

2026年 4月 9日

此文件在收到城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

The application is received on 2026-04-09  
The Council will formally acknowledge  
the receipt of the application only upon receipt  
of all 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](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](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

200777 2/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / STT / 33
	Date Received 收到日期	2026 -04- 0 9

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) Richmax Transportation Limited 裕明運輸有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) R-riches Planning Limited 盈卓規劃有限公司	
<b>3. Application Site 申請地點</b>	
(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)	Lot 139 (Part) in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,205 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 853 ..... sq.m 平方米 <input type="checkbox"/> 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 <input type="checkbox"/> 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 San Tin Technopole OZP No.: S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on  
06/02/2026 - 20/02/2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 19/03/2026 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- others (please specify)  
其他（請指明）

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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

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Excavation 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 ..... 1,774 .....sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 431 .....sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 853 .....sq.m About 約

Proposed gross floor area 擬議總樓面面積 ..... 853 .....sq.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的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE, FS PUMP ROOM	359 m <sup>2</sup> (ABOUT) <sup>1</sup>	709 m <sup>2</sup> (ABOUT) <sup>1</sup>	8.23 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE	72 m <sup>2</sup> (ABOUT) <sup>1</sup>	144 m <sup>2</sup> (ABOUT) <sup>1</sup>	8.23 m (ABOUT)(2-STOREY)
TOTAL		431 m <sup>2</sup> (ABOUT)	853 m <sup>2</sup> (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 ..... 28 .....

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 ..... 1 .....

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) .....

Proposed operating hours 擬議營運時間 Shop and Services / Eating Place: 09:00 to 21:00 daily ..... Public vehicle park: 24-hour daily .....																																		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)                      有一條現有車路。(請註明車路名稱(如適用))                 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;">                     Accessible from Lok Ma Chau Road via a local access. ....                 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)                      有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))		Accessible from Lok Ma Chau Road via a local access. ....		<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	No 否	<input type="checkbox"/>																									
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No 否	<input type="checkbox"/>																																	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <input type="checkbox"/> Please provide details 請提供詳情                      .....                      .....                      .....                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	No 否	<input checked="" type="checkbox"/>																													
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)                      (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)                 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input type="checkbox"/> Diversion of stream 河道改道                 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input type="checkbox"/> Filling of pond 填塘                      Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                      Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約                 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input type="checkbox"/> Filling of land 填土                      Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                      Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約                 </td> </tr> <tr> <td></td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> Excavation of land 挖土                      Area of excavation 挖土面積.....60..... sq.m 平方米 <input checked="" type="checkbox"/> About 約                      Depth of excavation 挖土深度 .....4.....m 米 <input checked="" type="checkbox"/> About 約                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)		<input type="checkbox"/> Diversion of stream 河道改道		<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約		<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約		<input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....60..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....4.....m 米 <input checked="" type="checkbox"/> About 約	No 否	<input type="checkbox"/>																					
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	<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約																																	
	<input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....60..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....4.....m 米 <input checked="" type="checkbox"/> About 約																																	
No 否	<input type="checkbox"/>																																	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%; padding-left: 10px;">On environment 對環境</td> <td style="width:15%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width:15%; text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding-left: 10px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="3" style="padding-left: 10px;">                     _____                      _____                 </td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____ _____		
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																
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	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**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

Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

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

25/03/2026

(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	Lot 139 (Part) in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, Yuen Long, New Territories
Site area 地盤面積	2,205 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Technopole OZP No.: S/STT/2
Zoning 地帶	"Village Type Development" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Excavation 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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	853 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8.23 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	20	%	<input checked="" type="checkbox"/> 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		31
	Private Car Parking Spaces 私家車車位		28
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/lay-bys 上落客貨車位／停車處總數		1	
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		1	
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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status/excavation of land of/at the Site; Swept path analysis;</u> As-built drainage plan accepted under previous application; and Drainage records accepted under previous application.		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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 *Lot 139 (Part) in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The proposed development is intended to serve as a shop and service for selling daily necessities and eating place with public vehicle park to bring convenience to nearby locals and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved San Tin Technopole Outline Zoning Plan (OZP) No.: S/STT/2 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services', 'Eating Place' and 'Public Vehicle Park (excluding Container Vehicle)' are Column 2 uses within the "V" zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is comparable to nearby village houses in its surrounding within the "V" zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The proposed development is also generally in line with *Town Planning Board Guidelines for Application for Eating Place within Village Type Development Zone in Rural Areas under Section 16 of the Town Planning Ordinance (TPB PG-No. 15A)* in that the eating place is located at the fringe of Pun Uk Tsuen and abuts a local access branching off Lok Ma Chau Road (**Plan 1**).

- 2.4 The Site is subject of a previously approved application No. A/YL-ST/642 for 'Public Vehicle Park (excluding Container Vehicle)' and 'Shop and Services', which was approved by the Board for a period of 5 years in March 2023. All planning conditions under the previously approved application have been satisfactorily complied with. The planning permission is expected to be valid until 31.03.2028. Comparing to the previously approved application, the site area of the current application has been slightly reduced (from 2,350 m<sup>2</sup> to 2,205 m<sup>2</sup>) and an additional eating place is proposed.
- 2.5 Various similar applications for 'Shop and Service' (Nos. A/YL-ST/645 and A/STT/4), 'Eating Place' (Nos. A/YL-ST/637, 638, 651 & 666 and A/STT/7, 10 & 30) and 'Public Vehicle Park' (Nos. A/YL-ST/587, 606 & 624 and A/STT/12, 21 & 29) were approved by the Board on a temporary basis for a period of 3 to 5 years in the past 5 years within the "V" zone on the same OZP or previously the approved San Tin OZP No. S/YL-ST/8. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.
- 2.6 In support of the application, the applicant has submitted the as-built drainage plan and drainage condition records accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) under the previously approved application to minimise the potential adverse impact to the surrounding area (**Appendices I and II**). After obtaining relevant planning permission, the applicant will submit a revised fire service installations (FSIs) proposal to reflect the current layout, and, upon acceptance by the Director of Fire Services (D of FS), implement the required FSIs and provide FS251 certificates for the consideration of the D of FS.

### **3) Development Proposal**

- 3.1 The Site occupies an area of 2,205 m<sup>2</sup> (about) (**Plan 3**). 2 nos. of temporary structure are proposed for eating place, shop and services, washroom, site office and fire service pump room with total gross floor area (GFA) of 853 m<sup>2</sup> (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking, loading/unloading (L/UL) and circulation area.
- 3.2 The operation hours of the shop and services and eating place will be 09:00 to 21:00 daily including public holidays, whereas the public vehicle park will operate 24-hour daily including

public holidays. Detailed development parameters are shown at **Table 1** below:

**Table 1** – Major development parameters

<b>Site area</b>	2,205 m <sup>2</sup> (about)
<b>Covered area</b>	431 m <sup>2</sup> (about)
<b>Uncovered area</b>	1,774 m <sup>2</sup> (about)
<b>Plot ratio</b>	
	0.39 (about)
<b>Site coverage</b>	
	20% (about)
<b>No. of structure</b>	
	2
<b>GFA</b>	
- Domestic GFA	853 m <sup>2</sup> (about)
- Non-domestic GFA	Not applicable
	853 m <sup>2</sup> (about)
<b>Building height</b>	
	8.23 m (about)
<b>No. of storey</b>	
	2

- 3.3 To facilitate the provision of the underground fire service water tank, a minor portion of the Site (i.e. 10 m (L) x 6 m (W); 60 m<sup>2</sup>; about 2.7% of the Site) is proposed to be excavated for not more than 4 m in depth (**Plan 5**). The fire service water tank is considered necessary to meet relevant fire service requirement of the proposed development. The applicant will strictly follow the scheme, and no further excavation will be carried out. The applicant will reinstate the excavated area upon expiry of the planning permission.
- 3.4 The proposed development would mainly target at residents from nearby villages, as well as business operators in the vicinity. The proposed shop and service and eating place could accommodate about 30 customers at the same time. It is expected that a portion of the target customers would assess the proposed development by private cars (PC). Food and goods to support the daily operation of the proposed development will be transported by light goods vehicle (LGV) during non-peak hours. The existing parking spaces under the previously approved application No. A/YL-ST/642 will also be maintained to meet the public demand of car parking spaces in the vicinity.
- 3.5 As the operation hours of the proposed shop and services and eating place would last until 21:00, it is expected the nighttime traffic flow induced by the proposed development should be minimal. The potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.

3.6 The Site is accessible from Lok Ma Chau Road via a local access (**Plan 1**). A 11 m-wide (about) vehicular ingress/egress is proposed at the northern periphery. 32 parking and L/UL spaces are provided at the Site for staff and visitors. Details of their provisions are shown at **Table 2** below.

**Table 2** – Parking and L/UL provisions

Type of space	No. of space
Parking space for PC - 2.5 m (W) x 5 m (L)	20 (for PVP) 8 (for S&S/EP)
Parking space for LGV - 3.5 m (W) x 7 m (L)	3
Type of space	No. of space
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1 (for S&S/EP)

3.7 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3** – 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	5	0	1	9
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	5	3	1	0	9
Average trip per hour (Beyond AM and PM Peaks)	3	3	1	1	8

3.8 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 approval period of the planning permission. 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 approval period of the planning permission.

