

2023年 2月 2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。

This document is received on 2 FEB 2023  
The Town Planning Board will formally acknowledge  
the document in support of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

2300159 13/1 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-ST/642
	Date Received 收到日期	2 FEB 2003

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 樓及新界沙田上禾輋路 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。

## 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

WONG Wai Ming 黃偉明

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

## 3. Application Site 申請地點

(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)	Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, 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 ..... 2,350 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 249 ..... sq.m 平方米 <input checked="" 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 checked="" 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 Outline Zoning Plan No.: S/YL-ST/8
(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	Vacant  (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  
3/1/2023 (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 3/1/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	249 .....	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.1 .....		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	8 .....	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4 .....		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2 .....	storeys 層	
	<input type="checkbox"/> include 包括 .....	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 .....	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	2.8 - 6.5 .....	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	2.8 - 6.5 .....	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☒ shop and services 商店及服務行業 ..... 195 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

Canopy for parking / 39sq.m

Meter room / 15sq.m

.....  
 .....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	81 m <sup>2</sup> (ABOUT)	141 m <sup>2</sup> (ABOUT)	6.5 m (ABOUT)(2-STOREY)
B2	CANOPY FOR PARKING	39 m <sup>2</sup> (ABOUT)	39 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		189 m <sup>2</sup> (ABOUT)	249 m <sup>2</sup> (ABOUT)	
*GFA OF STRUCTURE B1 - 60 m <sup>2</sup> (G/F) + 81 m <sup>2</sup> (1/F AND CANOPY) = 141 m <sup>2</sup> (ABOUT)				

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking and circulation area

.....  
 .....  
 .....  
 .....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

January 2024

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Lok Ma Chau Road via a local access</p> <p><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)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>28</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>7</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	28	Motorcycle Parking Spaces 電單車車位	/	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	7	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/	Others (Please Specify) 其他 (請列明)					
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>/</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>/</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	/	Coach Spaces 旅遊巴車位	/	Light Goods Vehicle Spaces 輕型貨車車位	/	Medium Goods Vehicle Spaces 中型貨車車位	/	Heavy Goods Vehicle Spaces 重型貨車車位	/	Others (Please Specify) 其他 (請列明)					
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## 9. 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。

<p>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?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 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>	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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**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

**Background**

The applicant seeks to use lots 139 (Part) and 145 in D.D. 96 (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years' (Plan 1). The applicant would like to use the northern and southern portions of the Site as 'public vehicle park' and 'shop and services (estate agency)' to serve the nearby local, i.e. residents of Pun Uk Tsuen.

The applied use can meet the local demand for parking spaces and is compatible with the surrounding environment. Similar S.16 planning applications have been approved by the Board in other "Village Type Development" ("V") zones in Yuen Long and North District, therefore, approval of the current application will not set undesirable precedent within the "V" zone.

**Planning Context**

The Site falls within area zoned as "V" on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 (Plan 2). According to the Notes of the OZP, 'Shop and Services' and 'Public Vehicle Park (Excluding Container Vehicle)' are both column two uses within the "V" zone, which requires permission from the Town Planning Board (the Board).

As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "V" zone. The building height and form of the structures are insignificant and similar to the nearby New Territories Exempted Houses within the "V" zone, therefore, it is considered not incompatible with the surrounding environment.

**Development Proposal**

The Site occupied an area of 2,350 sq.m (about) of private land (Plan 3). 4 structures are proposed at the Site for shop and services, meter room and canopy for parking with total GFA of 249 sq.m (about)(Plan 4).

The Site is accessible from Lok Ma Chau Road via a local access (Plan 1). 28 private car and 7 light goods vehicle (LGV) parking spaces are provided for staff and visitor to commute to the Site (Plan 4). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (Plan 5 and Plan 6). As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

**Operation of Public Vehicle Park**

The operation hours of the proposed public vehicle park are 24 hours daily including public holiday. 25 nos. private car and 7 nos. LGV parking spaces are provided to meet the pressing demand for parking spaces in Pun Uk Tsuen. A notice will be posted at a prominent location of the Site to indicate that 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 planning approval period. No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.

**Operation of Shop and Services (Estate Agency)**

The operation hours of shop and services are 09:00 - 19:00 daily including public holiday. The estimated number of staff working at the 'shop and services' are 8 (including estate agents, administrative staff and accounting staff etc.). 3 nos. private car parking spaces are provided for staff and visitor. It is estimated that the shop and services would attract 10 visitors per day. Shopfront of the estate agency is located at structure B3 and the respective ancillary facilities, i.e. office, meeting room and storage of documents etc. are provided at structure B1 to support the daily operation of the estate agency.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area, i.e. the use septic tank for sewage treatment.

**Conclusion**

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

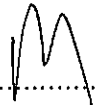
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years'.

**11. 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

  
.....  
Michael WONG

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) 專業資格 ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ 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 Property Consultants Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

3/1/2023

(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**

- 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。
- 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。
- 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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## 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	Lots 139 (Part) and 145 in D.D. 96 Pun Uk Tsuen, San Tin, Yuen Long, New Territories		
Site area 地盤面積	2,350	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan No.: S/YL-ST/8		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	249	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.8 - 6.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	8 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	35
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	28 (PC) / 7 (LGV) / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / / / / /

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

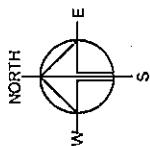
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
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>Location plan, Zoning plan, Plan showing the land status of the Site.</u>		
<u>Swept path analysis</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<u>Trip Generation and attraction</u>		

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。

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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,350 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LOK MA CHAU ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM LOK MA CHAU ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

LOCATION PLAN

PLAN 1

001

PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND SHOP AND  
SERVICES FOR A PERIOD OF 5  
YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 96, PUN  
UK TSUEN SAN TIN YUEN  
LONG, NEW TERRITORIES

