

**Relevant Extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of 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)**

1. In June 2003, the Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Area under Section 16 of the Town Planning Ordinance (TPB PG-No.15A) were promulgated. Extracts of the scope and application of the guidelines are set out as follows:
 - (a) the general planning intention of the “Village Type Development” (“V”) zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages;
 - (b) in view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the “V” zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised; and
 - (c) even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.

2. In accessing the applications, the main planning criteria are also summarised as follows:
 - (a) the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
 - (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
 - (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
 - (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House or as a free-standing development, the eating place

use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;

- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

**Similar s.16 Applications within the “Village Type Development” (“V”) zones
in the vicinity of the Site
on the San Tin Technopole Outline Zoning Plan in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/587	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	14.5.2021
2.	A/YL-ST/604*	Proposed Temporary Eating Place for a Period of 5 Years	18.2.2022 (Revoked on 18.11.2023)
3.	A/YL-ST/606	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.1.2022
4.	A/YL-ST/608*	Proposed Temporary Public Vehicle Park for Private Car and Ancillary Shop and Services for a Period of 3 Years and associated Excavation of Land	18.2.2022 (Revoked on 18.11.2022)
5.	A/YL-ST/621*	Proposed Temporary Eating Place for a Period of 3 Years	15.7.2022 (Revoked on 15.4.2024)
6.	A/YL-ST/622*	Proposed Temporary Eating Place for a Period of 3 Years	29.7.2022 (Revoked on 29.1.2024)
7.	A/YL-ST/624	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	26.8.2022
8.	A/YL-ST/637	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
9.	A/YL-ST/638	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
10.	A/YL-ST/642	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years	31.3.2023
11.	A/YL-ST/651	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	28.7.2023
12.	A/YL-ST/666	Proposed Temporary Eating Place for a Period of 3 Years	1.3.2024
13.	A/STT/7	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years	16.8.2024
14.	A/STT/12	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	6.12.2024

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
15.	A/STT/15*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	10.1.2025 (Revoked on 29.7.2025)
16.	A/STT/21	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	23.5.2025
17.	A/STT/29	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	10.10.2025
18.	A/STT/30	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	9.1.2026

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots D.D. 96 and D.D. 99 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;
- there is no Small House application under processing nor approved at the Site; and
- advisory comments are detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- considering the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', it is noted that the proposed uses would not involve traffic of heavy vehicle and not involve dusty operations. There are residential premises within 100m from the boundary of the Site. Based on the above, he has no adverse comment on the application from environmental planning perspective;
- no environmental complaints relating to the Site were recorded in the past three years; and
- advisory comments are detailed in **Appendix V**.

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):

- no in-principle objection to the application from drainage operation and maintenance point of view;
- the applicant shall submit a drainage submission to demonstrate how the rain water falling onto or flowing to the Site will be collected, conveyed and discharged;
- after completion of the required drainage works, a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan shall be provided to DSD for reference;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on the Site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services; and
- advisory comments are detailed in **Appendix V**.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in June 2025, the Site was situated in an area of miscellaneous rural fringe landscape character comprising village houses, temporary structures, farmlands and scattered tree groups. The proposed uses are not entirely incompatible with the landscape setting in the proximity;
- with reference to site photos taken in April 2026, the Site was largely formed and some self-seeded vegetation was observed. According to the application form, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the proposed uses is not anticipated; and
- advisory comments are detailed in **Appendix V**.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix V**.

8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comments on the planning application;
- no Food and Environmental Hygiene Department's facilities and the operation will be affected; and
- advisory comments are detailed in **Appendix V**.

9. **Project Interface**

Comments of the Project Manager (North), Civil Engineering and Development Department (CEDD):

- the Site falls outside the boundary of San Tin Technopole (the Technopole) and will not be resumed under the development of the Technopole;
- the Site is located within Poon Uk Tsuen which is adjacent to CEDD's works contract No. ND/2025/01. CEDD will maintain the vehicular access for the surrounding villages and business operators during the site formation and construction works. CEDD and contractors will closely liaise with them for the arrangement;
- advisory comments are detailed in **Appendix V**.

10. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), CEDD;
- Head of Geotechnical Engineering Office, CEDD;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring space shall be provided within the application site (the Site) or its adjacent area;
 - (ii) no vehicles are allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (iii) the local track connecting the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing department of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Lok Ma Chau Road and the local track); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' shall be followed;
 - (ii) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note 1/23; and
 - (iii) the guideline on 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' shall be followed for the operation of the eating place;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) a drainage submission shall be submitted to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying

waterflow etc.) with supporting design calculations and charts should be included. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference. Approval of the drainage proposal must be sought prior to the implementation of drainage works on Site;

- (ii) after completion of the required drainage works, a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan shall be provided to DSD for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - (iii) all existing flow paths would be properly intercepted and maintained without increasing the flood risk of the adjacent areas;
 - (iv) the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (v) no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (vi) DLO/YL, LandsD should be consulted regarding all the proposed drainage works outside the lot boundary to ensure the unobstructed discharge from the Site in future; and
 - (vii) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) shall be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Licensing requirements, if any would be formulated upon receipt of the referral from the relevant licensing authority; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as crown and root pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings,

demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) if the proposed uses under application is subject to issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (1) under the Food Business Regulation (Cap. 132X) (the Regulation), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, FSD and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance. Moreover, for application for the food business licences, among other licensing requirements, sufficient sanitary fitments must be provided for customers and staffs. All sanitary fitments and scullery facilities must be connected to public mains water supply and fitted with a waste pipe connected to a proper drainage system. Alternatively, all sewage, soil water and waste water from the premises shall be drained into a

sewage and waste water treatment system constructed to the satisfaction of this department. The applicant shall comply with all stipulated requirements before the licence is issued;

- (2) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of shop and services may apply for under the Regulation:
- if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- (ii) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of BA. The applicant should satisfy FEHD that their premises applying for a restaurant licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
- (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (CEDD) that the Site falls outside the boundary of the San Tin Technopole (the Technopole) and will not be resumed under the development of the Technopole. The

Site is located within Poon Uk Tsuen and is adjacent to CEDD's works contract No. ND/2025/01. As temporary traffic arrangements or diversions may be implemented on the nearby road network, the applicant should liaise with the North Development Office of CEDD regarding the temporary traffic arrangements or diversions.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260514-144326-94942

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 14/05/2026 14:43:26

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Lee

意見詳情
Details of the Comment :

支持申請, 可以增加就業機會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260514-144743-85162

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 14/05/2026 14:47:43

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss BONNY

意見詳情
Details of the Comment :