- 3.9 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.
- 3.10 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.
- 3.11 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.
- 3.12 The applicant will follow the '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

#### **4) Conclusion**

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the provision of the as-built drainage plan and drainage condition records accepted by CE/MN, DSD under the previously approved

application are provided to mitigate any potential adverse impact that would have arisen from the proposed development.

- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**March 2026**

## **LIST OF APPENDICES**

<b>Appendix I</b>	As-built drainage plan accepted under previous application
<b>Appendix II</b>	Drainage records accepted under previous application

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Plan showing the excavation of land
<b>Plan 6</b>	Swept path analysis

## LIST OF APPENDICES

- Appendix I** As-built drainage plan accepted under previous application
- Appendix II** Drainage records accepted under previous application

## **Appendix I**

As-built drainage plan accepted under previous application



# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 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.

來函檔號      Your Reference :      DD96 Lot 139 & VL  
本署檔號      Our Reference :      (      ) in TPB/A/YL-ST/642  
電話號碼      Tel. No.:      3168 4072  
傳真機號碼      Fax No.:      3168 4074 / 3168 4045

By Post and Fax  
4 March 2024

Dear Sir/Madam,

## Compliance with Approval Condition (f) Submission of a drainage proposal

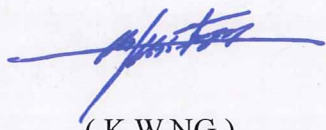
**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in "Village Type Development" Zone, Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**  
**(Planning Application No. A/YL-ST/642)**

I refer to your submission dated 20.2.2024 regarding the submission of a revised drainage proposal in an attempt for compliance with approval condition (f). 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.**

Should you have any queries, please contact Mr LEONG Cheung Ching (Tel: 2300 1432) of DSD direct.

Yours sincerely,



( K W N G )  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

C.C.  
CE/MN, DSD  
CTP/TPB(3)

(Attn.: Mr LEONG Cheung Ching)

KWN/KAC/mw

Our Ref. : DD96 Lot 139 & VL  
Your Ref. : TPB/A/YL-ST/642

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

**By Email**

20 February 2024

Dear Sir,

**Compliance with Approval Condition (f)**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services  
for a Period of 5 Years in "Village Type Development" Zone,  
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-ST/642)**

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (f) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Karen CHAN  
(Attn.: Ms. Monique WONG

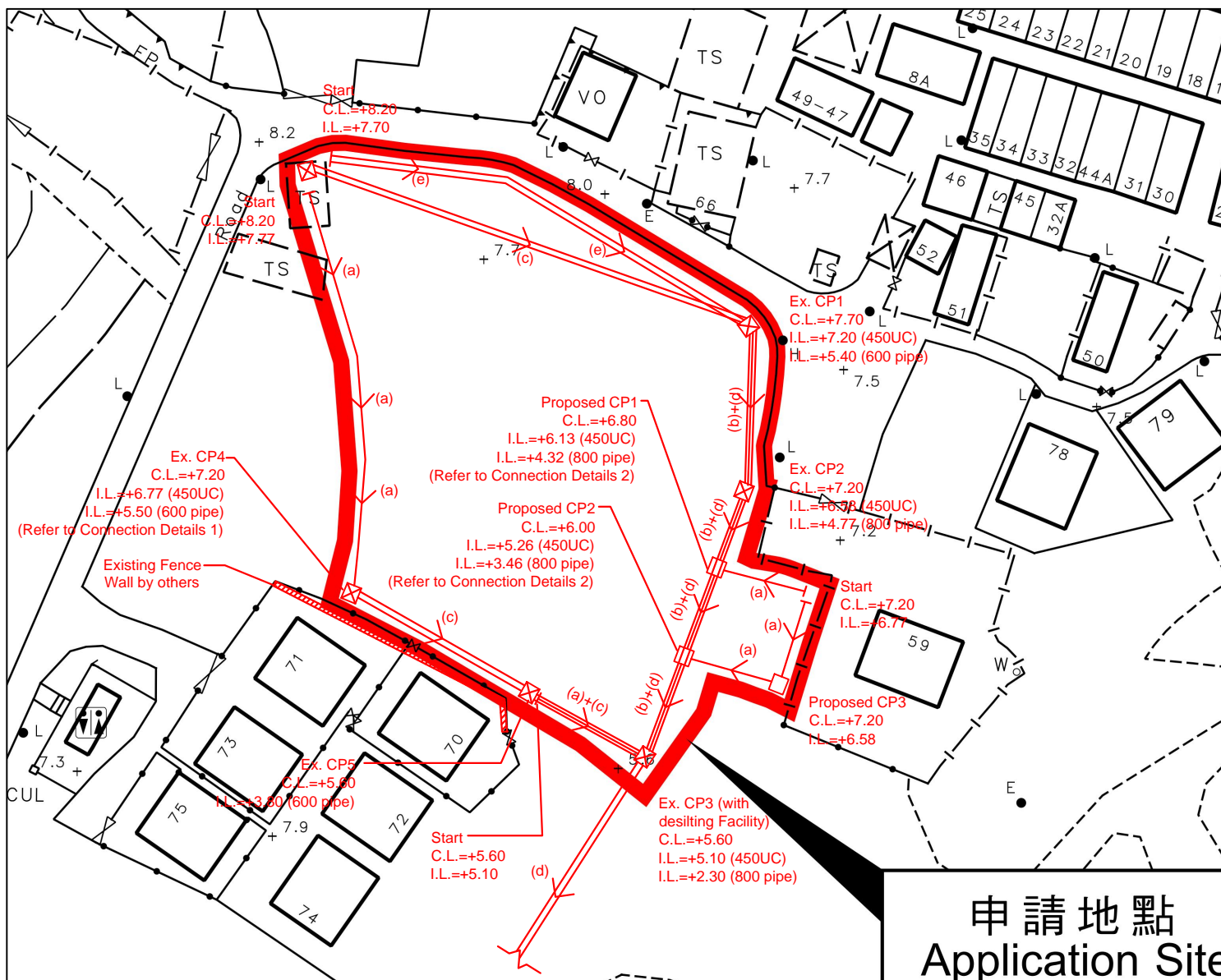
email: kkychan2@pland.gov.hk )  
email: mkmwong@pland.gov.hk )



**Appendix I – Response to Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)**

<b>Comments of the CE/MN, DSD (Contact Person Mr. Jacky LEONG; Tel: 2300 1432)</b>		
(i)	The drainage impact on the existing drainage system is not addressed in the submitted drainage proposal. The applicant shall show that the additional run-off from the development, if any, would not cause insurmountable drainage issue.	The outside catchment area has been considered and corresponding calculation checking is revised for your consideration please ( <b>Appendix II</b> ).
(ii)	Refer to Stormwater Design Manual Section 6.6.1, in any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified.	50-year return period is adopted and revised accordingly ( <b>Appendix II</b> ).
(iii)	My previous comment (e) is not addressed in your calculation. Please clarify.	Calculation checking of existing 800 pipe is presented at the revised drainage proposal ( <b>Appendix II</b> ).





申請地點  
Application Site

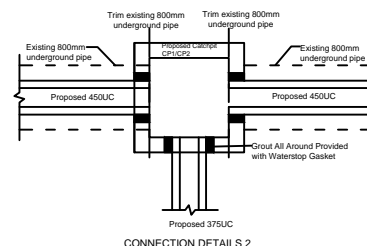
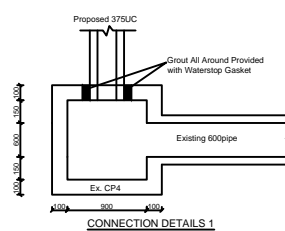
**Note:**  
1. Catchpits (Ex. CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. UC follows Typical Details of Geotechnical Manual for Slope Fig.8.11.

3. Proposed CP1 and CP2 follows DSD standard drawing DS1080, TYPE1.

**LEGEND**

- CP Proposed CatchPit
- (a) Proposed 375UC (1:150) with Cast Iron Cover
- (b) Existing 450UC (1:150) with Cast Iron Cover
- CP Existing CatchPit
- (c) Existing 600Pipe
- (d) Existing 800Pipe
- (e) Existing 450UC (1:150)
- (a/b)+(c/d) Proposed UC above Existing Pipe



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

**Project:**  
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long  
(Application No.:A/YL-ST/642)

Title:

Drainage Proposal

D01

Drawn by:

DM

Date:

20-2-2024

Check by:

DM

Scale:

----

Outside Catchment area to be collected  
by the existing 450UC as denoted by (e)  
in the Drawing D01  
Area = 4322sq.m

潘屋村  
PUN UK TSUEN



Site Area = 2350 sq.m

申請地點  
Application Site

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**  
(Application No.:A/YL-ST/642)

Title:

Catchment Area Plan

D02

Drawn by:

DM

Date:

20-2-2024

Check by:

DM

Scale:

---

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

The site will be concrete paved

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 2350 \quad \text{m}^2$$

$$= 0.00235 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 50 / 1^{0.2} * 2350^{0.1}$$

$$= 3.328 \quad \text{min}$$

$$i = a / (t+b)^c \quad (\text{Values of a, b and c are from Table 3d of Stormwater Drainage Manual with 50yrs return})$$

$$= 1167.6 / (3.328 + 16.76)^{0.561}$$

$$= 216.94 \quad \text{mm/hr}$$

Therefore,  $Q_s = 0.278 * 0.95 * 216.94 * 0.00235$

$$= 0.1346 \quad \text{m}^3/\text{sec}$$

$$= 8079 \quad \text{lit/min}$$

**Provide 375UC(1:150) is OK**

Check existing 450UC as denoted by (e) in the Drawing D01

$$Q_o = 0.278 C i A$$

Consider outside catchment area

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 4322 \quad \text{m}^2$$

$$= 0.004322 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 50 / 1^{0.2} * 4322^{0.1}$$

$$= 3.131 \quad \text{min}$$

$$i = a / (t+b)^c \quad (\text{Values of a, b and c are from Table 3d of Stormwater Drainage Manual with 50yrs return})$$

$$= 1167.6 / (3.131 + 16.76)^{0.561}$$

$$= 218.15 \quad \text{mm/hr}$$

Therefore,  $Q_o = 0.278 * 0.95 * 218.15 * 0.004322$

$$= 0.2490 \quad \text{m}^3/\text{sec}$$

$$= 14940 \quad \text{lit/min}$$

**Provide 450UC(1:150) is OK**

Calculation Maximum Capacity of Existing 600pipe

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

where  $R = \pi r^2 / 2 \pi r$

$$= r / 2$$

$$= 0.15 \quad \text{m}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.01$$

Therefore,  $V = 0.15^{2/3} * 0.01^{0.5} / 0.012$

$$= 2.353 \quad \text{m/sec}$$

Maximum Capacity ( $Q_{\max}$ )  $= V * A$

$$= 2.353 * \pi r^2$$

$$= 0.665 \quad \text{m}^3/\text{sec}$$

$$= 39911 \quad \text{lit/min}$$

$$> Q_s + Q_o$$

$$= 23019 \quad \text{lit/min}$$

**Existing 600pipe (or above) is OK**

Overall catchment area

$$\begin{aligned}\text{Therefore, } Q &= Q_s + Q_o \\ &= 23019 \quad \text{m}^3/\text{sec}\end{aligned}$$

Calculation Maximum Capacity of Existing 800 pipe

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned}\text{where } R &= \frac{\pi r^2}{2 \pi r} \\ &= r/2 \\ &= 0.2 \quad \text{m}\end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.01$$

$$\begin{aligned}\text{Therefore, } V &= 0.2^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.850 \quad \text{m/sec}\end{aligned}$$

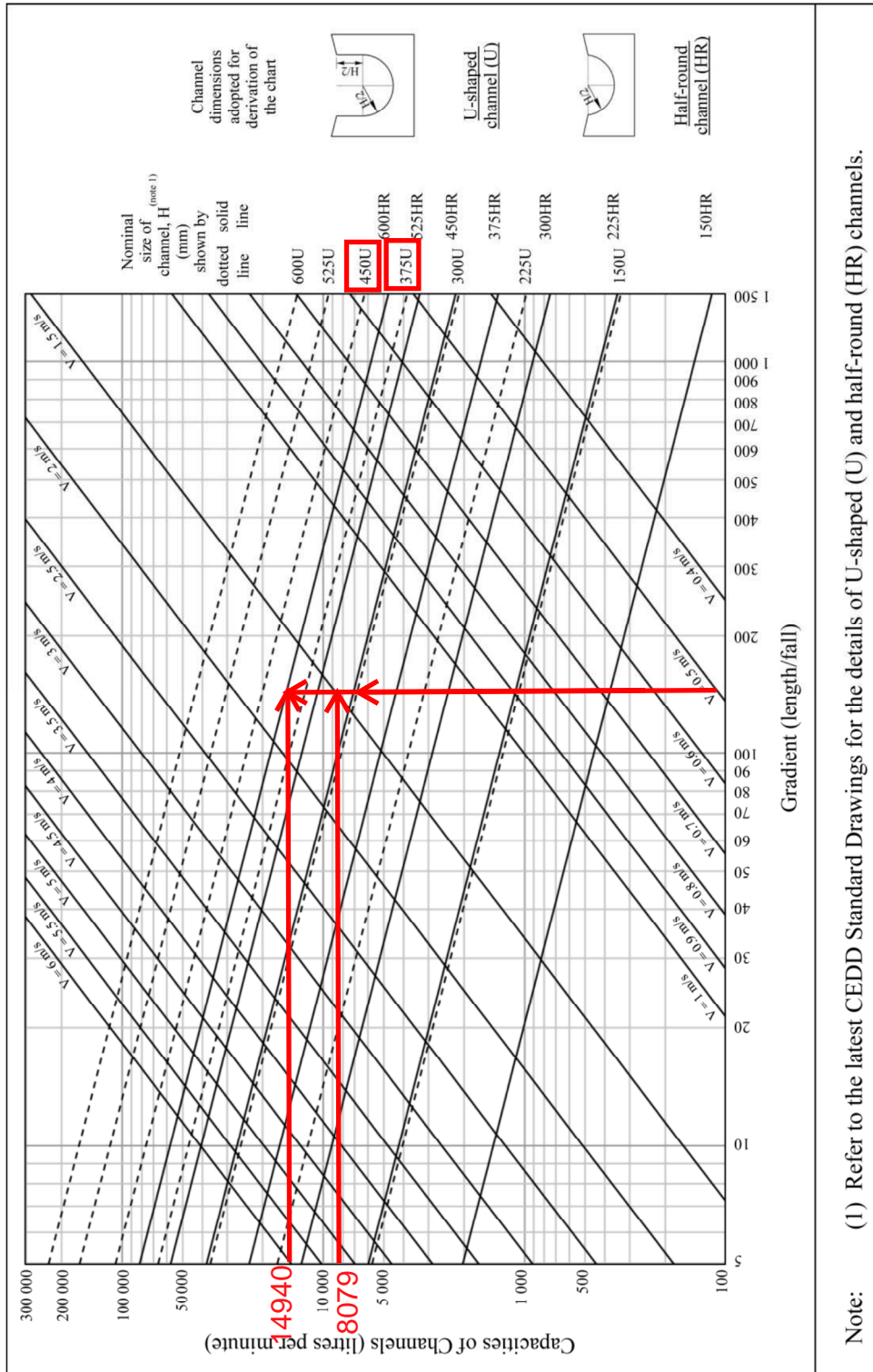
$$\begin{aligned}\text{Maximum Capacity } (Q_{\max}) &= V * A \\ &= 2.85 * \pi r^2 \\ &= 1.433 \quad \text{m}^3/\text{sec} \\ &= 85953 \quad \text{lit/min} \\ &> 23019 \quad \text{lit/min}\end{aligned}$$

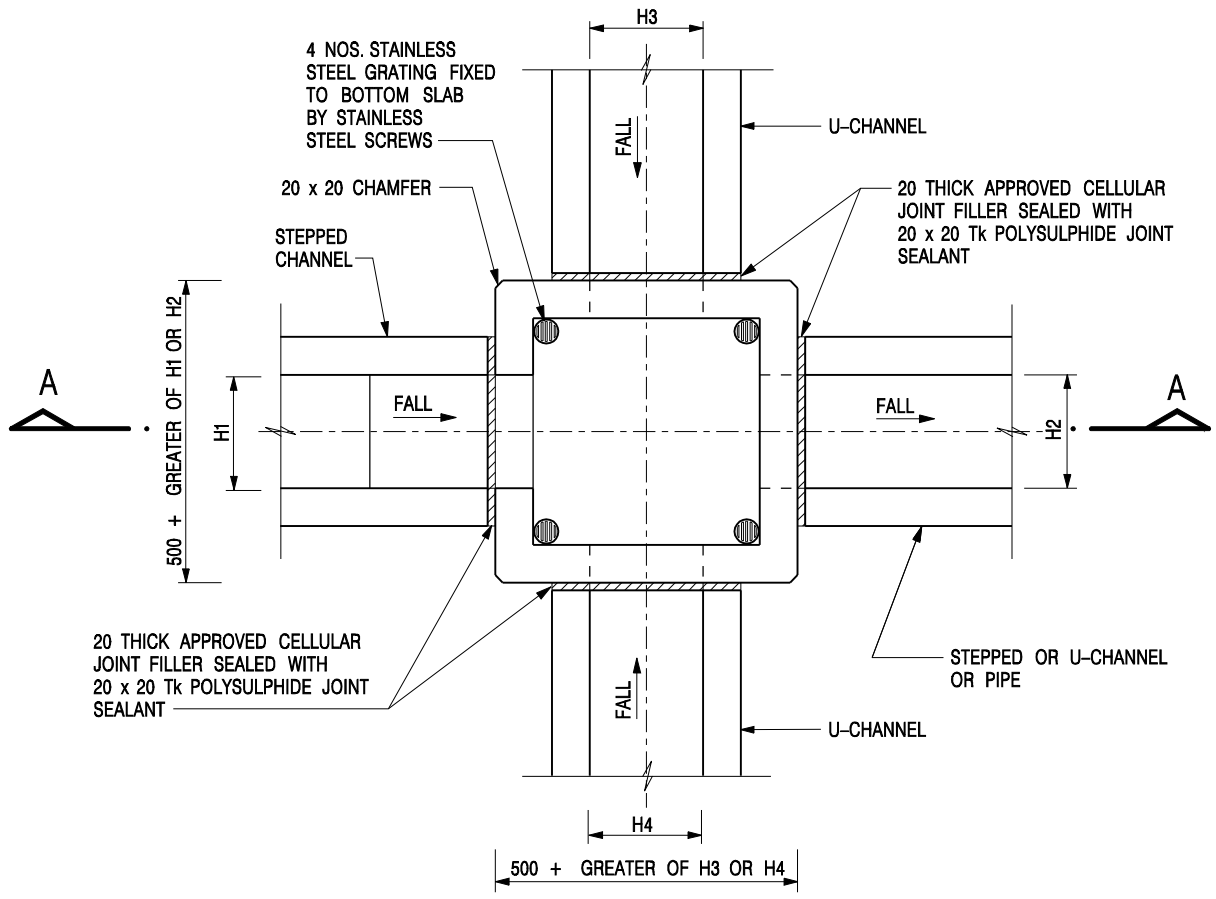
**Existing 800 pipe is OK**

**GEO Technical Guidance Note No. 43 (TGN 43)**  
**Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1      Revision: -      Date: 05.06.2014      Page: 3 of 3

