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Chloe Kit Ying LEUNG/PLAND

寄件者: Christian Chim [redacted]
寄件日期: 2026年11月18日星期三 16:06
收件者: tpbpd/PLAND
副本: Chloe Kit Ying LEUNG/PLAND; [redacted]
主旨: RE: [SI] S.16 Application No. A/STT/45 - Supplementary Information
附件: SI for A_STT_45 - Supplementary Information (20261118).pdf

類別: Internet Email

Dear Sir,

We write to submit supplementary information in support of the captioned application. This is **to supersede** our previous submission appended in the preceding message dated 17.11.2026.

Should you require more information, please do not hesitate to contact the undersigned. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Planning Limited
[redacted]

From: Christian Chim
Sent: Tuesday, November 17, 2026 5:07 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: Chloe Kit Ying LEUNG/PLAND <ckyleung@pland.gov.hk>; Bon Tang [redacted] Matthew Ng [redacted] Danny Ng [redacted] Michael So [redacted] Grace Wong [redacted]
Subject: [SI] S.16 Application No. A/STT/45 - Supplementary Information

Dear Sir,

We write to submit supplementary information in support of the captioned application.

Should you require more information, please do not hesitate to contact the undersigned. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Planning Limited
[redacted]

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD 96 Lot 165 & VL
Your Ref. : TPB/A/STT/45

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

By E-mail

18 November 2026

Dear Sir,

Supplementary Information

Proposed Temporary Public Vehicle Park (excl. Container Vehicle) and Shop and Services with Ancillary Facilities and Associated Filling of Pond for a Period of 5 Years in "Agriculture" Zone, Various Lots in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, New Territories

(S.16 Planning Application No. A/STT/45)

We write to submit supplementary information in support of the captioned application.

Should you require more information, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Chloe LEUNG email: ckyleung@pland.gov.hk)

[redacted]

Supplementary Information

Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Shop and Services with Ancillary Facilities and Associated Filling of Pond for a Period of 5 Years in "Agriculture" Zone, Various Lots in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, New Territories

(Application No. A/STT/45)

(i) The applicant provides the following supplementary information in support of the application:

- to meet the needs of nearby locals and business operators, the proposed shop and services will be used for displaying brand new and/or second-handed vehicles, i.e. private cars, for sale and selling of vehicle products. To utilise the proposed floor area, not more than a total of 15 private cars for sale will be stored within the enclosed structures;

- no electric vehicle charging facilities will be provided at the proposed development;

- the existing utility H-pole located in the centre of the application site has a height of about 8 m which serves as a source of electricity supply for the shop and services portion of the proposed development;

- an existing pedestrian footpath is provided along Chau Tau West Road (see below photo). Given that pedestrian is expected to make use of the existing pedestrian facilities, the additional road traffic induced by the proposed development is not anticipated to impose hazards on the pedestrian along Chau Tau West Road;



(Source: Google Map)

- noting that Chau Tau West Road is a single-lane two-way access road, it is expected that vehicles would travel along the access road under relatively low velocity. Under normal circumstances, it is observed that vehicles usually travel with a speed of not more than 25 km/h along Chau Tau West Road. In view of the low traffic flow and low vehicle speed, as well as the provision of existing pedestrian footpath, the potential traffic hazard to the pedestrian is not envisaged.