多一家食肆,可以多一個選擇,因為附近沒有任何茶餐廳,要去到新田

申請編號：TPB/A/STT/34

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓



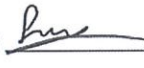


元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

- (1) 申請地點外圍日後為興建低層住屋，擬議的公眾停車場為地區居民提供泊車車位，方便居民
- (2) 申請地點擬議的食堂為地區居民提供方便的食肆
- (3) 規模細小，沒有不良影響
- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名： <u>潘宗樂</u> 簽署： <u>K. Poon</u> 日期： <u>06-05-2026</u>	姓名： <u>黃愷儀</u> 簽署： <u>黃愷儀</u> 日期： <u>12-05-2026</u>
姓名： <u>潘澤翹</u> 簽署： <u>Pan</u> 日期： <u>06-05-2026</u>	姓名： <u>潘少強</u> 簽署： <u>Pan</u> 日期： <u>12-05-2026</u>
姓名： <u>黃偉明</u> 簽署： <u>黃偉明</u> 日期： <u>12-05-2026</u>	姓名： <u>潘迪森</u> 簽署： <u>Sam</u> 日期： <u>12-05-2026</u>
姓名： <u>蕭惠霞</u> 簽署： <u>蕭惠霞</u> 日期： <u>12-05-2026</u>	姓名： <u>潘家輝</u> 簽署： <u>Fai</u> 日期： <u>12-05-2026</u>

姓名： <u>TANG WING SHAN</u> 簽署： <u>shan</u> 日期： <u>12/05/2026</u>	姓名： <u>Poon Chun Yu</u> 簽署： <u></u> 日期： <u>12/05/2026</u>
姓名： <u>潘家明</u> 簽署： <u>明</u> 日期： <u>12-05-2026</u>	姓名： <u>Poon Chi Chiu</u> 簽署： <u>Chichiu P.</u> 日期： <u>12-05-2026</u>
姓名： <u>黃宇建</u> 簽署： <u>建</u> 日期： <u>12-05-2026</u>	姓名： <u>Poon Yiu yeung</u> 簽署： <u></u> 日期： <u>13-05-2026</u>
姓名： <u>黃宇康</u> 簽署： <u>Hong</u> 日期： <u>12-05-2026</u>	姓名： <u>Poon siu Lun</u> 簽署： <u></u> 日期： <u>13-05-2026</u>
姓名：_____ 簽署：_____ 日期：_____	姓名：_____ 簽署：_____ 日期：_____
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姓名：_____ 簽署：_____ 日期：_____	姓名：_____ 簽署：_____ 日期：_____

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓



申請編號：TPB/A/STT/34

申請地點：元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號

擬議用途：臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）

附上公眾支持的文件（共 2 頁）

申請編號：TPB/A/STT/34

致：城市規劃委員會

香港北角渣華道 333 號




北角政府合署 15 樓

元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

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- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名： <u>潘宗樂</u> 簽署： <u>K. Poon</u> 日期： <u>06-05-2026</u>	姓名： <u>黃愷儀</u> 簽署： <u>黃愷儀</u> 日期： <u>12-05-2026</u>
姓名： <u>潘澤翹</u> 簽署： <u>Poon</u> 日期： <u>06-05-2026</u>	姓名： <u>潘少強</u> 簽署： <u>Pan</u> 日期： <u>12-05-2026</u>
姓名： <u>黃偉明</u> 簽署： <u>黃偉明</u> 日期： <u>12-05-2026</u>	姓名： <u>潘迪森</u> 簽署： <u>Son</u> 日期： <u>12-05-2026</u>
姓名： <u>葉惠霞</u> 簽署： <u>葉</u> 日期： <u>12-05-2026</u>	姓名： <u>潘家輝</u> 簽署： <u>Fai</u> 日期： <u>12-05-2026</u>

姓名：TANG WING SHAN 簽署：Shan 日期：12/05/2026	姓名：Poon Chun Yu 簽署：  日期：12/05/2026
姓名：潘家明 簽署：明 日期：12-05-2026	姓名：Poon Chi Chiu 簽署：Chichui P. 日期：12-05-2026
姓名：黃宇建 簽署：建 日期：12-05-2026	姓名：Poon Yiu Yeung 簽署：  日期：13-05-2026
姓名：黃宇康 簽署：Huang 日期：12-05-2026	姓名：Poon Siu Lun 簽署：  日期：13-05-2026
姓名：_____ 簽署：_____ 日期：_____	姓名：_____ 簽署：_____ 日期：_____
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申請編號：TPB/A/STT/34

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致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

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姓名：潘宗樂

簽署：K. Poon

日期：06-05-2026



致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

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姓名：黃愷儀

簽署：黃愷儀

日期：12-05-2026



致：城市規劃委員會

香港北角渣華道 333 號


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姓名：潘澤翹

簽署：

日期：06-05-2026



申請編號：TPB/A/STT/34

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姓名：潘少強

簽署：

日期：12-05-2026



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致：城市規劃委員會

香港北角渣華道 333 號

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姓名：黃，偉明

簽署：黃，偉明

日期：12-05-2026



申請編號：TPB/A/STT/34

致：城市規劃委員會

香港北角渣華道 333 號

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姓名：

潘迪森

簽署：

Sam

日期：

12-05-2026



申請編號：TPB/A/STT/34

致：城市規劃委員會

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姓名：葉志報

簽署：報

日期：12-05-2026



致：城市規劃委員會

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姓名：潘家輝

簽署：Fai

日期：12-05-2026



申請編號：TPB/A/STT/34

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致：城市規劃委員會

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姓名：TANG WING SHAN

簽署：Shan

日期：12/05/2026



申請編號：TPB/A/STT/34

致：城市規劃委員會

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姓名：Poon Chun Yu

簽署：

日期：12/05/2026



申請編號：TPB/A/STT/34

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致：城市規劃委員會

香港北角渣華道 333 號

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姓名：潘家明

簽署：明

日期：12-05-2026



申請編號：TPB/A/STT/34

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致：城市規劃委員會

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姓名：Poon Chi Chiu

簽署：Chuchiu P.

日期：12-05-2026



申請編號：TPB/A/STT/34

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致：城市規劃委員會

香港北角渣華道 333 號

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姓名：黃宇建

簽署：建

日期：12-05-2026



申請編號：TPB/A/STT/34

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致：城市規劃委員會

香港北角渣華道 333 號


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姓名：Poon Yiu yeung

簽署：

日期：13-05-2026



申請編號：TPB/A/STT/34

致：城市規劃委員會

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元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

- (1) 申請地點外圍日後為興建低層住屋，擬議的公眾停車場為地區居民提供泊車車位，方便居民
- (2) 申請地點擬議的食堂為地區居民提供方便的食肆
- (3) 規模細小，沒有不良影響
- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名：黃宇康

簽署：Henry

日期：12-05-2026



申請編號：TPB/A/STT/34

45

致：城市規劃委員會

香港北角渣華道 333 號

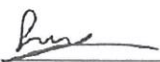
北角政府合署 15 樓

元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

- (1) 申請地點外圍日後為興建低層住屋，擬議的公眾停車場為地區居民提供泊車車位，方便居民
- (2) 申請地點擬議的食堂為地區居民提供方便的食肆
- (3) 規模細小，沒有不良影響
- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名：Poon siu lun