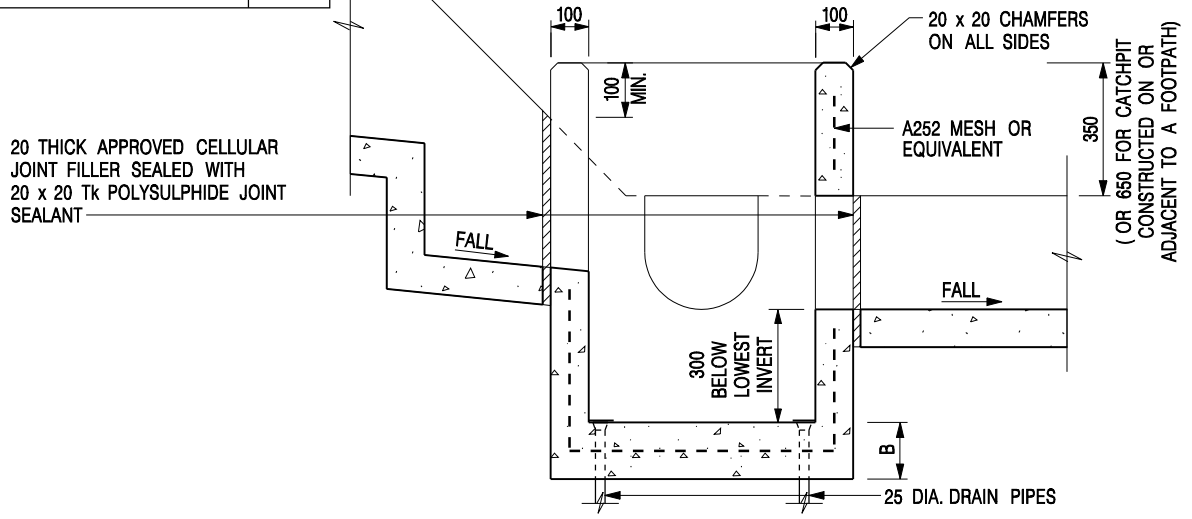
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm





**PLAN**

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



**SECTION A - A**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

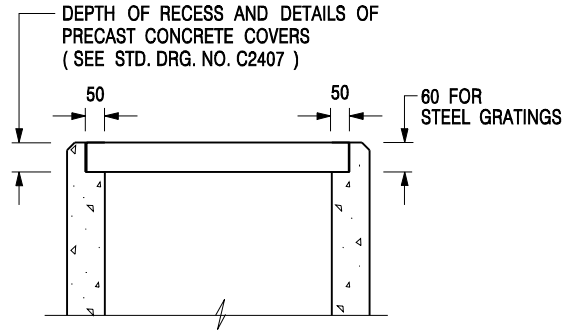
**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**



**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20  
**DATE** JAN 1991

**DRAWING NO.**  
**C2406 /1**




**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

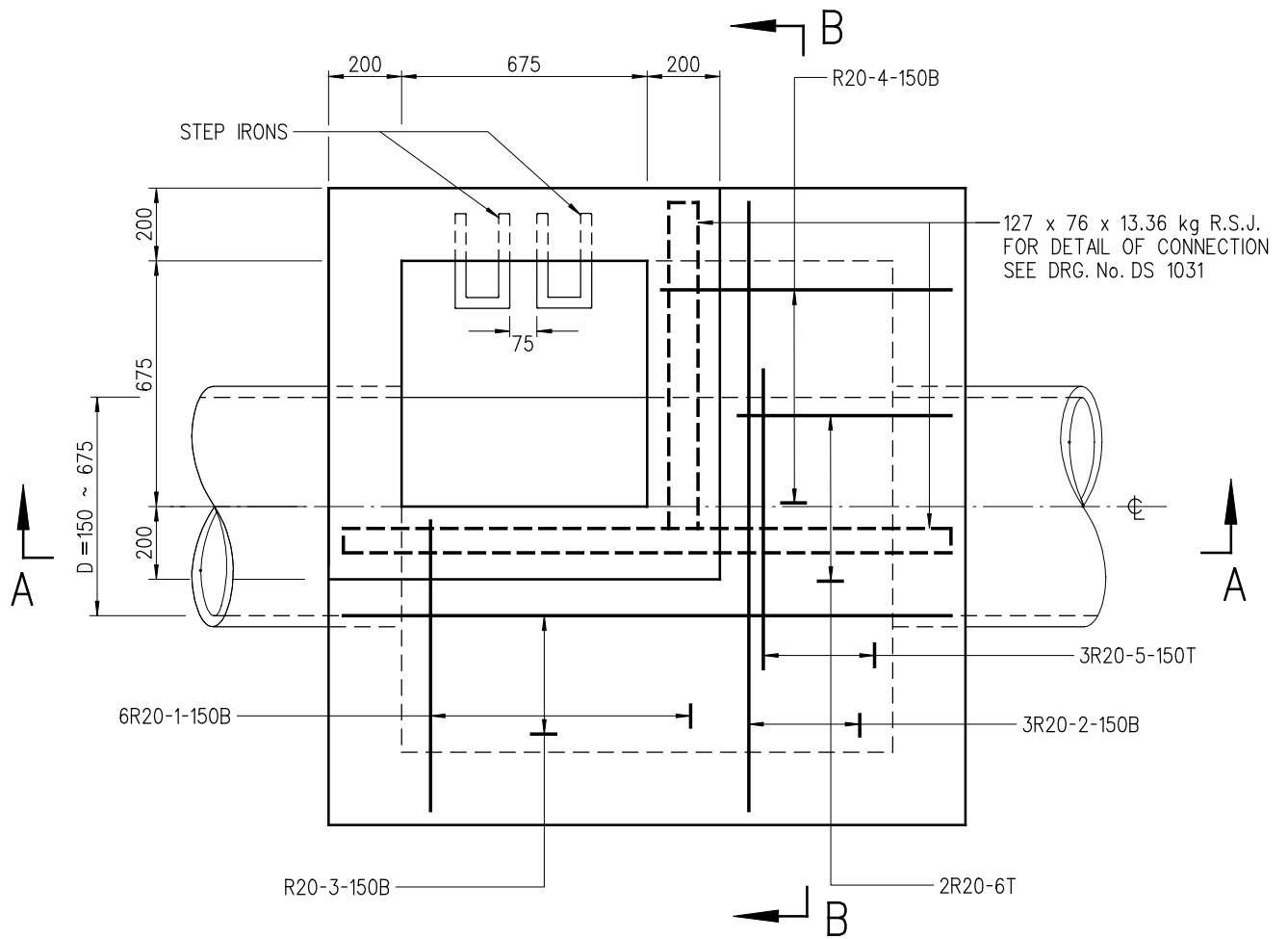
**NOTES:**

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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>



## PLAN

### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : 150 TO 675 mm
6. NORMAL RANGE OF DEPTH : 1 500 TO 3 000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
7. USED IN : STORMWATER DRAIN AND SEWER
8. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
9. TOP TREATMENT : SEE DRG. No. DS 1032
10. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
11. CONCRETE : GRADE 30/20
12. ALL BAR MARKS APPEARED HEREON ARE USED FOR REFERENCE IN THIS DRAWING ONLY.
13. MINIMUM COVER AT END OF BARS 40 mm
14. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.