SCALE  
1:4000 @ A4

DATE  
9.9.2022

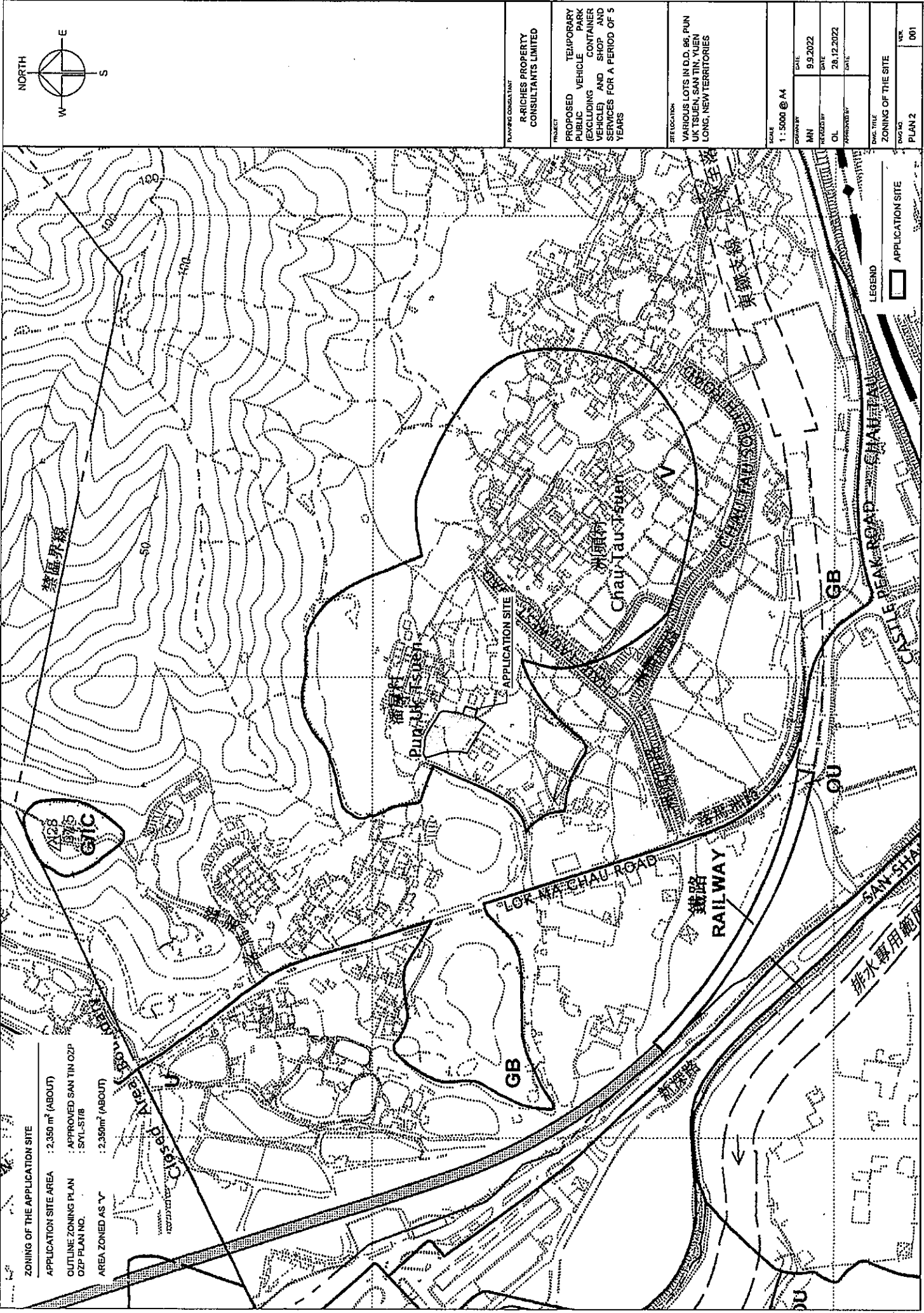
DATE  
28.12.2022

DATE  
28.12.2022

DATE  
28.12.2022

DATE  
28.12.2022

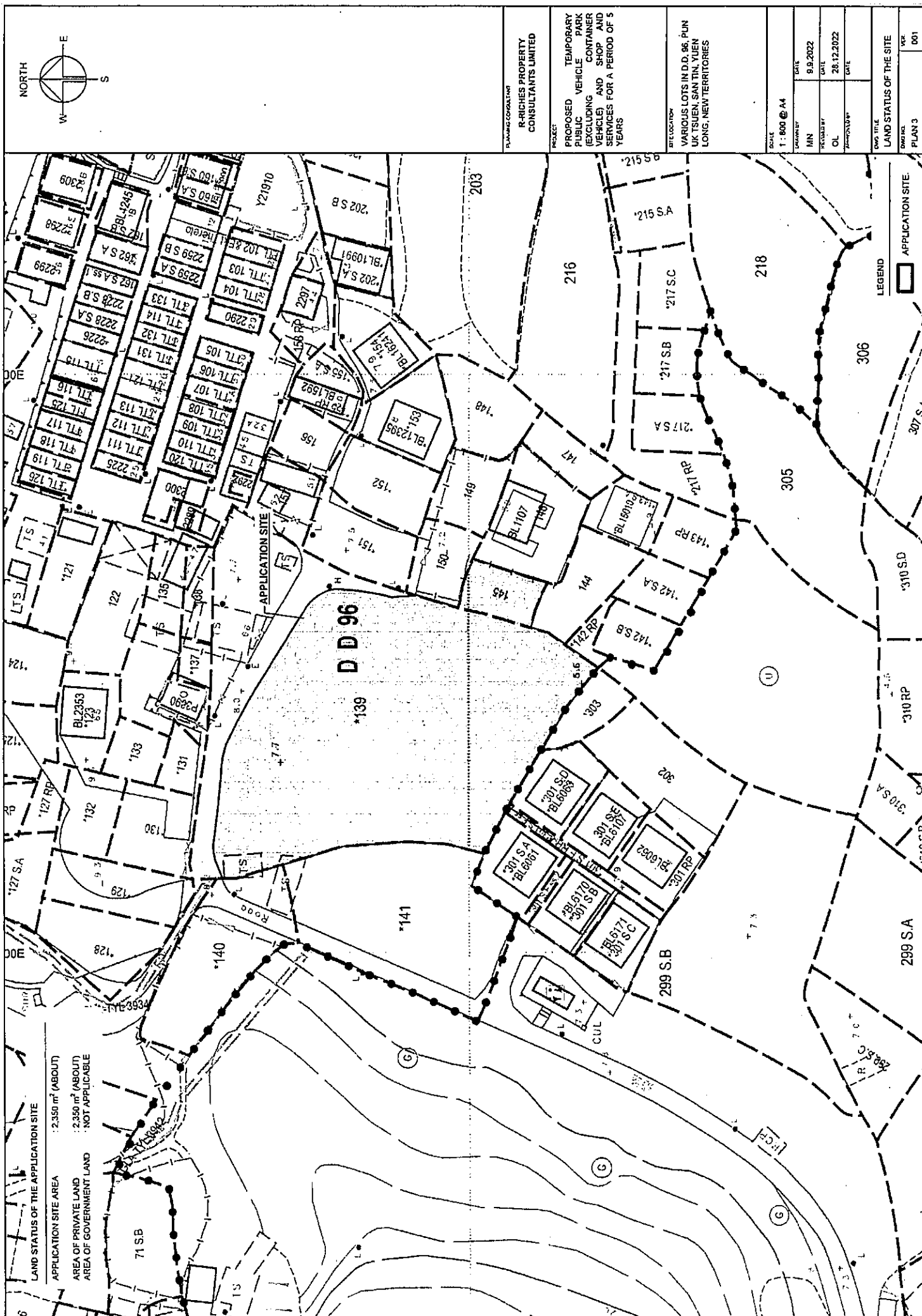
DATE  
28.12.2022



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,350 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED SAN TIN OZP  
OZP PLAN NO. : SYL-ST/18  
AREA ZONED AS "V" : 2,350m<sup>2</sup> (ABOUT)

PLANNING CONSULTANT	RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY PUBLIC VEHICLE CONTAINER YARD (EXCLUDING PARK, SHOP AND SERVICES FOR A PERIOD OF 5 YEARS)
SITE LOCATION	VARIOUS LOTS IN D.D. 96, PUN UK TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES
SCALE	1:5000 @ A4
DRAWN BY	MN
DATE	9.9.2022
CHECKED BY	OL
DATE	28.12.2022
APPROVED BY	
DWG TITLE	ZONING OF THE SITE
DWG NO.	PLAN 2
WK	001

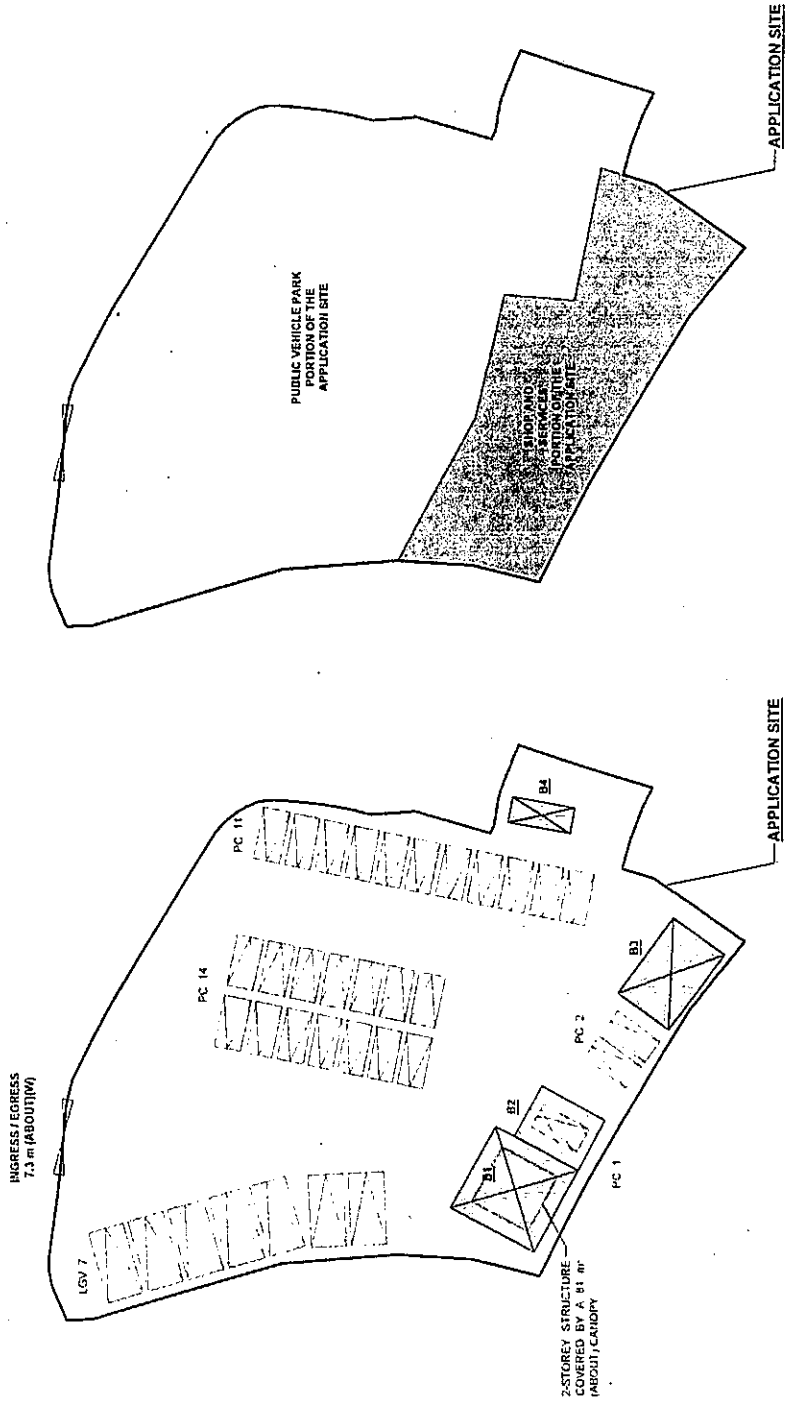


# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,350 m <sup>2</sup> (ABOUT)
COVERED AREA	: 189 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2,161 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.1 (ABOUT)
SITE COVERAGE	: 8% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 249 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 2.8 - 6.5 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	81 m <sup>2</sup> (ABOUT)	141 m <sup>2</sup> (ABOUT)	6.5 m (ABOUT) (2-STOREY)
B2	CANOPY FOR PARKING	39 m <sup>2</sup> (ABOUT)	39 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B3	SHOP AND SERVICES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STOREY)
B4	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STOREY)
TOTAL		189 m <sup>2</sup> (ABOUT)	249 m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1 = 80 m<sup>2</sup> (G/F) + 81 m<sup>2</sup> (1/F AND CANOPY) = 141 m<sup>2</sup> (ABOUT)