簽署：

日期：13-05-2026



申請編號：TPB/A/STT/34

46

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

- (1) 申請地點外圍日後為興建低層住屋，擬議的公眾停車場為地區居民提供泊車車位，方便居民
- (2) 申請地點擬議的食堂為地區居民提供方便的食肆
- (3) 規模細小，沒有不良影響
- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名：Ho Ching Man

簽署：MAY

日期：13/5/2026



申請編號：TPB/A/STT/34

47

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

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- (1) 申請地點外圍日後為興建低層住屋，擬議的公眾停車場為地區居民提供泊車車位，方便居民
- (2) 申請地點擬議的食堂為地區居民提供方便的食肆
- (3) 規模細小，沒有不良影響
- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名：蘇暉

簽署：So

日期：13-5-2026



申請編號：TPB/A/STT/34

43

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

元朗新田潘屋村丈量約份第 96 約地段第 203 號、第 216 號、第 217 號餘段、第 218 號及丈量約份第 99 約地段第 305 號擬議臨時用途臨時公眾停車場（私家車及輕型貨車）連附屬食堂（為期 3 年）。

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

- (1) 申請地點外圍日後為興建低層住屋，擬議的公眾停車場為地區居民提供泊車車位，方便居民
- (2) 申請地點擬議的食堂為地區居民提供方便的食肆
- (3) 規模細小，沒有不良影響
- (4) 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名：張志學

簽署：張志學

日期：2026.5.15



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260511-003033-07412

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 11/05/2026 00:30:33

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Ivan

意見詳情
Details of the Comment :

本人為潘屋村居民，想就編號A/STT/34申請提出反對，因以上規劃作出嚴重影響。

噪音滋擾：例如：食肆營業時的爐頭聲、抽氣系統運作聲、顧客喧嘩聲、車輛出入停車場的引擎聲等

如以上滋擾持續，嚴重影響本人及附近村民的日常生活安寧及居住環境質素。

再者此舉更會涉及更多陌生人進入本村，嚴重影響居民生活安。

基於上述情況，本人懇請 貴署請重新慎重考慮。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月10日星期日 16:52
收件者: tpbpd/PLAND
類別: Internet Email

敬啟者

本人為潘屋村居民，想就編號 A/STT/34 申請提出反對，因以上規劃作出嚴重影響。

噪音滋擾：例如：食肆營業時的爐頭聲、抽氣系統運作聲、顧客喧嘩聲、車輛出入停車場的引擎聲等

空氣污染：食肆排放的油煙及異味直接飄入附近民居、車輛出入造成的廢氣等

污水及垃圾問題：食肆洗滌污水直接排放至公共明渠、垃圾及廚餘未有妥善處理引致鼠患蟲患等

交通阻塞及安全隱患：車輛出入導致村路阻塞、影響緊急車輛通道、對行人安全構成威脅等

如以上滋擾持續，嚴重影響本人及附近村民的日常生活安寧及居住環境質素。

再者此舉更會涉及更多陌生人進入本村，嚴重影響居民生活安全，本人尚有三名子女，非常重視村內環境安全。

基於上述情況，本人懇請 貴署請重新慎重考慮。

敬啟者

蕭景珊謹啟
2026年5月10日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月09日星期六 13:45
收件者: tpbpd/PLAND
主旨: 反對申請編號 A/STT/34 申請
類別: Internet Email

致城規會專員

本人反對申請編號 A/STT/34 申請, 該申請位置非常接近民居, 無論嘈音、空氣污染或交通都對村民造成極大影響, 還有潘屋村告示板上申請通告多次被人移除, 明顯有人不希望提出反對, 政府通告可隨意被人移除嗎? 請考慮撤銷申請, 以下是反對的重點:

- 非常接近民居
 - 嘈音污染- 停車場24小時運作, 不論日間和夜間大量汽車進出一定產生大量嘈音, 恐怕到時可能報警求助還有鄰近至方便停車場已有大量重型貨車和大型旅遊巴士行車和泊車聲對本已造成重大滋擾
 - 空氣污染- 大量汽車行駛產生大量廢氣和捲起大量沙塵, 居民大量吸入對健康莫大影響, 同時周邊工程地盤和已存在停車場運作已污染附近空氣質素
- 道路問題- 洲頭南路和洲頭西路都是單線雙程行車, 落馬洲路是禁止車輛駛入洲頭西路, 所有車輛必須由洲頭南路入, 平日村民已有量車輛, 單車和行人使用, 有時單車和汽車同時行走已十分危險, 單線雙程行車道路不能承受大量車流, 造成交通擠塞

請當局慎重考慮申請, 謝謝

潘屋村居民潘穎熙上

9-5-2026

Urgent Return receipt Expand Group Restricted Prevent Copy

4

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月08日星期五 18:09
收件者: tpbpd/PLAND
主旨: Objection of Application No. A/STT/34 in Pun Uk Tsuen
附件: Objection of Application No A_STT_34 in Poon Uk Tusen.docx
類別: Internet Email

Dear Sir / Madam,

Please kindly find the enclosed Objection Letter to the Application No. A/STT/34 that proposes a temporary public vehicle parking area and eating place at various Lots in D.D. 96 and Lot 305 in D.D. 99, Pun Uk Tsuen, San Tin, Yuen Long.

Please kindly acknowledge receipt of this objection. Thank you for your attention.

Yours

POON

8 May 2026

To: Town Planning Board
15/F, North Point Government Office
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

To whom it may concern:

RE: Objection to Planning Application No. A/STT/34 – Proposed Temporary Public Vehicle Parking Area and Eating Place at various Lots in D.D. 96 and Lot 305 in D.D. 99, Pun Uk Tsuen, San Tin, Yuen Long

I write to lodge an objection to Planning Application No. **A/STT/34** for the proposed temporary public vehicle parking area and eating place at various Lots in D.D. 96 and Lot 305 in D.D. 99, Pun Uk Tsuen, San Tin, Yuen Long, for a period of 3 years.

Grounds of Objection

1. **Destructive site activities:** It has been observed that land filling, dumping and other site formation activities were carried out at or near the application site in previous years in preparation for operating a parking area. Such environmentally damaging activities raise serious concerns about ongoing and future environmental risks. Approving the current application would further worsen the environmental conditions in the area.
2. **Environmental and public nuisance impacts:** The proposed development is likely to generate dust and air pollution, noise nuisance and general environmental degradation affecting Pun Uk Tsuen residents nearby. In addition, the proposed eating place would generate food waste, litter and may attract pests (e.g., rodents and insects) around this area. Also, this proposed eating place may also cause amenity impacts, including cooking fumes, odour and smoke that would drift into the Pun Uk Tsuen residential area.
3. **Drainage, sewage and flooding risks:** The proposed parking area may block or adversely affect existing drainage and sewage paths, increasing the risk of flooding during heavy rain.
4. **Traffic and safety concerns:** Increased vehicle movements, queuing and parking are likely to create safety risks to residents and local traffic, including obstruction, unsafe access and a higher risk of traffic accidents.
5. **Personal and public security risks:** The influx of non-residents may increase the likelihood of security issues (e.g., theft and trespassing) and disturb the peace of the neighborhood, particularly during evening hours.
6. **Planning and land-use compatibility:** The proposed uses are incompatible with the surrounding environment and would intensify adverse impacts if approved, particularly given the proximity to Green Belt areas.