B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

**STANDARD MANHOLE  
TYPE E1**

## DRAINAGE SERVICES DEPARTMENT

REFERENCE

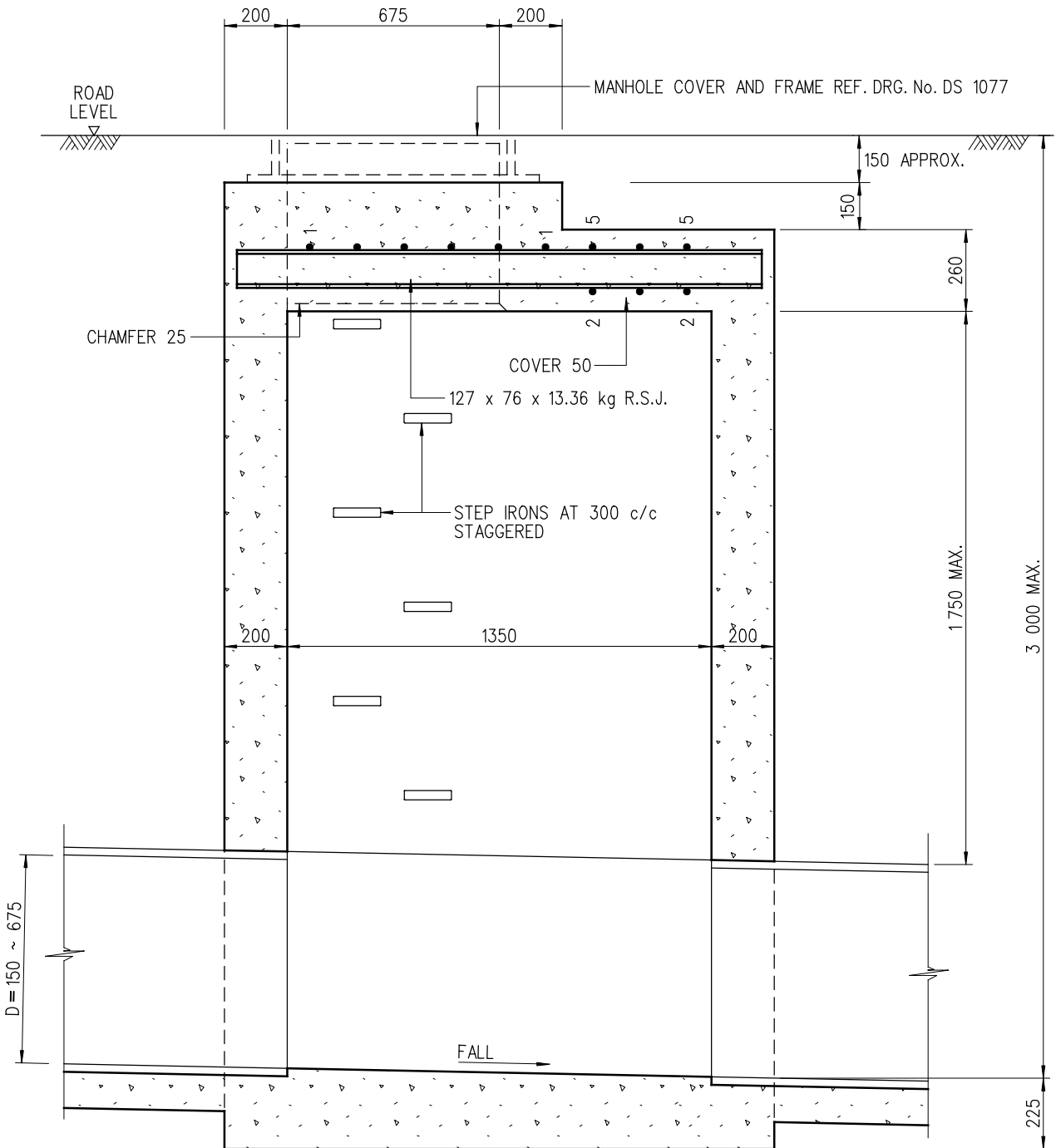
DRAWING No.

SCALE

1 : 20

**DS 1080B**

( SHEET 1 OF 3 )



**SECTION A-A**

BAR MARKS	SHAPE CODE ○
1 & 4	(99)
2, 3 & 6	(35)
5	(20)

B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE E1

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

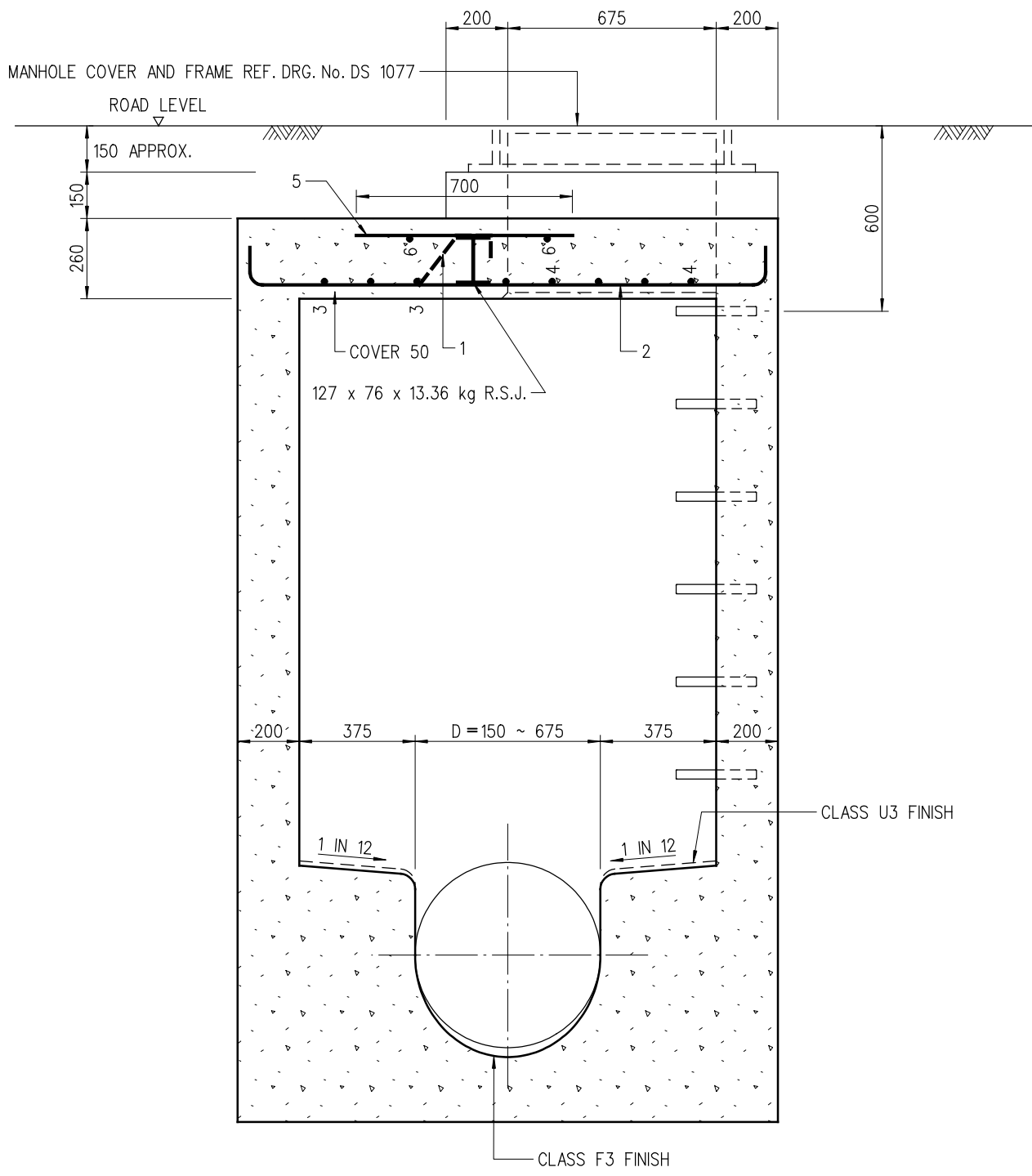
DRAWING No.

SCALE

1 : 20

**DS 1080B**

( SHEET 2 OF 3 )



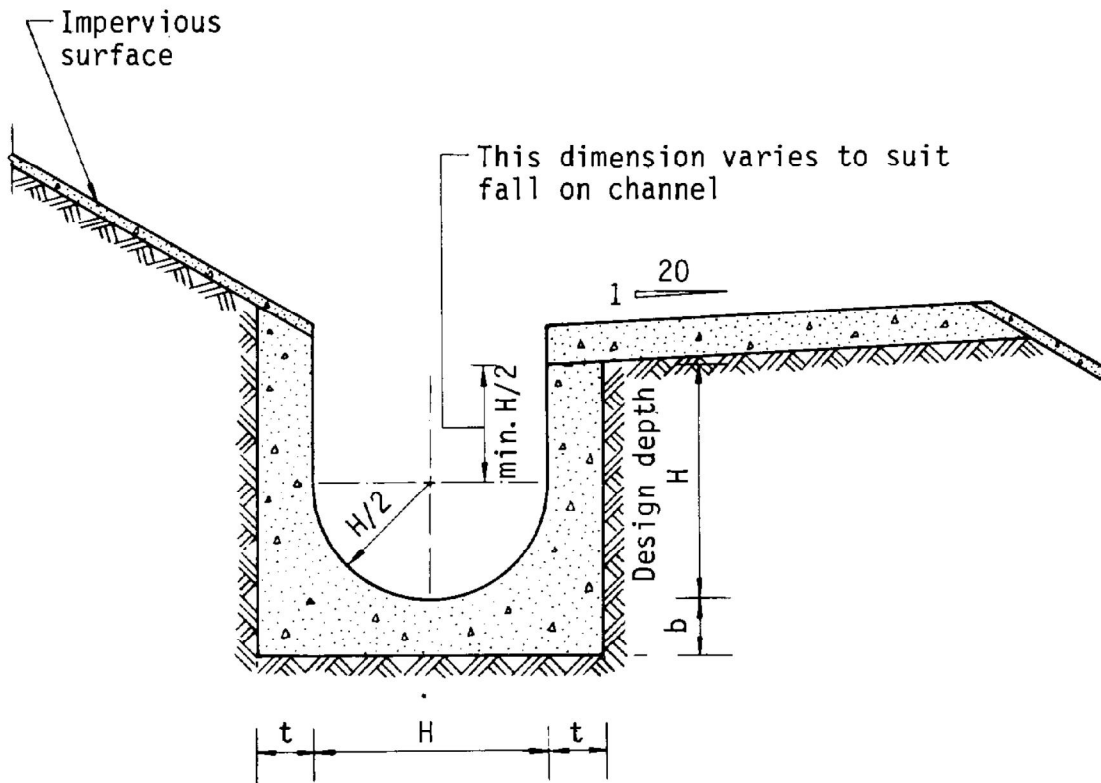
**SECTION B-B**

B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE E1

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE	DRAWING No.
SCALE	<b>DS 1080B</b> ( SHEET 3 OF 3 )
1 : 20	



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



Photos of Existing CP3

## **Appendix II**

Drainage records accepted under previous application



**規劃署**

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路388號  
中染大廈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.