## 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 SPACE	: 7
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

## LEGEND

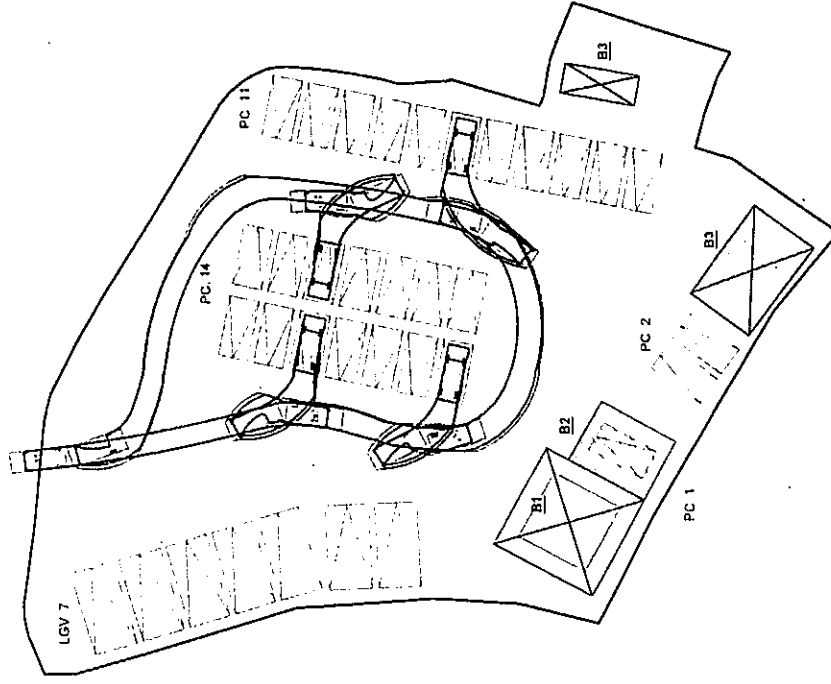
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT <b>R-RICHES PROPERTY CONSULTANTS LIMITED</b>
PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
SITE LOCATION VARIOUS LOTS IN D.D. 96, PUN UK TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES
SCALE 1:700 @ A4
DATE 14.3.2022
DATE 28.12.2022
DATE
DWG TITLE LAYOUT PLAN
DWG NO PLAN 4
VER 001

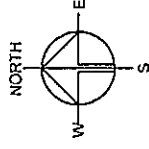
# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)  
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS  
 7.3 m (ABOUT)(W)



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE



PLANNING CONSULTANT  
 R-RICHES PROPERTY  
 CONSULTANTS LIMITED

PROJECT  
 PROPOSED TEMPORARY  
 PUBLIC VEHICLE PARK  
 (EXCLUDING CONTAINER  
 VEHICLE) AND SHOP AND  
 SERVICES FOR A PERIOD OF 5  
 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.O. 86, PUN  
 UK TSUEN, SAN TIN, YUEN  
 LONG, NEW TERRITORIES

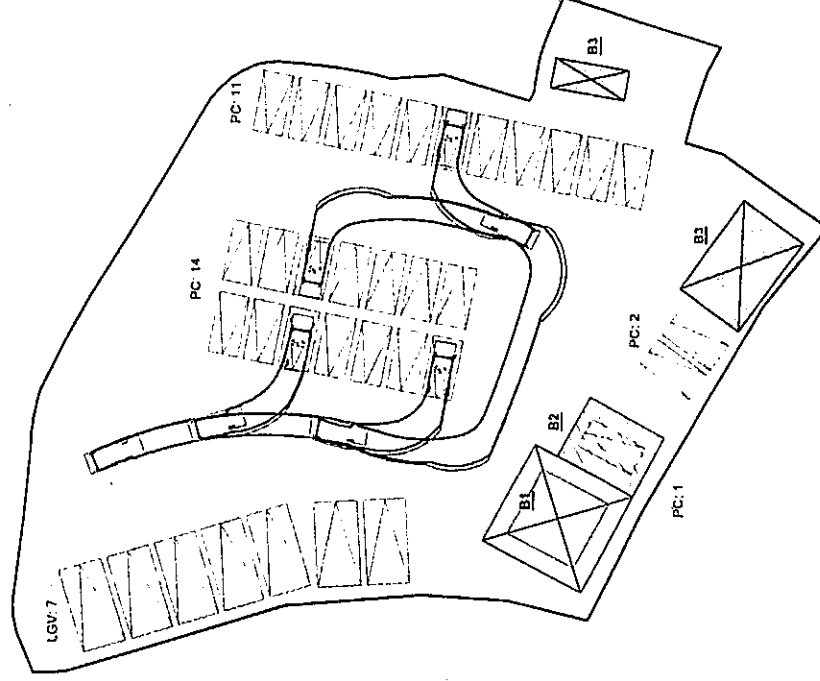
SCALE  
 1: 500 @ A4

DRAWN BY  
 MN  
 DATE  
 9.9.2022  
 CHECKED BY  
 OL  
 DATE  
 03.01.2022  
 APPROVED BY  
 DATE

DWG. TITLE  
 SWEPT PATH ANALYSIS  
 DWG. NO.  
 PLAN 5  
 VER.  
 001

LEGEND  
 APPLICATION SITE  
 PARKING SPACE  
 PRIVATE CAR  
 SWEPT PATH OF VEHICLE

INGRESS / EGRESS  
 7.3 m (ABOUT)(W)