The above concerns are particularly serious as there is already an approved and operating vehicle parking area and eating place adjacent to the proposed site. Again the current application would further increase traffic congestion, noise and nuisance, and security risks in the neighborhood. With more vehicles and visitors drawn to the area, residents may face greater road safety hazards, disturbances (including late-night activity) and a higher likelihood of theft or trespassing. These cumulative impacts would be harmful to the well-being and safety of local residents.

I trust the Authority will give due weight to the cumulative environmental, drainage, traffic, nuisance and security impacts described above. I therefore urge the Authority to **refuse** the application.

Please acknowledge receipt of this objection. Thank you for your attention.

Yours faithfully,

Poon

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 260512-002216-59665
Reference Number:

提交限期 15/05/2026
Deadline for submission:

提交日期及時間 12/05/2026 00:22:16
Date and time of submission:

有關的規劃申請編號 A/STT/34
The application no. to which the comment relates:

「提意見人」姓名/名稱 先生 Mr. Jason
Name of person making this comment:

意見詳情
Details of the Comment :

本人為潘屋村居民，想就編號A/STT/34申請提出反對，因以上規劃作出嚴重影響。
空氣污染：食肆排放的油煙及異味直接飄入附近民居、車輛出入造成的廢氣等
如以上滋擾持續，嚴重影響本人及附近村民的日常生活安寧及居住環境質素。
再者此舉更會涉及更多陌生人進入本村，嚴重影響居民生活安全。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月13日星期三 10:53
收件者: tpbpd/PLAND
主旨: 反對申請編號 A/STT/34 申請

類別: Internet Email

致規劃處主任：

本人乃是落馬洲潘屋村居民，現強烈反對編號 A/STT/34 的停車場申請，因為很接近我居住的住處。我家有二個小朋友，最大的就讀小學，平時晚上附近的停車場，有一些大型的貨櫃車出出入入，已經造成一定的噪音，而晚上小朋友也會被噪音驚醒，嚴重影響我們的睡眠質素。小朋友日間沒有精神上學，不能集中上課。

第二是空氣問題，由於本村附近已經有很多地盤及停車場，導致大量灰塵揚起，沙塵滾滾。每天家裏都有很大塵，小朋友也有氣管問題，鼻敏感得很厲害，間中還會哮喘發作，增加醫療負擔。如果我家附近再有停車場經營，無論是噪音或者空氣污染都會十分嚴重。

在此懇請規劃處主任能慎重考慮本人及本村居民的健康着想，不批准此次編號 A/STT/34 及日後的停車場申請。不勝感激，謝謝。

此致

潘屋村居民陳雪婷上

13-5-2026

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260513-002900-91747

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 13/05/2026 00:29:00

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan

意見詳情
Details of the Comment :

Rejecting Application No. A/STT/34

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 13:32
收件者: tpbpd/PLAND
主旨: Lodge of Objection to Planning Application A/STT/34
類別: Internet Email

Dear Sir / Madam,

RE: Planning Application A/STT/34

I am a resident of Pun Uk Tsuen and reside at [REDACTED]. I write to formally lodge my strong objection to the above planning application.

This project will not contribute to the welfare or benefit of the village communities in Pun Uk Tsuen and Chau Tau Tsuen.

My objections to this project are based on the following concerns. The proposed car park for both commercial and private vehicles would generate a significant increase in traffic and an influx of people into Pun Uk Tsuen. The additional vehicles would cause increased noise pollution, air pollution from exhaust fumes, light pollution, and traffic congestion. This would create enormous inconvenience for the villagers. The increase in non-villagers entering the area would also raise security concerns for current residents. Furthermore, the proposed eateries would lead to noise pollution, waste pollution, and pest problems (e.g., rodents), as well as an increase in wild pigs entering the village. The village is already experiencing rodent issues due to the new eatery on the periphery of Pun Uk Tsuen, which has resulted in a significant increase in commercial refuse being dumped in Pun Uk Tsuen's refuse area. This area is intended for domestic waste only.

This project does not benefit the surrounding village communities and raises numerous environmental, traffic, and security concerns, as outlined above.

I sincerely hope that the Town Planning Board will take my objections into consideration and reject this planning application.

I appreciate your assistance in this matter.

Yours sincerely,

POON Yiu Nam

HKID [REDACTED]

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 10:32
收件者: tpbpd/PLAND
主旨: 反對申請臨時公眾停車場及食肆 (申請編號: A/STT/34)

類別: [REDACTED] Internet Email

在該地段興建公眾停車場及食肆將對村民造成極大影響。在空氣方面，有不同種類汽車，不論輕型或重型貨車、食肆均排出大量廢氣，造成空氣污染，影響健康。在噪音方面，日日夜夜，不斷有汽車駛出駛入，影響居民生活，造成滋擾。再加上，必定多了很多陌生人出入，對村內居民安全一定造成危險。所以在該地段不應改為公眾停車場及食肆。敬請要慎重考慮！

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月13日星期三 22:45
收件者: tpbpd/PLAND
主旨: 強烈反對興建臨時停車場和食肆 (申請編號: A/STT/34)
類別: Internet Email

敬啟者：

本人就規劃申請編號 A/STT/34，就（臨時停車場及食肆／臨時公眾車輛停泊處及食肆，為期3年）提出強烈反對。

本人反對該申請，主要理由如下：

1. 嚴重影響環境與土地承受能力
有關地點屬於居民區。臨時停車場及食肆將引入大量車輛、氣味、廢物及營運噪音，對周邊環境造成持續不良影響。
2. 交通安全風險上升
停車場必然引發車流增加，包括車輛進出、轉駁、候位等情況。該區道路及出入動線未必能承受額外交通量，將提升意外機會，對行人、學童及附近居民造成直接威脅。
3. 噪音、視覺及生活質素下降
食肆營運帶來的人流、排隊、裝卸、以及車輛活動，均會顯著惡化噪音及視覺環境，影響居民日常起居、休息與健康。
4. 對附近社區造成長期而非「臨時」的負面效應
雖然申請標示為「臨時」用途，但為期3年已屬長時間，對社區造成的衝擊並不會因「臨時」而減輕；反而會令居民承受連續性影響。

基於上述理由，本人要求 貴會（城市規劃委員會/有關部門）拒絕批准 A/STT/34，並建議以更能保障社區生活質素及公共利益的方案取代。

此致
各有關決策機關

潘穎詹
2026年5月13日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 2:08
收件者: tpbpd/PLAND
主旨: Rejection of Application No. A/STT/34 - Poon Uk Village
類別: Internet Email

Dear Sir/Madam,

Hereby I **reject** the proposal of application No. A/STT/34.

