

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/38

- Applicant** : Richmax Transportation Limited represented by R-riches Planning Limited
- Site** : Various Lots in D.D. 96, Poon Uk Tsuen, San Tin, Yuen Long
- Site Area** : About 2,976 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
- Zoning** : “Village Type Development” (“V”)
[restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of Five Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicle) for a period of five years at the application site (the Site), which falls within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is mostly vacant and hard-paved, with minor portions covered with grass and occupied by a temporary structure (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Chau Tau West Road via a local track (**Plan A-2**) with an ingress/egress (about 7.3m wide) at its southern edge. According to the applicant, the proposed use involves a total of 47 parking spaces, including 38 for private cars (each of 5m x 2.5m) and nine for light goods vehicles (each of 7m x 3.5m), and four single-storey structures (not exceeding 5m in height) with a total floor area of about 492m² for covered parking spaces, guard room and meter room. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site at all times. No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spraying, repairing, dismantling or other workshop activities will be carried out at the Site at all times. The proposed use will operate 24 hours daily, including public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with Supplementary Statement **(Appendix I)**
received on 27.7.2026
- (b) Further Information (FI) received on 10.9.2026* **(Appendix Ia)**
** accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, Supplementary Statement and FI at **Appendices I and Ia**, and can be summarised as follows:

- (a) There is insufficient supply of public vehicle parks in close proximity to the existing villages to meet the parking demand. The proposed use at the Site intends to serve the local residents and villagers. Nevertheless, the applicant has no intention to install electric vehicle (EV) charging facilities at the Site due to cost considerations in view of the temporary nature of the proposed use.
- (b) The proposed use would not frustrate the long-term planning intention of the “V” zone and could optimise the land resources in the area. Similar applications for public vehicle parks have been approved in nearby areas within the same “V” zone.
- (c) The proposed use falls entirely within private lots without encroachment onto public pedestrian passageway. To minimise noise and traffic nuisances to the surrounding areas, moving speed of vehicles within the Site will be restricted. No medium or heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site at all times. A display screen showing the real-time availability of parking spaces will be installed at the ingress/egress of the proposed use to inform drivers to refrain from queuing outside the Site and avoid obstruction to local access.
- (d) The Site is accessible from Chau Tau West Road which is a single-lane two-way access road with separated pedestrian path. Based on the traffic survey conducted, the traffic flow and vehicle velocity on the access road are low. To ensure pedestrian and road safety, relevant signs will also be installed at the ingress/egress of the proposed use. A staff member will also be deployed at the Site to direct the incoming and outgoing traffic. As the proposed vehicular access under the current application differs from those for the other public vehicle parks (i.e. application no. A/STT/33 and A/STT/34) in the area, cumulative traffic impact on the local access/Chau Tau West Road is not anticipated.
- (e) To minimise adverse environmental impacts and nuisances to the surrounding areas, the applicant commits to following the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘COP’) as well as all environmental protection/pollution control ordinances at all times during the approval period of the planning permission. Upon approval of the application, the applicant also commits to submitting drainage and fire services installation proposals.

- (f) Noting that the Site is located near existing shrines/ancestral graves, the applicant commits to liaising with the villagers in relation to the operational arrangement (e.g. reserving sufficient gathering space in front of the graves/shrines) for special occasions.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the San Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

Part of the Site (about 76%) is located within the Wetland Buffer Area (WBA) in Deep Bay Area (**Plan A-1**). 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) is relevant to the application. Relevant extract of the Guidelines is at **Appendix II**.

5. Background

The Site is currently not subject to any active planning enforcement action.

6. Previous Application

Part of the Site is the subject of a previous application (No. A/YL-ST/593) submitted by a different applicant for proposed temporary shop and services for a period of three years which was rejected by Rural and New Town Planning Committee (the Committee) of the Board in 2021. Consideration of this previous application is not relevant to the current application due to different uses involved. Details of the previous application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

7. Similar Applications

During the past five years, there were three similar applications (No. A/YL-ST/642, A/STT/33 and 34) involving temporary public vehicle park within the same “V” zone in the vicinity of the Site. All applications were approved by the Committee between 2023 and 2026 mainly on the considerations that the proposed use would not jeopardise the long-term planning intention of the “V” zone; the proposed use was not incompatible with the surrounding areas; and the relevant government departments consulted had no objection to or no adverse comment on the application or their concerns could be addressed by relevant approval conditions. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

8.1 The Site is:

- (a) mostly vacant and hard-paved, with minor portions covered with grass and occupied by a temporary structure;
- (b) accessible from Chau Tau West Road via a local access; and
- (c) partly located within WBA of Deep Bay Area.