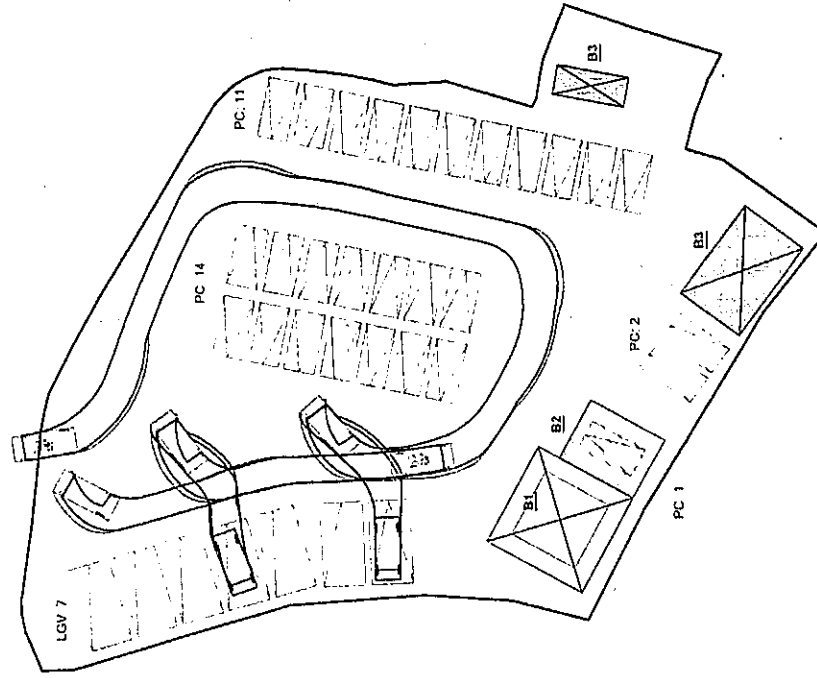


FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

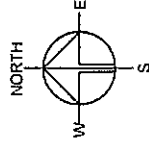
# SWEEP PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)  
 SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS  
 7.3 m (ABOUT)(W)



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE



PLANNING CONSULTANT  
 RICHES PROPERTY  
 CONSULTANTS LIMITED

PROJECT  
 PROPOSED TEMPORARY  
 PUBLIC VEHICLE PARK  
 (EXCLUDING CONTAINER  
 VEHICLE) AND SHOP AND  
 SERVICES FOR A PERIOD OF 5  
 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 96, FUN  
 UK TSUEN, SAN TIN, YUEN  
 LONG, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY	DATE
MM	9.3.2022
DESIGNED BY	DATE
OL	03.01.2022
APPROVED BY	DATE

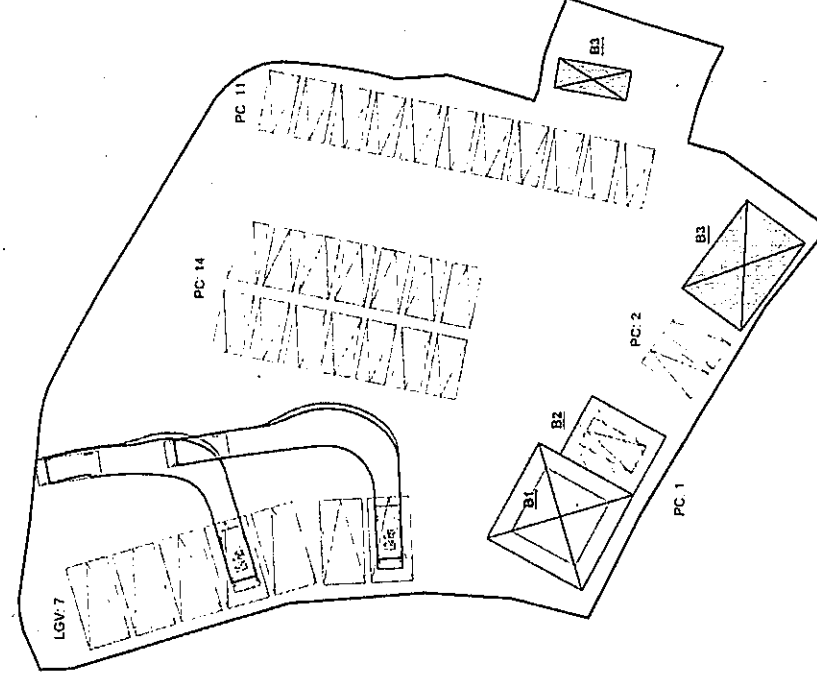
DWG TITLE	SWEEP PATH ANALYSIS
DWG NO	PLAN 6
VER	001

LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	PARKING SPACE
[Symbol]	LIGHT GOODS VEHICLE
[Symbol]	SWEEP PATH OF VEHICLE

FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

INGRESS / EGRESS  
 7.3 m (ABOUT)(W)



# **Appendix I - Estimated Trip Generation and Attraction**

- (i) The application site (the Site) is accessible from Lok Ma Chau Road via a local access. A total of 38 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
<b>Public Vehicle Park (Excluding Container Vehicle)</b>	
Private Car Parking Space - 2.5m (W) x 5m (L)	25
Light Goods Vehicle Parking Space - 3.5m (W) x 7m (L)	7
<b>Shop and Services</b>	
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	2
Private Car Parking Space for Visitors - 2.5m (W) x 5m (L)	1

- (ii) The operation hours of the proposed public vehicle park are 24 hours daily including public holiday, and operation hours of shop and services are 09:00 - 19:00 daily including public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	17	0	3	23
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	17	3	3	1	24
Traffic trip per hour (average)	4	4	2	2	12

- (iii) In view of the above, the parking provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.





顧問有限公司  
盈卓物業

Our Ref. : DD96 Lot139 & 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

16 March 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**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 Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

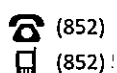
For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG  
(Attn.: Mr. Davy LAM

email: ayycheung@pland.gov.hk )  
email: dlylam@pland.gov.hk )



## Responses-to-Comments

**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**

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

- (i) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the application site at any time during the planning approval period.
- (ii) A RtoC Table:

Departmental Comments	Applicant's Responses
<b>1. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. LEONG Cheung Ching; Tel: 2300 1432)</b>	
(a) The applicant should submit a drainage impact assessment to furnish supplementary information on the following for DSD's consideration: <ul style="list-style-type: none"> <li>- The condition of the existing downstream drainage system and demonstrate that its capacity is adequate to convey the additional run-off from the application site.</li> <li>- The extend of impervious surface paving that will be formed.</li> <li>- The applicant could make reference to "Drainage Services Department Advice Note No.1- Application of the Drainage Impact Assessment Process to Private Sector Projects".</li> </ul>	Noted. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate potential adverse drainage impact generated by the proposed development after planning approval has been granted from the Town Planning Board (the Board). The applicant will implement the proposed drainage facilities at the application site (the Site) once the drainage proposal is accepted by Drainage Services Department/the Board.
(b) The applicant should submit a drainage proposal 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	

	<p>supporting design calculations and charts should be included. Approval of the drainage proposal must be sought prior to the implementation of drainage works on site. For preparation of the proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:</p> <p><a href="http://www.dsd.gov.hk/EN/Files/Technical%20Manual/dsd_guideline/Drainage_Submission.pdf">http://www.dsd.gov.hk/EN/Files/Technical Manual/dsd_guideline/Drainage_Submission.pdf</a></p>	
(c)	The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risks of the adjacent areas.	
(d)	The proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside DSD's jurisdiction.	
(e)	No public sewerage maintained by DSD is currently available for connection. No sewerage collected from the site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained.	
(f)	The applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the site in future.	
(g)	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 facilities on site under proper maintenance at all times during occupancy of the site.	