The Proposed Temporary Public Vehicle Park is TOO nearby home living lots. Also is dangerous for children nearby. Safety of our local residents will be in danger. Furthermore, air pollution will occur more and more.

Thus, I as resident at Poon Uk Village, hereto **REJECT** the applicant A/STT/34.

Should you have any questions, feel free to contact me.

Your support is appreciated on this matter.

Best regards,
Andy Chan

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 2:09
收件者: tpbpd/PLAND
主旨: 提出反對申請編號: A/STT/34

類別: Internet Email

敬啟者:

本人是潘屋村的原居民，現來信提出反對申請編號: A/STT/34 興建臨時公眾停車場。

此申請的位置非常接近民居，申請人只顧自己利益及收入，完全沒有顧及村民的人生安全及影響生態，汽車排出來的廢氣，造成很大的空氣污染。停車場的汽車的出入，嚴重影響村民及小孩的出入安全，因此本人極度反對此申請興建臨時公眾停車場。

反對人潘屋村居民:
潘小姐
二零二六年五月十三日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 9:22
收件者: tpbpd/PLAND
主旨: Objection to Planning Application A/STT/34
附件: Town Planning Board A-STT-34 Pun Uk Tsuen 14May.pdf
類別: Internet Email

Dear Sir / Madam,

RE: Planning Application A/STT/34

I refer to the above planning application and wish to lodge my strong objection to the proposal. The proposed development will not bring any meaningful benefit to the local communities of Pun Uk Tsuen and Chau Tau Tsuen. On the contrary, it will create significant adverse impacts.

My main objections are as follows:

1. Traffic Impact

The proposed car park for commercial and private vehicles will generate a substantial increase in traffic volume entering Pun Uk Tsuen. This will lead to serious traffic congestion, noise pollution, air pollution from vehicle exhaust, and light pollution, all of which will cause considerable inconvenience to villagers.

2. Security Concerns

The significant influx of non-villagers into the area will adversely affect the safety and security of current residents.

3. Environmental and Nuisance Issues

The proposed eateries will create additional noise pollution, waste pollution, and pest problems (such as rodents and wild pigs). The village is already experiencing increased refuse dumping and pest issues due to the existing eatery on the periphery of Pun Uk Tsuen, where commercial waste is being improperly disposed of at the village's domestic refuse collection point.

This project offers no tangible benefits to the surrounding village communities while introducing numerous environmental, traffic, and security problems.

I respectfully urge the Town Planning Board to take my objections into serious consideration and reject this planning application.

I would appreciate it if you would confirm receipt of this email and lodge my objection.

Thank you for your attention to this matter.

Urgent Return receipt Expand Group Restricted Prevent Copy

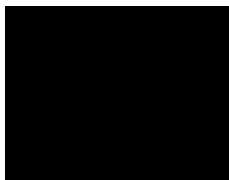
Yours sincerely,

Philip Chung Hein Poon

HKID: [REDACTED]

Tel: [REDACTED]

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



14th May 2026.

Dear Sir / Madam,

RE: Planning Application A/STT/34

I refer to the above planning application and wish to lodge my strong objection to the proposal. The proposed development will not bring any meaningful benefit to the local communities of Pun Uk Tsuen and Chau Tau Tsuen. On the contrary, it will create significant adverse impacts. My main objections are as follows:

1. Traffic Impact

The proposed car park for commercial and private vehicles will generate a substantial increase in traffic volume entering Pun Uk Tsuen. This will lead to serious traffic congestion, noise pollution, air pollution from vehicle exhaust, and light pollution, all of which will cause considerable inconvenience to villagers.

2. Security Concerns

The significant influx of non-villagers into the area will adversely affect the safety and security of current residents.

3. Environmental and Nuisance Issues

The proposed eateries will create additional noise pollution, waste pollution, and pest problems (such as rodents and wild pigs). The village is already experiencing increased refuse dumping and pest issues due to the existing eatery on the periphery of Pun Uk Tsuen, where commercial waste is being improperly disposed of at the village's domestic refuse collection point.

This project offers no tangible benefits to the surrounding village communities while introducing numerous environmental, traffic, and security problems.

I respectfully urge the Town Planning Board to take my objections into serious consideration and reject this planning application.

Thank you for your attention to this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Philip Chung Hein Poon', written over a horizontal line.

Philip Chung Hein Poon

HKID: [REDACTED]

Tel: 9557 6498

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月13日星期三 22:55
收件者: tpbpd/PLAND
主旨: 反對A/STT/34申請一事
類別: Internet Email

致：城市規劃委員會

關於：反對位於〔A/STT/34〕的臨時食肆及停車場申請

本身想就規劃 A/STT/34 申請一事作出強烈反對。

本人為潘屋的居民，現就上述地點擬開設臨時食肆及停車場的計劃，正式提出書面反對，理由如下：

1. 交通嚴重超負荷

該村內道路狹窄，現時已常出現違泊及會車困難。擬設的食肆及停車場將吸引額外車輛（包括顧客、送貨車及旅遊巴），預計每日增加不少於〔例如 50 架次〕車流，勢必加劇擁堵，並阻礙緊急車輛（救護車、消防車）通行，危及村民生命安全。

2. 噪音及空氣污染

食肆營運（尤其露天或深夜時段）將產生嘈雜人聲、油煙及煮食氣味。停車場車輛頻繁進出、引擎空轉及倒車提示聲，會嚴重破壞鄉村原有的寧靜居住環境。油煙若未經有效處理，更影響周邊居民健康。

3. 衛生與排水問題

鄉村地區大多沒有公共污水渠，臨時食肆排放的油脂、廚餘及洗滌廢水，容易堵塞渠道或直接污染土壤及地下水。停車場若無妥善鋪設，雨天會造成泥濘及積水，滋生蚊蟲。

4. 村民生活受擾

垃圾車清晨收集、食肆送貨車輛、顧客深夜喧嘩等，均會直接影響村民作息。停車場亦可能吸引外來車輛長時間佔用，剝奪村民有限的停車空間。

基於上述原因，本人強烈要求城市規劃委員會

- 拒絕該臨時食肆及停車場的許可申請；
- 或要求申請人提交全面的交通影響評估、噪音及空氣污染緩解措施，並進行公開諮詢，在未能解決村民合理憂慮前不應批准。

請貴署慎重考慮村民的生活權益及鄉郊環境的可持續性。

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14

潘屋村居民上

2026年5月13日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260514-122854-64472

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 14/05/2026 12:28:54

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Daisy Siu

意見詳情 Details of the Comment :