8.2 The surrounding areas are rural in character with mainly the village settlements of Poon Uk Tsuen and Chau Tau, a public vehicle park (with valid planning permission), woodland and pond.

9. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small House (SH) by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV and V** respectively.

11. Public Comments Received During Statutory Publication Period

- 11.1 On 28.7.2026, the application was published for public inspection. During the statutory public inspection period, 29 public comments were received, including 28 objecting to and one providing views on the application (**Appendices VIa and VIb**).
- 11.2 The 28 objecting comments were received from individuals including local villagers of Poon Uk Tsuen, amongst which six of them are in the form of standard letters (**Appendix VIa**), mainly on the grounds that the proposed use would cause adverse traffic impacts due to increase in vehicular traffic, and the reliance on existing narrow access road would pose safety and security risks; the proposed use would generate environmental nuisances, including noise, light, and air pollution, as well as adverse drainage, sewerage, and fire safety impacts; the approval of the application would result in adverse cumulative impacts alongside other public vehicle parks in the vicinity; the Site has been involved in suspected land filling works; and the Site’s proximity to ancestral graves and shrines would undermine the Fung Shui setting of the villages.
- 11.3 One public comment was received from an individual providing views that EV charging

station should be provided for the proposed use to facilitate the transition of fuel-propelled vehicles to EVs (**Appendix VIb**).

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary public vehicle park (excluding container vehicle) for a period of five years at the Site zoned “V” (**Plan A-1**). Whilst the proposed use is not entirely in line with the planning intention of “V” zone, according to the applicant, the proposed use is to serve the local residents and villagers nearby. Besides, the District Lands Officer/Yuen Long of Lands Department advises that there is no SH application approved or under processing at the Site. The proposed use of temporary nature would not adversely affect the land availability for NTEH/SH development within the “V” zone in the long term. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis for a period of five years.
- 12.2 The proposed use is considered not incompatible with the surrounding areas which is rural in character with mainly the village settlements of Poon Uk Tsuen and Chau Tau, public vehicle park, woodland and pond (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the proposed use is not entirely incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the proposed use is not anticipated.
- 12.3 Part of the Site falls within WBA in Deep Bay Area under the TPB PG-No. 12C, which specifies that planning applications for temporary uses are exempted from the requirement of ecological impact assessment. The Director of Agriculture, Fisheries and Conservation has no comment on the application from nature conservation point of view.
- 12.4 Other relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department, Director of Environmental Protection and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. In addition, in view of the latest circumstances of the area¹, an approval condition restricting the number of parking spaces to that proposed by the applicant is recommended to ensure more effective monitoring of the proposed use. It is also recommended to advise the applicant to follow the latest ‘CoP’, to minimise any potential environmental nuisances on the surrounding areas.
- 12.5 There are three approved similar applications within the same “V” zone in the vicinity of the Site in the past five years as detailed in paragraph 7 above. Approving the current application is in line with the Committee’s previous decisions.
- 12.6 Regarding the public comments as stated in paragraph 11 above, the applicant’s justifications, planning considerations and departmental comments above are relevant.

¹ With respect to the approved applications for the temporary public vehicle parks in the “V” zone of Chau Tau and Poon Uk Tsuen, there are repeated complaints that the number of vehicles parked at the sites exceeds the number of parking spaces specified in the approved schemes, which may have implication on the traffic condition of the local roads within “V” zone and the surrounding areas.

Besides, Fung Shui issue as mentioned in the public comments is not a material planning consideration. Regarding the suspected land filling works, according to the OZP, there is no restriction on land filling works for the “V” zone where the Site is located.

13. **Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of five years until 25.9.2031. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no more than 47 vehicles, as proposed by the applicant, shall be parked on the Site at any time during the planning approval period;
- (b) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.3.2027;
- (c) in relation to (b) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.6.2027;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.3.2027;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.6.2027;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following

reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "Village Type Development" zone, which is to provide land primarily for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form with Supplementary Statement received on 27.7.2026
Appendix Ia	FI received on 10.9.2026
Appendix II	Relevant Extract of TPB PG-No. 12C
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VIa	Public Comments (objecting)
Appendix VIb	Public Comments (providing views)
Drawing A-1	Layout Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**