<b>2. Comments of Project Manager (West), Civil Engineering and Development Department (Contact Person: Mr. Henry KWOK; Tel: 3155 6720)</b>		
(a)	Please be advised that the application site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 - Site Formation and Infrastructure Works Project. The applicant should take note of the proposed works which are near the application site.	Noted. The applicant is aware of the Development of Lok Ma Chau Loop: Main Works Package 1 - Site Formation and Infrastructure Works Project are near the Site.
<b>3. Comments of Chief Engineer/Construction, Water Supplies Department (Contact Person: Mr. Simon HUI; Tel: 2152 5779)</b>		
(a)	Existing water mains in the vicinity of the application site will be affected. The cost of any necessary diversion shall be borne by the developer.	Noted. According to the proposed scheme, no structure is proposed at the waterworks reserve and the public vehicle park portion of the Site would be opened to public 24 hours daily, including public holiday. Free access will be available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	
(c)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water mains.	Noted.
(d)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	Noted.



盈卓物業  
顧問有限公司

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

21 March 2023

Dear Sir,

**2<sup>nd</sup> Further Information**

**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 Further Information to provide clarifications for the subject application, details are as follow:

- (i) The applicant intends to operate the proposed development at the application site (the Site) to bring convenience to nearby locals, i.e. residents of Pun Uk Tsuen. The applicant will strictly follow the proposed scheme and ensure that no storage activity will be carried out at the Site at any time during the planning approval period.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

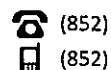
For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG  
(Attn.: Mr. Davy LAM

email: ayycheung@pland.gov.hk )  
email: dylam@pland.gov.hk )



**Relevant Extracts of 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:

- (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; and
- (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 however exempted from the requirement of EcoIA.



**Similar s.16 Applications in the vicinity of the Site within “V” Zones on the Approved  
San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

**Approved Applications**

**Public Vehicle Park**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/536	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	1.2.2019 (RNTPC) (Revoked on 1.5.2021)
2.	A/YL-ST/537	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	22.2.2019 (RNTPC)
3.	A/YL-ST/540	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) for a Period of 3 Years	12.4.2019 (RNTPC) (Revoked on 12.7.2021)
4.	A/YL-ST/541	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Office for a Period of 3 Years	12.4.2019 (RNTPC) (Revoked on 12.3.2021)
5.	A/YL-ST/555	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.9.2019 (RNTPC)
6.	A/YL-ST/557	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	20.9.2019 (RNTPC) (Revoked on 20.9.2020)
7.	A/YL-ST/579	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	12.3.2021 (RNTPC)
8.	A/YL-ST/583	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	12.3.2021 (RNTPC) (Revoked on 12.9.2021)
9.	A/YL-ST/587	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	14.5.2021 (RNTPC)
10.	A/YL-ST/606	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.1.2022 (RNTPC)
11.	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 (RNTPC) (Revoked on 18.11.2022)
12.	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 (RNTPC)

### Shop and Services

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/521	Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenient Store) for a Period of 3 Years	26.1.2018 (RNTPC) (Revoked on 26.6.2020)
2.	A/YL-ST/556	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2019 (RNTPC)
3.	A/YL-ST/574	Proposed Temporary Shop and Services (Retail Shops and Convenient Store) for a Period of 3 Years	4.12.2020 (RNTPC)
4.	A/YL-ST/585	Proposed Temporary Shop and Services (Real Estate and Travel Service Agency) for a Period of 3 Years	16.4.2021 (RNTPC) (Revoked on 16.10.2021)
5.	A/YL-ST/605	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022 (RNTPC)
6.	A/YL-ST/634	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years	23.12.2022 (RNTPC)

**Rejected Application**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reason</b>
1.	A/YL-ST/593	Proposed Temporary Shop and Services for a Period of 3 Years	24.12.2021 ( <i>RNTPC</i> )	(1), (2) & (3)

**Rejection Reason:**

- (1) Not in line with the planning intention of “V” zone.
- (2) The scale of the commercial development was considered excessive in serving the local needs.
- (3) Not compatible with the developments in the surrounding areas.



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the application site (the Site) comprises of Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- the Site is within the village 'environ' and no small house application has been approved or is being processed at the Site; and
- advisory comments as detailed in **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the Site was recorded in the past 3 years;
- in accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites", she has no objection to the application; and
- advisory comments as detailed in **Appendix V**.

**3. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within "Village Type Development" ("V") zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

**4. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the applicant shall submit a drainage proposal for approval by CE/MN, DSD prior to implementation of the drainage works on site;
- after completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect

the completed drainage works jointly with the applicant with reference to the set of photograph;

- 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; and
- advisory comments as detailed in **Appendix V**.

## **5. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- he has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction;
- fire service installations (FSIs) are anticipated to be required in consideration of the design/nature of the proposal. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- advisory comments as detailed in **Appendix V**.

## **6. Other Departments**

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

- Chief Engineer/Railway Development 2-1, Highways Department;
- Chief Highway Engineer/New Territories West, Highways Department;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police; and
- District Officer (Yuen Long).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
- should planning approval be given to the subject planning application, the lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that
- the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Director of Environmental Protection (DEP) that
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the drainage proposal should demonstrate how the applicant 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 proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:  
  
[http://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submission.pdf](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf)
  - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;

- no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained; and
  - the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- 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;
  - 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 B(P)R at building plan submission stage;
  - if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with 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;
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (f) to note the comments of the Director of Fire Services (D of FS) that
- the submitted layout plans incorporated with the proposed FSIs should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD) that
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (MTRCL);
  - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
  - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- the proposed access arrangement of the Site should be agreed by TD;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Lok Ma Chau Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that
- the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proposed works which are near the Site; and
- (j) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
- existing water mains in the vicinity will be affected. The cost of any necessary diversion shall be borne by the applicant;
  - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.



