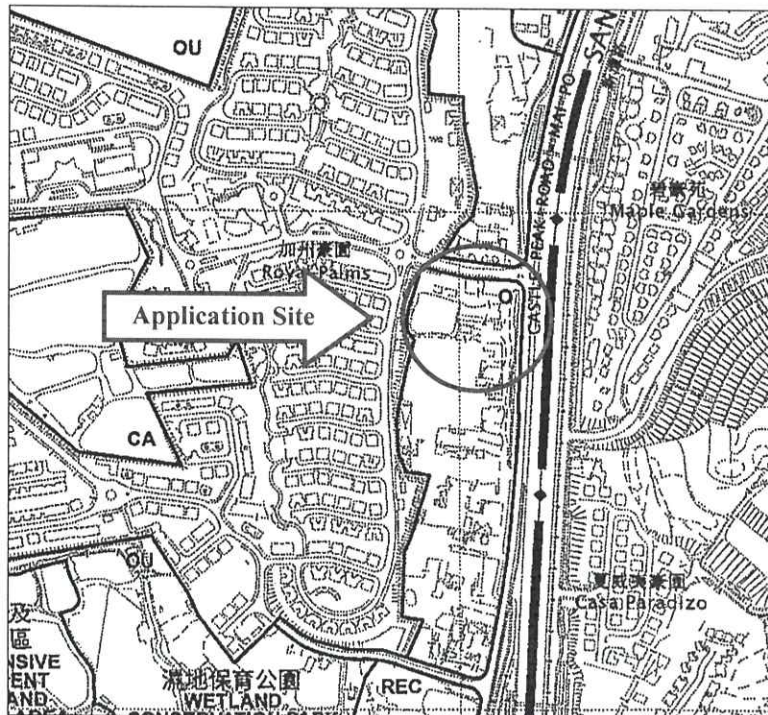


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**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**



Prepared by

LANBASE Surveyors Limited

November 2024

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 renewal of 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.

申請摘要

申請場地乃新界元朗米埔丈量約份第104約地段第2879號餘段(部份)。申請場地位於加州花園大道及青山公路米埔段交匯處南面約53米。現作三年臨時許可申請作「臨時商店及服務行業」用途。申請地段佔地共350平方米。是項申請地段位於米埔及錦繡花園分區計劃大綱核准圖編號S/YL-MP/8(發表於2024年9月20日)內之「休憩」地帶。根據城市規劃委員會規劃指引編號12C「擬於后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。

是項臨時許可申請把場地申請用作「臨時商店及服務行業」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1) 沒有違反長遠之規劃意向； 2) 在場地附近已有相類似用途的規劃申請獲批准； 3) 與附近的土地用途相容； 4) 迎合本地的需求； 5) 善用空置土地； 6) 沒有不良的環境影響； 及7) 沒有不良的交通影響。

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Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
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1. INTRODUCTION

- 1.1 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. According to 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"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.
- 1.2 The current application is submitted for the use of "Temporary Shop and Services" for a period of 3 years. According to the Notes of the OZP, planning permission is required by the Town Planning Board ("the Board") for the subject temporary use.
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the use of "Temporary Shop and Services" for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing conditions of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site ('the Site') comprises Lot No. 2879RP(Part) in D.D. 104, Mai Po, Yuen Long, New Territories. The Site occupies a site area of about 350m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site has been well paved.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 It is located at about 53m south of the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po;

2.3.2 To its immediate north are some shop and services.

2.3.3 To its immediate east are Castle Peak Road – Mai Po and San Tin Highway.

2.3.4 Temporary estate agency sales office, eating place and some residential dwellings are located in the surroundings.

2.3.5 The nearest residential development, Royal Palms is located to its immediate west.

2.4 Accessibility

2.4.1 The Site is accessible from a local track connecting to Palm Springs Boulevard, which is connected to Castle Peak Road– Mai Po Section.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Open Space” (“O”) on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 dated 20.9.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for “Temporary Shop and Services” in the “O” zone.
- 3.3 In accordance with 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)”, which is intended to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have off-site disturbance impact on the ecological value of fish ponds. In view of the Site is located at a significant distance from the fish ponds and wetlands in the Deep Bay area and separated by the major residential developments at Royal Palms and Palm Springs, the envisaged off-site impacts on the wetlands and fish ponds would be insignificant.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is submitted for the use of “Temporary Shop and Services” on site for a period of 3 years.

4.2 Site Area

The Site has an area of about 350m².

4.3 Ancillary Facilities

There are a two-storey temporary metal structure for shop and services use, and 1 light goods vehicle (LGV) loading/unloading space in support of the proposed use.

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

4.5.1 Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.5.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

4.6 Landscape

As there is no existing tree and hard paving on the ground, no tree preservation and planting is required.

4.7 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 No Contravention to the Long Term Planning Intention

The subject “O” zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Basically, approval of the proposed use on a temporary basis that will not prejudice the future long term planning of the area. Therefore, the proposed development is considered not contravene to the long-term planning intention.

5.2 Recent Permissions for Similar Use Near the Site

In recent three years, there are a number of temporary commercial uses approved by the Board in the “Open Space” zone in the subject area, including Planning Application No. A/YL-MP/325 approved on 22.4.2022 for “Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms”, Planning Application No. A/YL-MP/329 approved on 29.7.2022 for “Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities”, Planning Application No. A/YL-MP/351 approved on 25.8.2023 for “Temporary Shop and Services (Real Estate Agency), and Planning Application No. A/YL-MP/364 approved on 7.6.2024 for “Proposed Temporary Shop and Services (Foot Massage Parlour), Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office”. Therefore, the proposed “Temporary Shop and Services” is considered acceptable.

5.3 Compatible with the Surrounding Land Uses

Temporary estate agency sales office, eating place and some residential dwellings are located in the surroundings. Therefore, the proposed “Temporary Shop and Services” is considered compatible with the surrounding uses.

5.4 Meeting the Local Demand

The Site is situated in close proximity to Palm Springs. Due to its advantageous location, the proposed “Temporary Shop and Services” would provide local residents a convenient supply depot in support of their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.5 Making Efficient Use of Vacant Land

The Site is now being a vacant. The proposed “Temporary Shop and Services”

would make efficient use of the vacant land for supporting local needs in the surrounding area.

5.6 No Adverse Environmental Impact

It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there would be appropriate drainage facilities provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.7 No Adverse Traffic Impact

5.7.1 Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

5.7.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.7.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board’s permission to approve planning application for the applied use under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- no contravention to the long term planning intention;
- recent planning permissions for similar use near the Site;
- compatible with the surrounding land uses;
- meeting the local demand;
- make efficient use of vacant land;
- no adverse environmental impact; and
- no adverse traffic impacts,

the Board is requested to approve the planning application for the use of “Temporary Shop and Services” on the Site for 3 years or a period considered appropriate.