來函檔號 Your Reference: DD96 Lot 139 & VL  
本署檔號 Our Reference: ( ) in TPB/A/YL-ST/642  
電話號碼 Tel. No.: 3168 4041 / 3168 4072  
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

By Post and Fax [REDACTED]  
21 May 2025

[REDACTED]

Dear Sir,

**Submission for Compliance with Approval Condition (g) -  
Implementation of the drainage proposal**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and  
Shop and Services for a Period of 5 Years in "Village Type Development" Zone,  
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**  
**(Planning Application No. A/YL-ST/642)**

I refer to your submission dated 9.5.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- Not acceptable. The captioned condition has not been complied with.



- 2 -

Should you have any queries, please contact Mr. LEONG Cheung Ching (Tel.: 2300 1432) of the Drainage Services Department directly.

Yours faithfully,



( Josephine LO )  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

C.C.  
CE/MN, DSD  
CTP/TPB(3)

(Attn: Mr. LEONG Cheung Ching)

JL/KAC/tc

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

The applicant is reminded to provide and allow the connection of existing flow paths/drainage facilities if they are intercepted by the application site.

Our Ref. : DD96 Lot 139 & VL  
Your Ref. : TPB/A/YL-ST/642

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

**By Email**

9 May 2025

Dear Sir,

**Compliance with Approval Condition (g)**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services  
for a Period of 5 Years in "Village Type Development" Zone,  
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-ST/642)**

We are writing to submit a set of photographic records of the completed drainage facilities provided by the applicant at the application site for compliance with approval condition (g) of the subject application, i.e. *the implementation of the drainage proposal (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 Property Consultants Limited**

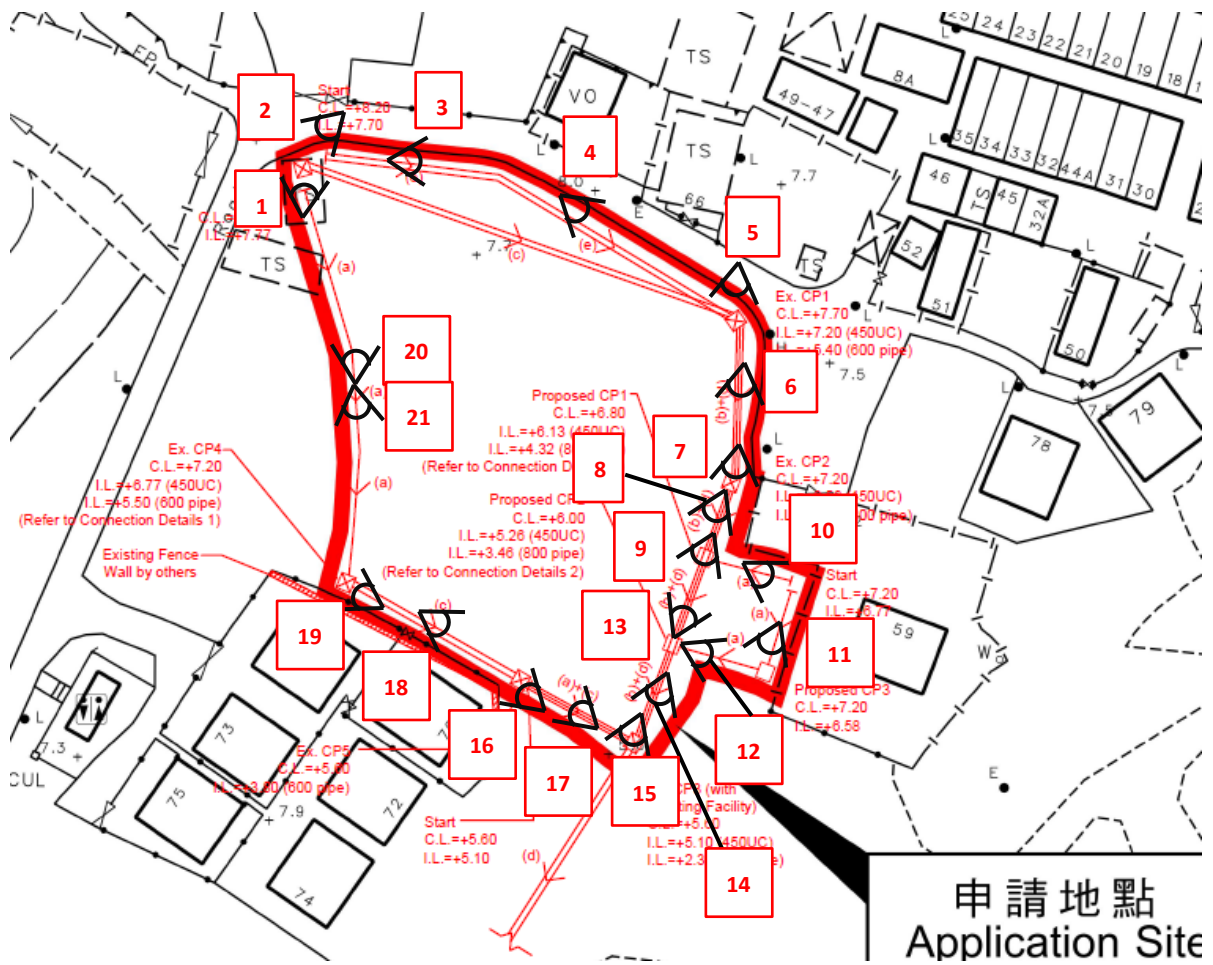
 

**Kevin LAM**  
Planning Assistant

Photographic Records of the Existing Condition of Drainage Facilities

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services  
for a Period of 5 Years in "Village Type Development" Zone,  
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long

(S.16 Application No. A/YL-ST/642)



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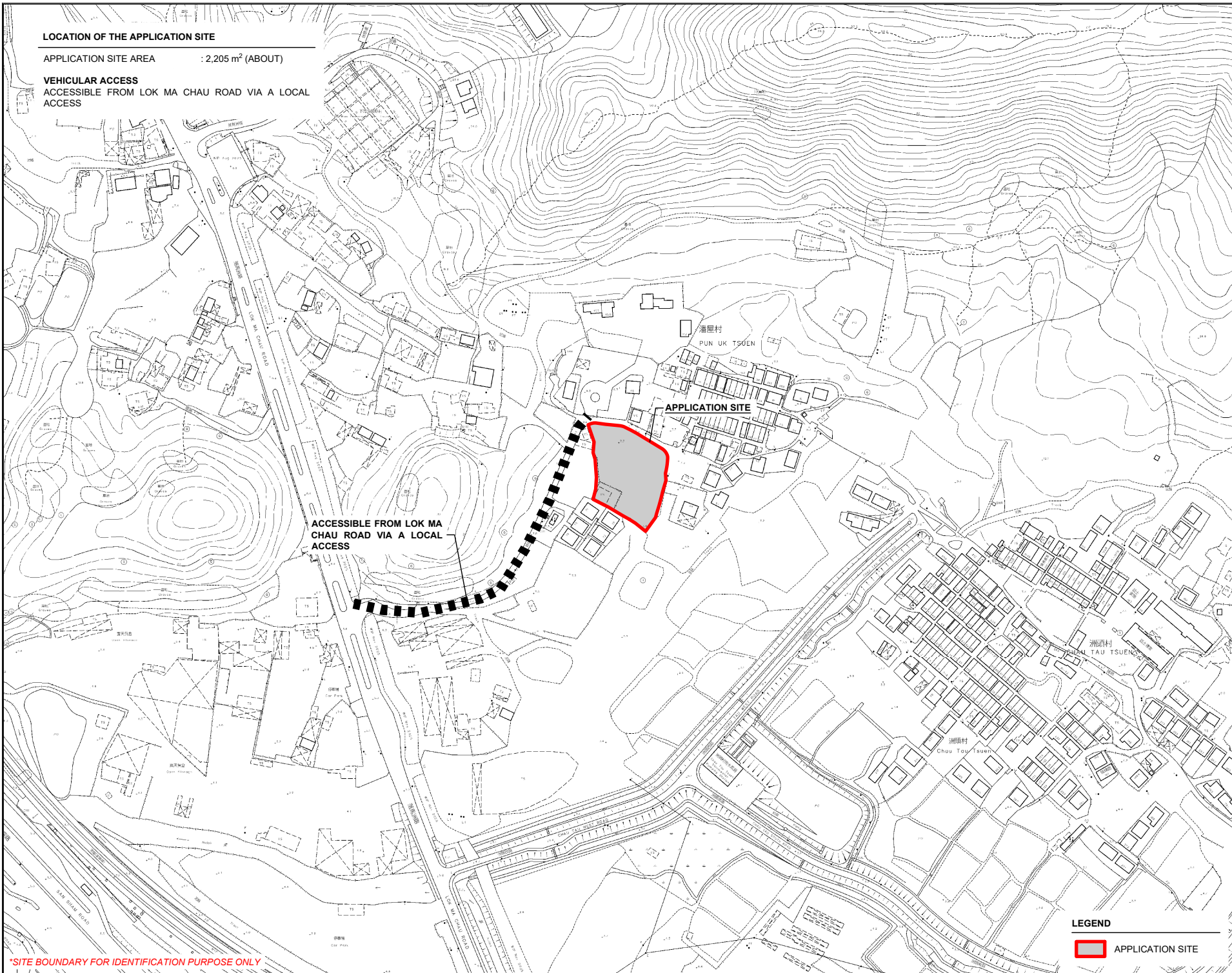