敬啟者

本人為居住在潘屋村居民，想就編號A/STT/34申請提出強烈反對，以上的規劃申請對於本村居民做成嚴重影響。

當中所造成的影響包括：村內治安問題，環境衛生問題，噪音滋擾問題，污水垃圾問題，交通阻塞問題。

有關村內治安問題，興建臨時公眾停車場和食肆，會令大量非本村私家車停泊於本村內，陌生人增多及進出本村，對我們居民私隱構成威脅，治安會變差。

有關噪音問題，興建臨時停車場，會令大量車輛進出本村，引擎響安等問題對我們村居民造成煩擾。興建食肆，顧客出出入入，談話喧嘩，食肆爐頭引擎排氣孔均會發出大量噪音。

有關污水垃圾問題，興建食肆會帶來大量污水廢物及垃圾，當中包括店舖煮食時造成下的垃圾，食物渣滓，顧客光顧食肆時遺留下來的垃圾。

有關交通問題，興建臨時停車場會令大量車輛進出本村，造成交通擠塞問題，同時增加交通意外風險。我哋居民要時刻留意車輛進出造成的交通安全問題，形成心理壓力。

基於上述情況，本人懇請 貴署請重新慎重考慮。

敬啟者

本村居民

21

蕭小姐謹啟
2026年5月14日

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 20:48
收件者: tpbpd/PLAND
主旨: A/STT/34反對申請書
類別: Internet Email

親愛的先生／女士：

有關：規劃申請 A/STT/34

本人就上述規劃申請特此提出強烈反對。

上述 A/STT/34 發展項目不會潘屋村及洲頭村，帶來任何實質益處，反而會造成重大的不利影響。本人的主要反對理由如下：

交通影響

擬議的商業及私人車輛停車場，將會大幅增加進入潘屋村的交通流量，導致嚴重的交通擠塞、噪音污染、車輛廢氣污染及光污染，對村民造成極大不便。

保安問題

大量非村民人士進入該區，將嚴重影響現有居民的人身安全及治安。

環境及滋擾問題

擬議的食肆將會帶來額外的噪音污染、垃圾污染，以及蟲害問題（例如老鼠及野豬）。現時潘屋村邊緣已有一間食肆，因商業廢棄物被不當棄置於村內的家居垃圾收集點，已經令村內的垃圾堆積及蟲害問題日益嚴重。

此項目並沒有為周邊村落社區帶來任何實質利益，卻會引入多項環境、交通及保安問題。

本人敬請城市規劃委員會認真考慮本人的反對意見，並否決此項規劃申請。

感謝城市規劃委員會留意此事。

潘屋村原居民

姓名：潘萬少蓮

身份證 [REDACTED]

地址：[REDACTED]

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 20:41
收件者: tpbpd/PLAND
主旨: A/STT/34反對申請書
類別: Internet Email

親愛的先生／女士：

有關：規劃申請 A/STT/34

本人就上述規劃申請特此提出強烈反對。

擬議的發展項目不會為本地村落（例如潘屋村及洲頭村）帶來任何實質益處，反而會造成重大的不利影響。本人的主要反對理由如下：

交通影響

擬議的商業及私人車輛停車場，將會大幅增加進入潘屋村的交通流量，導致嚴重的交通擠塞、噪音污染、車輛廢氣污染及光污染，對村民造成極大不便。

保安問題

大量非村民人士進入該區，將嚴重影響現有居民的人身安全及治安。

環境及滋擾問題

擬議的食肆將會帶來額外的噪音污染、垃圾污染，以及蟲害問題（例如老鼠及野豬）。現時潘屋村邊緣已有一間食肆，因商業廢棄物被不當棄置於村內的家居垃圾收集點，已經令村內的垃圾堆積及蟲害問題日益嚴重。

此項目並沒有為周邊村落社區帶來任何實質利益，卻會引入多項環境、交通及保安問題。

本人敬請城市規劃委員會認真考慮本人的反對意見，並否決此項規劃申請。

感謝城市規劃委員會留意此事。

投訴本人是潘屋村居民

潘張淑嫻 [REDACTED]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260515-010340-91108

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 15/05/2026 01:03:40

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. H Man

意見詳情
Details of the Comment :

H Man

Secretary of the Board
Town Planning Board
15th Floor, North Point Government Offices,
333 Java Road, North Point
Email - tpbpd@pland.gov.hk

Date: 12th May 2026

Dear Sir and Madame,
I refer to the Application No. A/STT/34 for the Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Eating Place for a Period of 3 Years at Lot 203, 216, 217 RP, 218 in D.D.96 & Lot 305 in D.D.99, Pun Uk Tsuen, San Tin, Yuen Long.

The residents and indigenous villagers of Chau Tau Village and Pun Uk Tsuen at the application site strongly object to the development due to the reasons as follows:

1. "The proposed development is not in line with the planning intention of the "Village Type Development" ("V") zone, which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within "V" zone is primarily intended for development of Small Houses by indigenous villagers. The scale of the proposed commercial development is considered excessive in serving the local needs and is not compatible with the developments in the surrounding areas. No strong planning justification has been given in the submission to justify the proposed scale and operation of the commercial development in the "V" zone and a departure from the planning intention, even on a temporary basis."
2. The applicant has wrongly stated a Vehicular access leading from Lok Ma Chau Road. From the Drawings Plans 1 submitted by the applicant, the land on "OU" zone is in the process of land resumption by the Hong Kong Government, therefore, Vehicular access leading from Lok Ma C

18
hau Road is not possible.

3. The application site was previously agricultural land, but it has been recently land filled and surfaced with tarmac without planning permission and enforcement action from the Planning Department on the illegal parking of lorries and container vehicles at the site and also the illegal associated land filling. This development has led to contamination of the water course and flooding during heavy rainstorm to neighbouring agricultural lands.

4. The site is repeatedly trying to apply for planning permission for various usages; fortunately, the response from The Town Planning Board was always refusal.

The residents and indigenous villagers urge the Town Planning Board to refuse planning permission and to preserve the "Village Type Development" ("V") zone.

Kind regards,
H Man

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260515-143000-60194

提交限期
Deadline for submission: 15/05/2026

提交日期及時間
Date and time of submission: 15/05/2026 14:30:00

有關的規劃申請編號
The application no. to which the comment relates: A/STT/34

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Hay Chui

意見詳情
Details of the Comment :

本人為潘屋村村落，現對A/STT/34申請提出強烈反對，原因如下：

- 生活受干擾：油煙、噪音、垃圾、停車場燈光及廢氣，是否會直接影響鄰近住宅。
- 交通與安全：村路已狹窄，會否導致塞車、行人安全風險或消防車難以通行
- 環境與風貌：是破壞綠化、農地或傳統聚落景觀
- 居民安全：停車場帶來更多陌生人進出本村，影響居民家居安全，有機會令罪案提升環境。
- 垃圾與衛生：食肆產生的廚餘、廢油、污水若未妥善處理，會引致鼠患、蟲害，污染周邊土壤及排水渠。
- 噪音：營業期間的抽氣系統、顧客喧嘩、貨車上落貨等，特別在晚間及假日時段，將破壞鄉村應有的寧靜環境。

據了解，申請人並未就該項目召開村民大會或諮詢受影響居民，亦未提供交通影響評估、環境影響評估或排污方案。大部分村民均對此毫不知情，違反良好行政及社區共融原則。

基於上述理由，本人強烈反對該項發展申請。懇請 貴署：

1. 拒絕批出規劃許可 / 否定該土地改變用途的申請

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 13:39
收件者: tpbpd/PLAND
主旨: Comment on application no.: A/STT/34
類別: Internet Email

Dear Sir and Madam,

I refer to the Application No. A/STT/34 for the Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Eating Place for a Period of 3 Years at Lot 203, 216, 217 RP, 218 in D.D.96 & Lot 305 in D.D.99, Pun Uk Tsuen, San Tin, Yuen Long.