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

參考編號

Reference Number:

230210-121518-00820

提交限期

Deadline for submission:

03/03/2023

提交日期及時間

Date and time of submission:

10/02/2023 12:15:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/642

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Man

意見詳情

Details of the Comment :

To whom it may concern,

We indigenous villagers from adjacent Chau Tau Village are strongly oppose the application A/YL-ST/642. The surrounding area is already occupied by numerous car parks, lorry car parks and container storage. It will cause more nuisances to indigenous villagers. The surrounding area is meant to be residential area and agricultural land and not some ever expanding parking lots or some recreational facilities. We oppose to have recreational facilities in the middle of our village in particular. The location and village area are inadequate and inappropriate to handle overwhelming traffic. We can foresee fractions and conflicts, and highly likely legal actions between visiting people and the villagers.

Besides, worsened hygiene, noise level will be increased, safety to cyclists, elderly will be put in to serious dangerous due to increase and heavy traffic coming in and leaving the village.

We can assure the facility can affect our health and peace further more. Last but not least totally destruction our century old peaceful and prosperous 'Fung Shui'. We have settled in this area for over 400 years and direct descendants from Man Tin Cheung.

Furthermore the applicant has already demolished existing structures, flattened private lands and turned it into a car park before without prior approval and requests.

In our opinions all relevant departments must REJECT the application A/YL-ST/642 immediately and request the applicant to reinstate the area to its former state.

WE CAN'T ACCEPT AND TOLERATE MORE DESTRUCTION OF OUR LIVING ENVIRONMENT ANY FURTHER.

Regards,

Mr Man

On behalf of Chau Tau Village

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230302-152631-55806

**提交限期****Deadline for submission:**

03/03/2023

**提交日期及時間****Date and time of submission:**

02/03/2023 15:26:31

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-ST/642

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. A Man

**意見詳情****Details of the Comment :**

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

Dear Sir and Madame,

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

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

1. The application site was previously agricultural land but it has recently been land filled and surfaced with tarmac without planning permission. This development has lead to contamination of the water course and flooding during heavy rainstorm to neighbouring agricultural lands.
2. The access via a local path do not have a dedicated pedestrian walkway, therefore, it would be hazardous for both pedestrians and vehicles to share a single path.
3. 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.
4. The application would create unacceptable noise and vehicle headlight beam at night to very close residential properties.
5. The applicant is only now applying for planning permission after enforcement action from the Planning Department on the illegal parking of lorries and container vehicles at the site.

Kind regards,

A Man

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

參考編號

Reference Number:

230301-141935-70474

提交限期

Deadline for submission:

03/03/2023

提交日期及時間

Date and time of submission:

01/03/2023 14:19:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/642

「提意見人」姓名/名稱

Name of person making this comment:

落馬洲潘屋村街坊福利會

意見詳情

Details of the Comment :

致城規署：

反對申請編號(A/YL-ST/642)

敬啟者

我們是潘屋村居民並強烈反對有人申請臨時公眾停車場（貨櫃車除外）和商店及服務行業（為期5年）

反對原因如下：

1. 未經規劃處批准，已將該土地填平成為瀝青地，沒有一點農場跡象，
2. 因先前他們非法開發此地方為停車場，經村民反對，地政署監管他們撤退所有停車。
3. 沒有道路規劃，會造成危險和災難。
4. 他們的申請並不符合鄉村 v zone 規劃準則，因為鄉村的 V Zone 規劃準則是在鄉村指定的範圍內適合鄉村擴展的土地區內供原居民發展小型屋宇。
5. 因為太近民居，又給在村內裡玩耍的小孩帶來危險，影響村民安寧。

感謝你們的關注！煩請使用附上電子郵件的地址回覆！

電子郵件地址如下：

此致

落馬洲潘屋村街坊福利會

2023年2月23日

4

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230301-092709-35563

**提交限期****Deadline for submission:**

03/03/2023

**提交日期及時間****Date and time of submission:**

01/03/2023 09:27:09

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-ST/642

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Poon

**意見詳情****Details of the Comment :**

本人絕對反對一個二十四小時在本村運作的停車場。

我絕對相信這個停車場會滋擾本村村民，出入增加危險，影響睡眠。

本村只是一個小小的村落，不是做商業活動的地方。本人年紀已大，不想受到不停出入本村和不明來歷汽車的騷擾。本村有很多老人家會在附近運動我相信這個停車場一定影響我們的安全。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



反對編號A/YL-ST/642

26/02/2023 17:33

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

你好, 本人為潘屋村居民現反對編號A/YL-ST/642 申請, 在落馬洲路兩旁已有多個停車場提供大量車位給公眾使用, 申請地點非常接近民居, 產生大量嘈音和空氣污染, 嚴重影響環境、居民生活和行人交通安全等, 還有請跟進一下該處有一座未知是否合法的建築物興建在這裡, 謝謝。

潘屋村居民

潘先生上

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**Comment on the Application No. A/YL-ST/642**

01/03/2023 21:48

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Dear Sir/Madam,

Comment on the Application No. A/YL-ST/642

We are writing to comment on the Application No. A/YL-ST/642 about proposing Lot 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long to be a temporary public vehicle park and (Excluding Container Vehicle) and Shop and Services for a period of 5 years.

We totally object this application as below.

- The captioned areas are originally the green land and these areas had been dumped and filled intentionally by the developer for their own purpose years ago. Though it was seen and reported, the areas have not been restored. Lot more worst than this, it is seen that the captioned areas are currently used as a parking lot for private cars, lorries and trucks before getting approved from government. All this kind of vehicles go in late night and out early morning every single day. With that, it is unreasonable to approve this application and allow these affected areas to be the public vehicle park. Because of this, I strongly propose the affected area should be restored and the relevant governmental departments take action to stop this "illegal" parking lot from operation instead approve it to operate as a public parking area.
- The captioned areas are close to the green belt zone. It definitely destroys the ecosystems there and impacts the whole land planning around this area.
- There is only one common entry point to the captioned areas and Poon UK Tsuen. That being said, the villagers and the vehicles share the same road to get in and out of Poon UK Tsuen. With the extra vehicle flow around this area, it will expose all the resident to a higher risk of traffic accident.
- The captioned areas are close to the residential area in Poon UK Tsuen. With more strangers and non-local resident get access Poon UK Tsuen all around the time, it will increase the crime rate and make the resident here not safe and secure.