**LOCATION OF THE APPLICATION SITE**

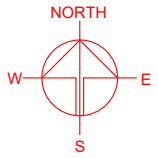
APPLICATION SITE AREA : 2,205 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM LOK MA CHAU ROAD VIA A LOCAL ACCESS



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN

DATE  
17.3.2026

REVISED BY  
DATE

APPROVED BY  
DATE

**LEGEND**

 APPLICATION SITE

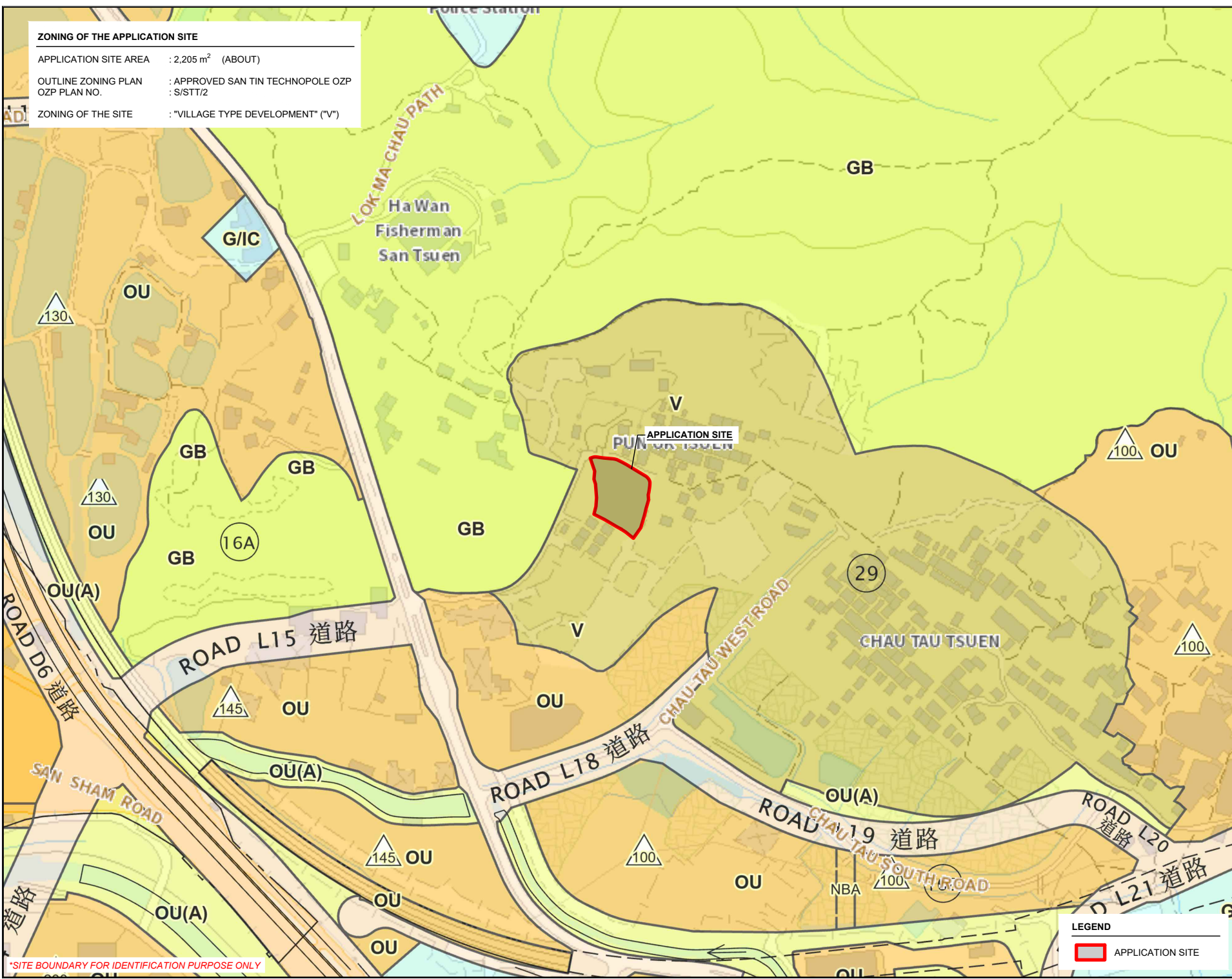
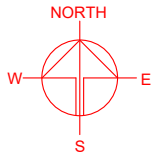
DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,205 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED SAN TIN TECHNOPOLE OZP  
 OZP PLAN NO. : S/STT/2  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 4000 @ A4	
DRAWN BY	DATE
MN	17.3.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

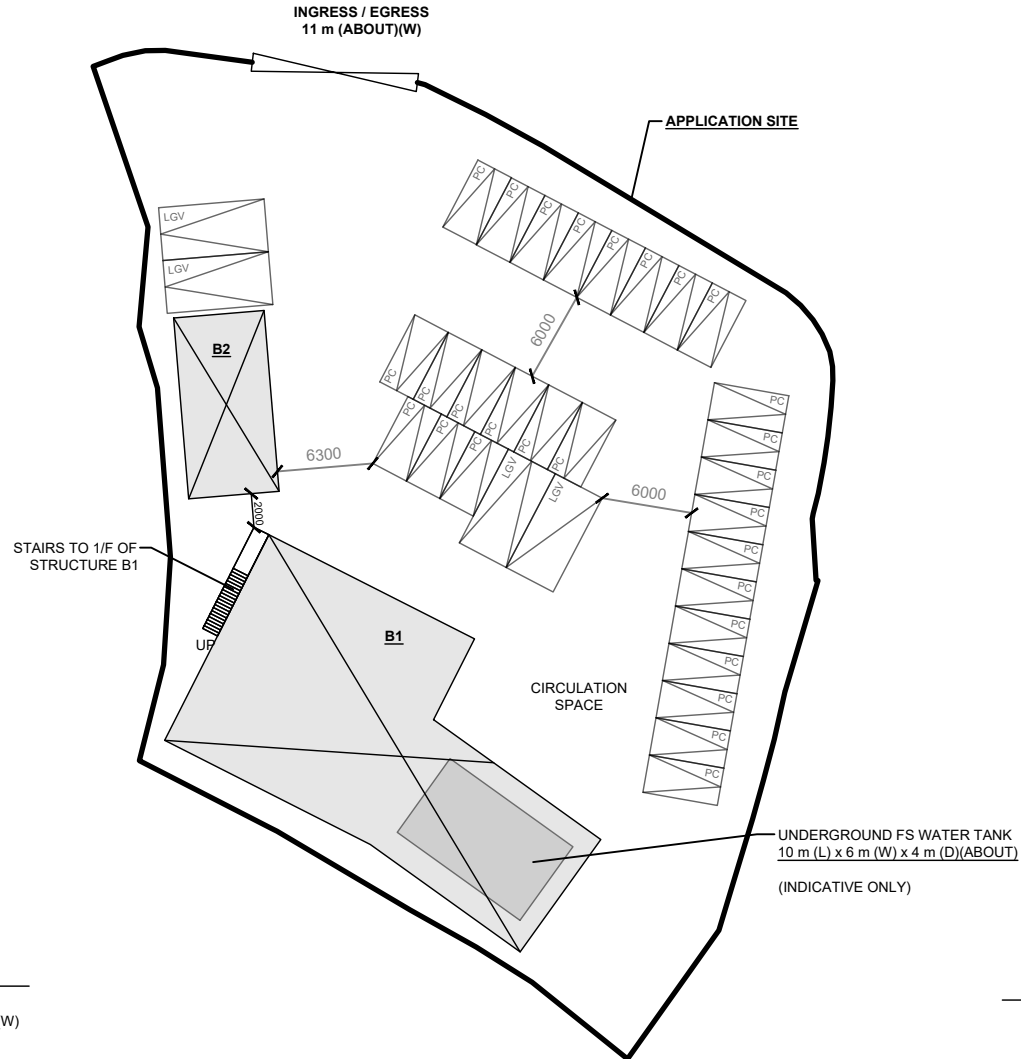
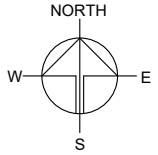


**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 2,205 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 431 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,774 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 853 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 853 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE, FS PUMP ROOM	359 m <sup>2</sup> (ABOUT) <sup>1</sup>	709 m <sup>2</sup> (ABOUT) <sup>1</sup>	8.23 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE	72 m <sup>2</sup> (ABOUT) <sup>1</sup>	144 m <sup>2</sup> (ABOUT) <sup>1</sup>	8.23 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>431 m<sup>2</sup> (ABOUT)</b>	<b>853 m<sup>2</sup> (ABOUT)</b>	