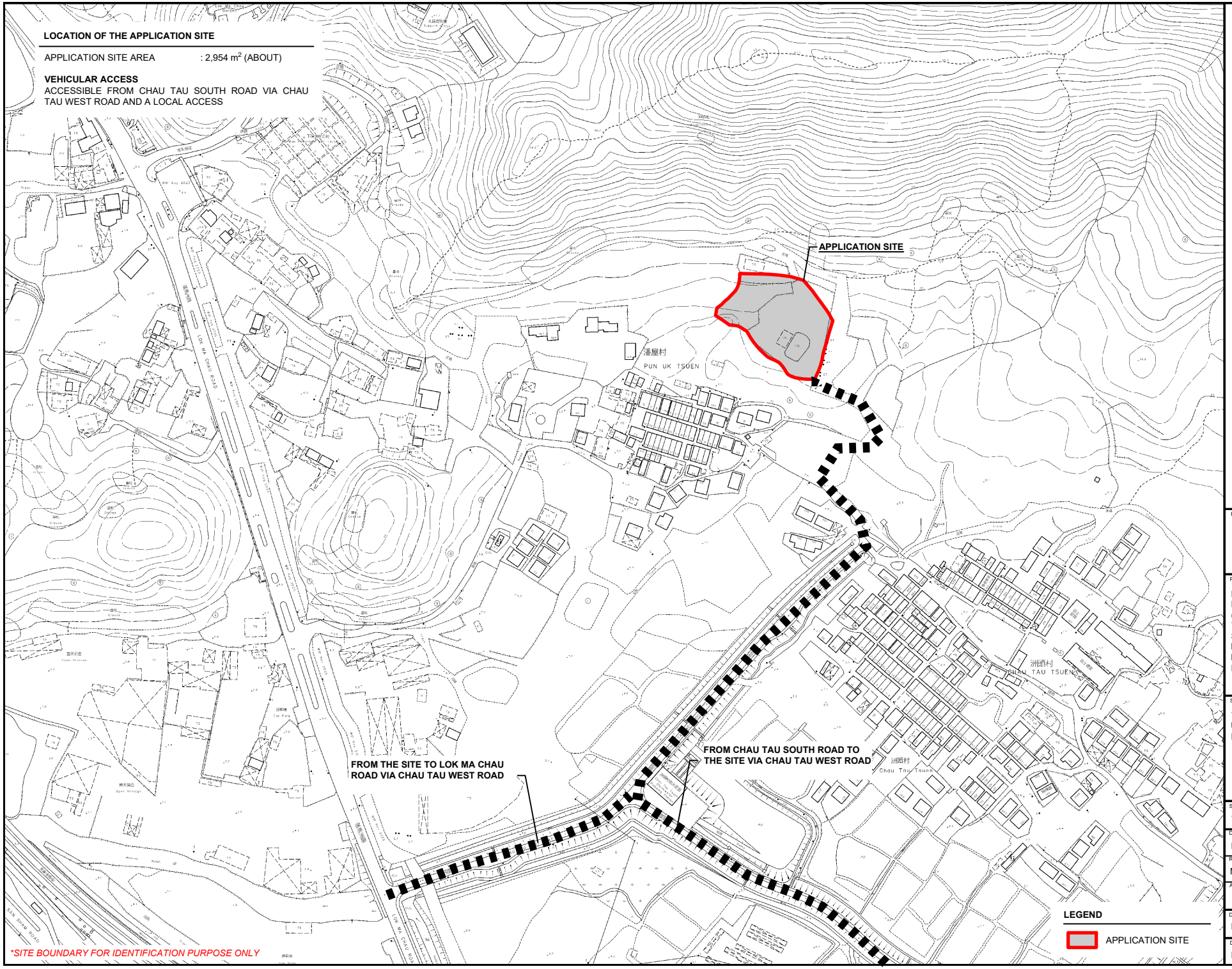
(ii) The applicant provides the following documents in support of the application:

- a revised location plan showing the 2-way access arrangement between the application site and the public roads nearby (**Annex 1**); and

- the consent letter from the applicant of the adjoining site with planning permission under planning application No. A/STT/38 for access therethrough (**Annex 2**).

Annex 1

Revised location plan



NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF POND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE	1 : 3000 @ A4
DRAWN BY	MN
DATE	7.10.2026
REVISED BY	MS
DATE	13.11.2026
APPROVED BY	
DATE	
DWG. TITLE	LOCATION PLAN
DWG NO.	PLAN 1
VER.	001

Annex 2

Consent letter from the applicant of the adjoining site

under planning application No. A/STT/38

授權書

規劃申請（編號：A/STT/38）申請人（甲方）	:	裕明運輸有限公司 Richmax Transportation Limited
公司註冊證明書	:	[redacted]
規劃申請（編號：A/STT/45）申請人（乙方）	:	萬年行有限公司 Million Link Inc Limited
公司註冊證明書	:	[redacted]

甲方為規劃申請（編號：A/STT/38）的申請人。

甲方與乙方達成共識，現授權及同意乙方因其業務運作需要，經甲方的規劃申請場地進入其申請地點。

For and on behalf of
RICHMAX TRANSPORTATION LIMITED
裕 明 運 輸 有 限 公 司
[redacted]
Authorized Signature(s)

裕明運輸有限公司
甲方簽署

MILLION LINK INC LIMITED
萬年行有限公司
[redacted]

萬年行有限公司
乙方簽署

2026 年 11 月 16 日