The points mentioned above are only part of what we are concerned about. We are also questioning the need to set up this parking lot in the residential area in Poon UK Tsuen. Based on what we are concerning and worrying, the captioned area should not be approved to be parking areas.

Thanks for your attention.

Yours Sincerely

Poon UK Tsuen Resident

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/YL-ST/642 DD 96 and DD 99 Pun Uk Tsuen**  
01/03/2023 01:48

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL-ST/642

Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin

Site area: About 2,350sq.m

Zoning: "VTD"

Applied use: 35 Vehicle Parking / 5 Years

Dear TPB Members,

631 was withdrawn. Back with a smaller footprint.

Hopefully some member will be interested enough to follow up on the question as to how these parking lots are assessed for tax on the significant revenue generated annually.

With a large budget deficit it is imperative that there be a system in place to ensure a level playing field with regard to the accumulation of annual income to cover community services.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Cc:** cir <cir@ird.gov.hk>; fso <fso@fso.gov.hk>  
**Date:** Tuesday, 8 November 2022 3:22 AM CST  
**Subject:** A/YL-ST/631 DD 96 and DD 99 Pun Uk Tsuen

A/YL-ST/631

Lots 139 (Part) and 145 in D.D. 96 and Lots 302 and 303 in D.D. 99, Pun Uk Tsuen, San Tin

Site area: About 2,790sq.m

Zoning: "VTD"

Applied use: 38 Vehicle Parking / 5 Years

Dear TPB Members,

The application is to legitimize and existing parking lot.

Question for government officials on the board.

Does approval of parking lots like this mean that the operation will be subject to profit tax?

Are applications of this nature referred to Inland Revenue?

In view of the deterioration in government reserves it is essential that we all pitch in and pay our dues.

Mary Mulvihill

28-Feb-2023

Dear Sir/Madam,

Comment on the Application No. A/YL-ST/642

We are writing to comment on the Application No. A/YL-ST/642 about proposing Lots 139 [Part] and 145 in D.D.96 Poon Uk Tsuen, San Tin, Yuen Long to be a temporary public vehicle park, shop and services for a period of 5 years.

We totally object this application as below.

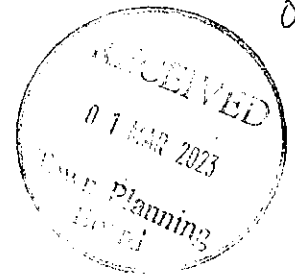
- The captioned areas are originally the green land and these areas had been dumped and filled intentionally by the developer for their own purpose years ago. These areas are currently used as a parking lot. Other than this, there is a two-stories building operating and in use there. The building is surrounded and all the window and door are blinded but we can see there is light inside and people goes in and out intermittently. Because of this, it is suggested the relevant department to follow up and reject this application.
- The captioned areas are close to the green belt zone. If this application gets approved, it definitely directly impacts and destroys the ecosystems there.
- There is only one common entry point to the captioned areas and Poon Uk Tsuen residential area. The Poon Uk Tsuen residents and the vehicles share the same road to get in and out of Poon Uk Tsuen. With the extra non-necessary vehicle flow in and out around this area, it will expose all the residents to a higher risk of traffic accident. This is especially critical for our senior residents and the kids.
- The captioned areas are next to the residential area in Poon Uk Tsuen. With more strangers and non-local resident get access Poon Uk Tsuen all around the time, it will increase the crime rate and make the residents and our properties here not safe and secure.
- The air and noise pollution in Poon Uk Tsuen will be getting more worse. With higher level of air particulates, dust and noise generated by the increasing level of vehicle flow, it is no doubt that is harmful to our respiratory system and mental health.
- The sewage and drainage system has been destroyed around this area and it affected all of us in Poon Uk Tsuen. The mud, sand together with the rain water is flushed down and there is no proper channel for these things to be drained away. With that, all the residents are cut off by the flooding in these areas during raining days. We do have difficulty and challenge walking in and out of the village in these days.

The points mentioned above are only part of what we are concerned about. We are also questioning the need to set up this parking lot and shops in the residential area in Poon Uk Tsuen as there is enough parking space for our local residents. Based on what we are concerning and worrying, the captioned application should not be approved.

Thanks for your attention.

Yours Sincerely

Poon Uk Tsuen Resident



9

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

參考編號

Reference Number:

230210-115459-89097

提交限期

Deadline for submission:

03/03/2023

提交日期及時間

Date and time of submission:

10/02/2023 11:54:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/642

「提意見人」姓名/名稱

Name of person making this comment:



意見詳情

Details of the Comment :

PLEASE TREAT THIS EMAIL WITH CONFIDENTIAL AND PREVENT PERSONAL DATA AND INFORMATION LEAK

To whom it may concern,

We indigenous villagers from adjacent Chau Tau Village are strongly oppose the application A/YL-ST/642. The surrounding area is already infested with numerous car parks, lorry car parks and container storage companies. It will cause more nuisances to indigenous villagers. As if it is not enough yet to add another environment affecting nuisance. The area is meant to be residential area and agricultural place and not parking lots or recreational location. We oppose to have recreational facilities in the middle of our village. The location and villages are inadequate and inappropriate to handle overwhelming traffic.

Besides, noise level will be increased, safety of cyclists, elderly will be put into serious dangers due to increase of heavy and increased traffic.

We can assure the facility can affect our health and peace further more. Last but not least totally destruction our century old peaceful and prosperous 'Fung Shui'. We have settled in this area for over 400 years and direct descendants from Man Tin Cheung.

Furthermore the applicant has already demolished existing structures, flattened private lands and turned it into a car park before without prior approval and requests.

In our opinions all relevant departments must REJECT the application A/YL-ST/642 immediately and request the applicant to reinstate the area to its former state.

WE CAN'T ACCEPT AND TOLERATE MORE DESTRUCTION OF OUR LIVING ENVIRONMENT ANY FURTHER.

Regards,



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