverse Traffic Impact.

Response-to-Comments

	Departmental Comments	Responses
	<p><u>DLO/YL, Lands Department</u> (Contact: Mr. Y.C. Wong at 2443-3474)</p>	
(1)	DLO(YL) objects to the application.	Noted.
(2)	The application site (the Site) comprises Old Schedule Agricultural Lot No. 2879 RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.	Noted. The Applicant would make Short Term Waiver application for the proposed structures on the application site after obtaining planning permission.
(3)	The following irregularities not covered by the subject planning application have been detected by his office:	
	<u>Unlawful occupation of government land (GL) not covered by the planning application</u>	
	The GL adjoining the Site has been fenced off / illegally occupied with unauthorised structure(s) without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the Site. Any occupation of GL without government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.	Noted.
	The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) and the adjoining GL being illegally occupied in the subject planning application	Noted. Having conducted site inspection, the Applicant agreed to remove the existing fence wall on the GL outside the Application Site. The Government Land would not be included in the subject planning application.

<p>for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected and the occupation of the GL. The application(s) for STW and STT will be considered by the government in its capacity as a landlord and there is no guarantee that the STW and STT will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by Lands Department (LandsD). In addition, LandsD reserves the rights to take land control action for any unlawful occupation of GL.</p>	
<p>Unless and until the unauthorised structure(s) and the unlawful occupation of GL are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as his office's objection to the application which must be brought to the attention of the Board when they consider the application.</p>	<p>Noted. Having conducted site inspection, the Applicant agreed to remove the existing fence wall on the GL outside the Application Site. The Government Land would not be included in the subject planning application.</p>
<p><u>Transport Department</u> (Contact: Mr. Donald Leung at 2399-2778)</p>	
<p>(1) The subject site is connected to Castle Peak Road – Mai Po via a section of local access which is not managed by TD. 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.</p>	<p>Noted.</p>

(2)	Noted there would be 1 to 2 times goods delivery by LGV per day, the applicant should demonstrate the smooth manoeuvring of vehicles to / from the Castle Peak Road - Mai Po, along the local access and within the site by providing swept path analysis.	Please see the attached Swept Path Plan.
(3)	The applicant should provide the estimated number of visitors during peak hour and total number of employee(s) for the proposed use in the subject site to justify the sufficiency of parking provision.	As mentioned in the planning statement and the proposed layout plan, the Site is mainly to serve local community and the main customers can reach the Site by walking. In addition, no visitor car parking space would be provided. Therefore, no visitor car traffic flow would be generated.
(4)	As no parking space is provided in the subject site, the applicant should provide details of the nearby public transport services and advise the access routes and distance for visitor to reach the site via public transport.	Please note that there is a bus stop and mini-bus stop at Castle Peak Road – Mai Po Section located just 150m away from the Site, and there is shuttle bus stop at Palm Springs just 200m away from the Site.