<sup>1</sup>GFA OF STRUCTURE B1: 350 m<sup>2</sup> (G/F) + 9 m<sup>2</sup> (STAIRCASE) + 350 m<sup>2</sup> (1/F) = 709 m<sup>2</sup>



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

**LOADING / UNLOADING PROVISIONS**

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- UNDERGROUND FS WATER TANK
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 8.4.2026

REVISED BY: DATE:

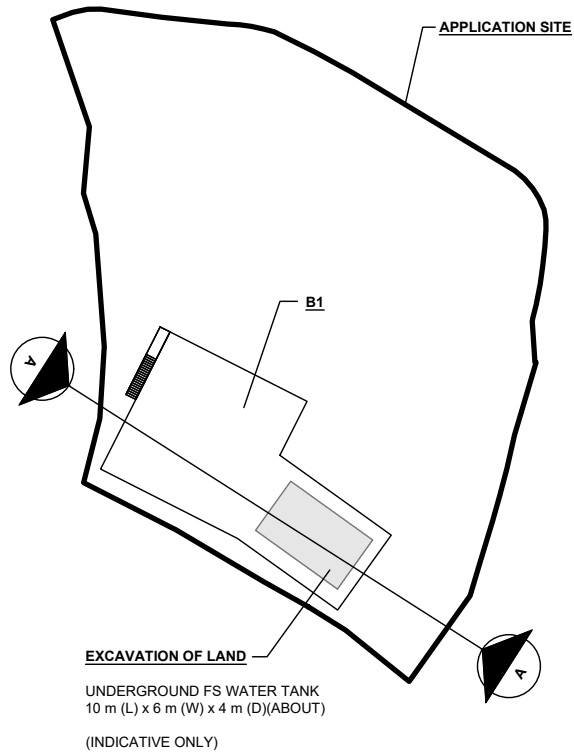
APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

**EXCAVATION OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 2,205 m<sup>2</sup> (ABOUT)  
 PROPOSED EXCAVATION AREA : 60 m<sup>2</sup> (ABOUT)  
 DEPTH OF EXCAVATION : NOT MORE THAN 4 m  
 USE : FIRE SERVICE WATER TANK

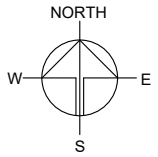
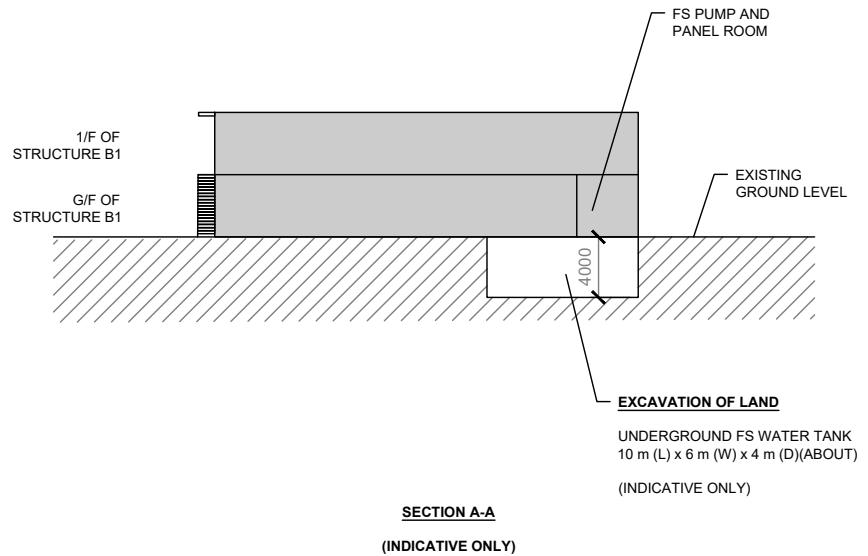


**LEGEND**

- APPLICATION SITE
- LOCATION OF STRUCTURE B1
- PROPOSED EXCAVATION AREA

SITE LEVELS ARE FOR REFERENCE ONLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 / 500 @ A4

DRAWN BY	DATE
MN	17.3.2026

REVISED BY	DATE

APPROVED BY	DATE

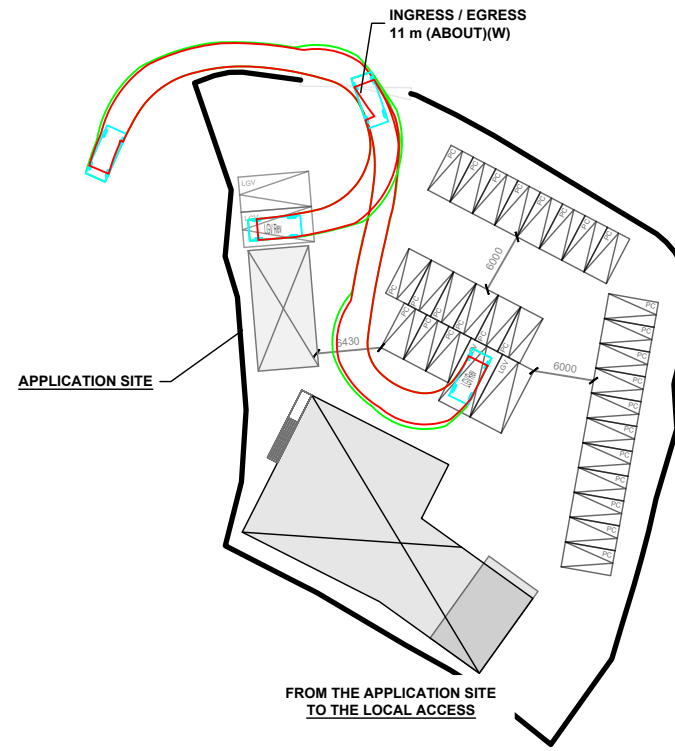
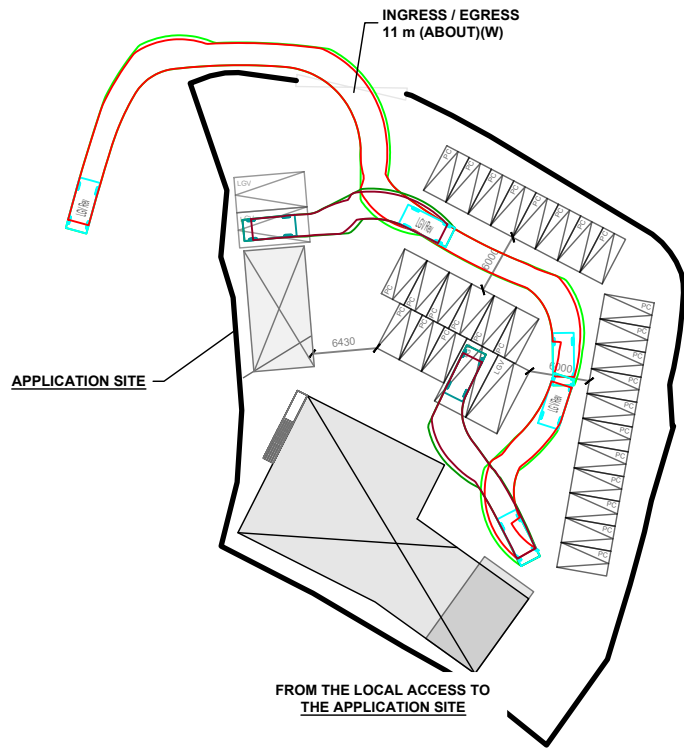
DWG. TITLE  
**EXCAVATION OF LAND**

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)

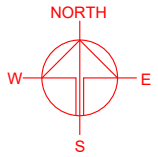
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**LEGEND**

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

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

17.3.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

Our Ref. : DD 96 Lot 139  
Your Ref. : TPB/A/STT/33

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

**By E-mail**

10 April 2026

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park  
(excluding Container Vehicle) with Ancillary Facilities and Associated Excavation of Land  
for a Period of 3 Years in "Village Type Development" Zone  
Lot 139 (Part) in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, Yuen Long, New Territories**

**(S.16 Planning Application No. A/STT/33)**

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

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**



**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Chloe LEUNG

email: cyleung@pland.gov.hk )

**Supplementary Information**

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park  
(excluding Container Vehicle) with Ancillary Facilities and Associated Excavation of Land  
for a Period of 3 Years in “Village Type Development” Zone  
Lot 139 (Part) in D.D. 96, Pun Uk Tsuen, Lok Ma Chau, Yuen Long, New Territories**

**(Application No. A/STT/33)**

- (i) The applicant provides the following clarifications in support of the captioned application:
- the application site is subject of a previous application No. A/YL-ST/642 for ‘*Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years*’. The public vehicle park is currently in operation, whereas the structures for shop and services use have not yet been constructed;
  - depending on the market demand, the proposed shop and services will be mainly for selling household items and daily necessities and/or operated as a real estate agency; and
  - the proposed development comprises 2 nos. of 2-storey structures for shop and services and eating place uses. Depending on the potential tenants, applicant has not yet confirmed the actual allocation of space within each structure, so as to allow sufficient flexibility for future operation.