The residents and indigenous villagers of Chau Tau Village and Pun Uk Tsuen at the application site strongly object to the development due to the reasons as follows:

1. "the proposed development is not in line with the planning intention of the "Village Type Development" ("V") zone, which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within "V" zone is primarily intended for development of Small Houses by indigenous villagers. The scale of the proposed commercial development is considered excessive in serving the local needs and is not compatible with the developments in the surrounding areas. No strong planning justification has been given in the submission to justify the proposed scale and operation of the commercial development in the "V" zone and a departure from the planning intention, even on a temporary basis."
2. The applicant has wrongly stated a Vehicular access leading from Lok Ma Chau Road. From the Drawings Plans 1 submitted by the applicant, the land on "OU" zone has been resumed by the Hong Kong Government, therefore, Vehicular access leading from Lok Ma Chau Road is not possible.
3. The application site was previously agricultural land, but it has been recently land filled and surfaced with tarmac without planning permission and enforcement action from the Planning Department on the illegal parking of lorries and container vehicles at the site and also the illegal associated land filling. This development has lead to contamination of the water course and flooding during heavy rainstorm to neighbouring agricultural lands.
4. The site is being continuously to apply for planning permission for various usages, but the response from The Town Planning Board was always refusal.

The residents and indigenous villagers urge the Town Planning Board to refuse planning permission and to preserve the "Village Type Development" ("V") zone.

Your faithfully,
Wen, Tin Lung
Chau Tau Tsuen resident

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 15:07
收件者: tpbpd/PLAND
主旨: A/STT/34 objection
類別: Internet Email

Your reference: A/STT/34
15 May 2926

To whom it may concern,

Herewith, we would like to submit a collective objection to the above mentioned A/STY/34 application of a temporary parking and eating place for a period of 3 years.

The application is not in line with V zone and surely not applicable and suitable to our picturesque rural surrounding. This is a rural area where indigenous people are living in a peaceful environment where car / lorry parking and eating place are totally out of place. Commercial activities are also completely out of question.

Incoming and outgoing traffic will be operating non stop for 24 / 7 and in 365 days throughout day and night time causing noise pollution and dust particles will be kicked up. As well as oil leak and exhaust fume would also cause air pollution to village houses nearby affecting villagers' health. The site is within 5 meters from residential area to be precise. Industrial car park and food stalls activities should inside industrial terrain and not in residential area.

Furthermore, food stall would also attract rodents, roaches, mosquitos and many other insects. Paper cups, plates, cutlery and cans would surely be discarded in our living environment causing even more health issue and pollution. There is no existing sewage system to cope with the outflow of kitchen grease, oil and unprocessed remain which would turn our rural area into a bio hazard zone which affects and ruins the existing draining system and eco system.

The applicant has committed multiple illegal acts in the past and still carries out illegal activities because loop holes in the legal system. Last but not least the applicant carries out illegal activities without villagers consents and without our verbal / written approval which he think he is above the law. The applicant just occupy our land / properties and bullies helpless villagers and existing tenants. We have enough of his wrongdoing and do not tolerate the applicant anymore. Enough is enough we do not want the applicant to expand his selfish business while sacrificing our health and environment - ENOUGH IS ENOUGH

We, the following indigenous Chau Tau Village members are strongly objecting such and similar applications affecting our environment and rural area.

Urgent Return receipt Expand Group Restricted Prevent Copy

We urgent all related departments to reject this application and maintain the rural environment as natural as it is. For natural habitat for migrating birds is becoming scarce and eco system is suffering great impact by such commercial activities.

Regards,
WJ Man

文偉倫, 張秀霞, 文卓賢, 文卓昕

Man Wai Jie, Man Wai Kung, Man Wai Hong, Jacomijn Kerkman, Sarah Man, Tomas Man, Anna Man, Man Tim Fook, Tze Lai Fong, Man Kwok Chu, Man Pong Kung, Man Ping Kung, Man Chu Mui, Stanley Man, Stephen Man, John Man

文錦涼, 張春雨, 文國棟, Colleen Nao, 文國楊,

陳靜儀, 楊楊, 文蘇仔,

曾偉英, 文俊天, 文石鈺, 文俊傑,

文欣宜, 黃斯銳, 文麗珍, 文麗霞,

文龍, 文伙娣, 文欣持, 文沛其

文天生, Man Kim Ngoh, Caroline Man, Alexandra Man, Hing Shun Man, 文志明, Stephenie Man, Thomas Allen Mui Yee Man, 文志強, Isabella Man, Esme Man, Edward Man, 文金娥, Stella Man, Jessica Man, Julie Man, Rosemary Man, 文永安, Grace Man, Jeremy Man, Madeline Man, Linda Man, Terry Stroud

文欣美, 文欣嫦, 陳雅麗,

Catherine Man, James Frost,

文福宜, 黃蘭馨, 文永強, 劉淑芳,

文桂英, 文彩容, 文淑英, 文淑茹,

郭英豪, 朱麗雪

文潤福, 陳玉娣, 文綺華, 文俊華,

文小華, 文桂香, 文露梨, 鄧耀祺,

陳成, 文海安, 蔡帶娣

文靈兒, 文橙撈, 文贖苑,

文嘉榮, 文德兒, 文智文, 文國威,

文國良, 文國棟, 文國裕, 文國華,

文廣生, 文國龍, 文遇金, Victory Man,

Nicky Man, Teresa Man, Anne Man, Karleen Man

劉定紅, 文寿德, 文偉德,

Karlijn Wen, Kaj Wen, Kim Fook Wen, 文天豪,

文天龍, 文天惠, 李林恩, Grada Wen

文惠全, 張碧雲, 文惠強,

文惠富, 甄婉儀, 文惠芳, 何金得,

Urgent Return receipt Expand Group Restricted Prevent Copy
何偉強, 文惠蓉

24

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 14:45
收件者: tpbpd/PLAND
主旨: A/STT/34 objection
類別: printed, Internet Email

Your reference: A/STT/34
15 May 2926

To whom it may concern,

Herewith, we would like to submit a collective objection to the above mentioned A/STY/34 application of a temporary parking and eating place for a period of 3 years.

The application is not in line with V zone and surely not applicable and suitable to our picturesque rural surrounding. This is a rural area where indigenous people are living in a peaceful environment where car / lorry parking and eating place are totally out of place. Commercial activities are also completely out of question.

Incoming and outgoing traffic will be operating non stop for 24 / 7 and in 365 days throughout day and night time causing noise pollution and dust particles will be kicked up. As well as oil leak and exhaust fume would also cause air pollution to village houses nearby affecting villagers' health. The site is within 5 meters from residential area to be precise. Industrial car park and food stalls activities should inside industrial terrain and not in residential area.

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We, the following indigenous Chau Tau Village members are strongly objecting such and similar applications affecting our environment and rural area.

Urgent Return receipt Expand Group Restricted Prevent Copy

We urgent all related departments to reject this application and maintain the rural environment as natural as it is. For natural habitat for migrating birds is becoming scarce and eco system is suffering great impact by such commercial activities.

Regards,
W Man

文偉倫, 張秀霞, 文卓賢, 文卓昕

Man Wai Jie, Man Wai Kung, Man Wai Hong, Jacomijn Kerkman, Sarah Man, Tomas Man, Anna Man, Man Tim Fook, Tze Lai Fong, Man Kwok Chu, Man Pong Kung, Man Ping Kung, Man Chu Mui, Stanley Man, Stephen Man, John Man

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郭英豪, 朱麗雪

文潤福, 陳玉娣, 文綺華, 文俊華,

文小華, 文桂香, 文露梨, 鄧耀祺,

陳成, 文海安, 蔡帶娣

文靈兒, 文檀撈, 文贖苑,

文嘉榮, 文德兒, 文智文, 文國威,

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文惠全, 張碧雲, 文惠強,

文惠富, 甄婉儀, 文惠芳, 何金得,

Urgent Return receipt Expand Group Restricted Prevent Copy
何偉強, 文惠蓉

25

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 14:52
收件者: tpbpd/PLAND
主旨: A/STT/34 objection
類別: printed, Internet Email

Your reference: A/STT/34
15 May 2926

To whom it may concern,

Herewith, we would like to submit a collective objection to the above mentioned A/STY/34 application of a temporary parking and eating place for a period of 3 years.

The application is not in line with V zone and surely not applicable and suitable to our picturesque rural surrounding. This is a rural area where indigenous people are living in a peaceful environment where car / lorry parking and eating place are totally out of place. Commercial activities are also completely out of question.

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We, the following indigenous Chau Tau Village members are strongly objecting such and similar applications affecting our environment and rural area.

Urgent Return receipt Expand Group Restricted Prevent Copy

We urgent all related departments to reject this application and maintain the rural environment as natural as it is. For natural habitat for migrating birds is becoming scarce and eco system is suffering great impact by such commercial activities.

Regards,
F Man

文偉倫, 張秀霞, 文卓賢, 文卓昕

Man Wai Jie, Man Wai Kung, Man Wai Hong, Jacomijn Kerkman, Sarah Man, Tomas Man, Anna Man, Man Tim Fook, Tze Lai Fong, Man Kwok Chu, Man Pong Kung, Man Ping Kung, Man Chu Mui, Stanley Man, Stephen Man, John Man

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文欣宜, 黃斯銳, 文麗珍, 文麗霞,

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郭英豪, 朱麗雪

文潤福, 陳玉娣, 文綺華, 文俊華,

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文惠富, 甄婉儀, 文惠芳, 何金得,

Urgent Return receipt Expand Group Restricted Prevent Copy

何偉強, 文惠蓉

26

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 15:02
收件者: tpbpd/PLAND
主旨: A/STT/34 objection
類別: Internet Email

Your reference: A/STT/34
15 May 2926

To whom it may concern,

Herewith, we would like to submit a collective objection to the above mentioned A/STY/34 application of a temporary parking and eating place for a period of 3 years.

The application is not in line with V zone and surely not applicable and suitable to our picturesque rural surrounding. This is a rural area where indigenous people are living in a peaceful environment where car / lorry parking and eating place are totally out of place. Commercial activities are also completely out of question.

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Regards,
T Man

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文惠富, 甄婉儀, 文惠芳, 何金得,

Urgent Return receipt Expand Group Restricted Prevent Copy

何偉強, 文惠蓉

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 15:02
副本: tpbpd/PLAND
主旨: A/STT/34 objection
類別: Internet Email

Your reference: A/STT/34
15 May 2926

To whom it may concern,

Herewith, we would like to submit a collective objection to the above mentioned A/STY/34 application of a temporary parking and eating place for a period of 3 years.

The application is not in line with V zone and surely not applicable and suitable to our picturesque rural surrounding. This is a rural area where indigenous people are living in a peaceful environment where car / lorry parking and eating place are totally out of place. Commercial activities are also completely out of question.

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We urgent all related departments to reject this application and maintain the rural environment as natural as it is. For natural habitat for migrating birds is becoming scarce and eco system is suffering great impact by such commercial activities.

Regards,
L Man

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文潤福, 陳玉娣, 文綺華, 文俊華,
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何偉強, 文惠蓉

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 15:04
收件者: tpbpd/PLAND
主旨: A/STT/34 objection
類別: Internet Email

Your reference: A/STT/34
15 May 2026

To whom it may concern,

Herewith, we would like to submit a collective objection to the above mentioned A/STY/34 application of a temporary parking and eating place for a period of 3 years.

The application is not in line with V zone and surely not applicable and suitable to our picturesque rural surrounding. This is a rural area where indigenous people are living in a peaceful environment where car / lorry parking and eating place are totally out of place. Commercial activities are also completely out of question.

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Urgent Return receipt Expand Group Restricted Prevent Copy
何偉強, 文惠蓉

29

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 19:57
收件者: tpbpd/PLAND
主旨: A/STT/34 objection
類別: Internet Email

To whomever this may concern at the CEDD,

We refer to Application No. A/STT/34 concerning the proposed temporary public vehicle park and eating place at Pun Uk Tsuen, San Tin. Residents and indigenous villagers of Chau Tau Village and Pun Uk Tsuen strongly object to this application for the following reasons:

1. Proposal is inconsistent with the planning intention of the “Village type development” , V zone. The scale and nature of the proposal and the commercial use are incompatible with the surrounding area without providing planning justification.

1. The site was formerly agricultural land and has of late been filled with tarmac without planning permission, and could potentially lead to drainage and water contamination issues.
2. Claimed vehicular access is nonsense as relevant “ou” land has been resumed, making this unrealistic.
3. Repeated rejections from town board for various uses of site
4. Safety concerns, considering that a good chunk of the population is elderly the narrow roads and potential for congestion due to new development could pose as a safety risk.

We urge the town planning board to reject this proposal to uphold the values of what constitutes as a vzone area.

Sincerely,

Thijs Tianhao Wen