

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Date : 30<sup>th</sup> July, 2025

Your Ref. : A/TM-LTYT/493

Our Ref. : ADCL/PLG-10293/L006

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories  
(Planning Application No. A/TM-LTYT/493)**

We would like to supersede our previous submissions (Ref.: ADCL/PLG-10293/L004 and ADCL/PLG-10293/L005) dated 28.7.2025 and 29.7.2025.

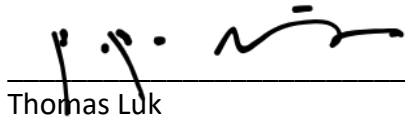
We refer to the departmental comments received from the Drainage Services Department, Environmental Protection Department, Transport Department, Fire Services Department and Lands Department regarding the subject application and would like to provide a Responses-to-Comments Table and supporting information to address the abovementioned departmental comments and facilitate considerations by the Board.

In addition, we would like to clarify on the following points.

- The Application Site encompasses Lot 515 and 516 RP entirely, along with adjoining government land. The total area of the Application Site is approximately 1,650m<sup>2</sup> (including 173.2m<sup>2</sup> of government land). Please refer to the replacement pages of application form, planning statement and drawings. A minor portion of the Application Site would remain undeveloped, resulting in a Development Site Area of about 1,636.8m<sup>2</sup>. The development parameters will be derived from the Development Site Area. Please refer to the revised Master Layout Plan in Appendix V.
- The proposed use aims to establish an eating place along with a variety of shops and services primarily serving the villagers and surrounding residential communities. It will include features such as a barber shop, clinic, retail shop, and health center. While the specific types of shops and services may change based on market needs, it is clarified that the proposed use would only include uses stated under 'Shops and Services' as defined under the Definition of Terms ("DoT") used in Statutory Plans.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,  
For and on behalf of  
**Man Chi Consultants And Construction Limited**

A handwritten signature in black ink, appearing to read 'T. Luk', is written over a horizontal line.

Thomas Luk  
Planning Consultant

Encl.

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	21.7.2025	The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/her obligations to ensure that (i) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flow collected from his lot and all upstream catchments. Please be advised that we have no comment on the drainage proposal. However, we have the following general reminders: -	Noted. Thank you.
		a) There are existing drainage facilities maintained by DSD in the vicinity of the site. The applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost. Please find the enclosed part print of our drainage record (Annex A) for your reference.	Noted. We assure you that we will exercise extreme care while working near the existing drainage works to avoid any disturbance or damage. It is understood that any blockage or damage resulting from the development will be rectified at our own cost.
		b) The existing drainage system to which the proposed drainage connection is to be made is not maintained by the Department. It is noted that the applicant has submitted calculations and CCTV record in the drainage proposal to demonstrate that the captioned downstream drainage system had adequate capacity and was in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments and was connected to the public drainage system. The applicant is reminded to ensure that the construction and operation of the proposed drainage system, can be practically implemented on site.	Noted. The construction and operation of the proposed drainage system will be practically implemented on site.
		c) For any works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/TM and/or the relevant private lot owners.	Noted.

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		d) The applicant should construct and maintain the proposed drainage facilities properly whether within or outside the subject lots and rectify them if they are found to be inadequate or ineffective during operation at their own expense. The applicant shall also be reliable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of their facilities/systems.	Noted. The proposed drainage facilities will be properly constructed and maintained whether within or outside the subject lots, and will be rectified if they are found to be inadequate or ineffective during operation at our own expense.
Environmental Protection Department	21.7.2025	3. Regarding sewerage impact, please be advised that existing public sewer is available at about 10m away from the subject site and the nearest manhole is FMH 1015165. The project proponent shall at his/her own expense to make connection to the nearest public manhole, and seek advice from DSD for technical details.	<p>Thank for your advice. We acknowledge that there is an existing public sewerage system in vicinity of our application site as mentioned above. It is therefore proposed to construct a terminal sewer manhole at the south of application site collecting all the sewage water and soil waste water discharge from the Lots within and connecting FMH1023100 with 225mm dia. drainage pipe by gravity fall. The existing FMH1023100 is connecting to FMH1015165 located at the centre of Ng Lau Road and continue downstream.</p> <p>Please refer to sketch attached with the marked Terminal MH and the proposed pipe connection. DSD advice for technical details would be sought upon receiving approval of the current application.</p>
		4. However, considering that the site is zoned "Village", the operation time (8am – 8pm) and a capacity of 50-60 persons, the application supporting document shall include the estimated sewage flow within any underlying assumptions (e.g. population, unit flow factor adopted, etc.) referencing the guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning ("Guidelines"), and conclude on any potential adverse impacts on the existing sewage disposal facilities. The Guidelines are available at below link: <a href="https://www.epd.gov.hk/epd/english/environmentinhk/water/guide_ref/gesf.html">https://www.epd.gov.hk/epd/english/environmentinhk/water/guide_ref/gesf.html</a>	In reference to the captioned guidelines, the estimated Sewage Flows can be calculated as attached calculation sheet. In terms of the existing capacity of the Sewage System at Ng Lau Road, flow capacity for the section of 450mm dia. pipe in between FMH1015165 to FMH1015166 given the pipe gradient of $(5.3 \text{ } 5.27)/26\text{m} = 0.115\%$ has been calculated as 0.2272 cubic meter per second as find attached calculation sheet for your review and approval. On the other hand, the estimated waste water discharge flow rate from the application site is 0.0257 m3/sec which is contributing approximately 2.6% of the existing sewerage full capacity. It is therefore considered to have no potential adverse impacts on the existing sewerage disposal facilities.




Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

Transport Department	28.7.2025	a) As the local assess road between the 7.3m wide suite ingress/egress and the vehicular run-in/out on the footpath of Ng Lau Road is not a public road or footpath managed by this Office, comments from relevant authorities and local stakeholders should be sought.	Noted. Thank you.																																	
		b) It is noted that an existing vehicular run/in-out on the footpath of Ng Lau Road outside the subject site. Please clarify if any modification of the existing vehicular run in/out is required to suit the proposed use. If affirmative, it should be designed and constructed by the applicant in compliance with HyD’s standard and to the satisfaction of HyD.	Please note that no modification of the existing vehicular run in/out is required to suit the proposed use.																																	
		c) Apart from the quoted frequency of loading/unloading activities of twice per week. Please advise the number of vehicular and pedestrian trip generation and attraction by the subject site.	<table><tr><th colspan="4">Vehicular Trip Generation and Attraction by the Proposed Development</th></tr><tr><th colspan="2">AM Peak Hours</th><th colspan="2">PM Peak Hours</th></tr><tr><td>Generation (pcu/hour)</td><td>Attraction (pcu/hour)</td><td>Generation (pcu/hour)</td><td>Attraction (pcu/hour)</td></tr><tr><td>2</td><td>2</td><td>2</td><td>2</td></tr></table> <p>It is estimated that only an average of 4 trips (2-way) would be made daily from vehicles.</p> <table><tr><th colspan="4">Pedestrian Trip Generation and Attraction by the Proposed Development</th></tr><tr><th colspan="2">AM Peak Hours</th><th colspan="2">PM Peak Hours</th></tr><tr><td>Generation (ped/hour)</td><td>Attraction (ped/hour)</td><td>Generation (ped/hour)</td><td>Attraction (ped/hour)</td></tr><tr><td>10</td><td>14</td><td>14</td><td>10</td></tr></table> <p>It is estimated that an average of 24 trips (2-way) would be made daily from pedestrian.</p> <p>Considering the proposed use intended to serve the local villagers and communities, no adverse traffic impact is anticipated.</p>				Vehicular Trip Generation and Attraction by the Proposed Development				AM Peak Hours		PM Peak Hours		Generation (pcu/hour)	Attraction (pcu/hour)	Generation (pcu/hour)	Attraction (pcu/hour)	2	2	2	2	Pedestrian Trip Generation and Attraction by the Proposed Development				AM Peak Hours		PM Peak Hours		Generation (ped/hour)	Attraction (ped/hour)	Generation (ped/hour)	Attraction (ped/hour)	10	14
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		d) Please justify that the proposed parking and loading/unloading provisions are sufficient to cater for the parking and loading/unloading demand due to the proposed use.	Reference to the HKPSG Chapter 8, generally nil provision is permitted for small road-side retail shops which are mainly serving local residents. While the proposed use is small in scale and intends to serve local villagers and communities who are anticipated to arrive the site on foot, two parking spaces are proposed to serve any potential residents arrive by vehicles. The proposed use involves a total GFA of 1,057.7 sqm., and one loading/unloading is proposed to meet the required standard and operation needs.
		e) It is noted that a maneuvering space is reserved in the open area of the subject site. Please ensure that no queuing and/ or waiting of motor vehicles from the site onto the adjacent local access road and Ng Lau Road would occur and no motor vehicles shall be permitted to reverse into and out of the site onto the adjacent local access road and Ng Lau Road.	All activities of the proposed use would be confined within the application site. It is ensured that there will be no queuing and/ or waiting of motor vehicles from the site onto the adjacent local access road and Ng Lau Road and no motor vehicles shall be permitted to reverse into and out of the site onto the adjacent local access road and Ng Lau Road.
Fire Services Department	28.7.2025	<p>In consideration of the design/nature of the proposal, FSI are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <ul style="list-style-type: none"> <li>i. The layout plans should be drawn the scale and depicted with dimensions and nature of occupancy; and</li> <li>ii. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.</li> </ul> <p>However, the applicant is reminded that if the proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.</p>	<p>Noted. The applicant has submitted FSI proposal under the approved planning application (see attached), which was considered satisfactory by the FSD. The applicant is committed to revise and submit the FSI proposal to the satisfaction of FSD by way of approval conditions.</p> <p>Noted.</p>

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

Lands Department	29.7.2025	<ol style="list-style-type: none"> <li>1. The application site (the "Site") comprises Old Schedule Agricultural Lot Nos. 515 and 516 RP in D.D.130 ("the Lots") held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</li> <li>2. Lot No. 515 in D.D. 130 is covered by Short Term Waiver ("STW"). No. 512 for the purposes of "marble workshop and plastic factory". Part of the Government land ("GL") in the Site is covered by Short Term Tenancy ("ST") No. 858 for the purpose of "plastic factory".</li> <li>3. I must point out that the following irregularities covered by the planning application have been detected by this office during site inspection conducted in July 2025;               <ol style="list-style-type: none"> <li>(i) <u>Unauthorized structures within the Lots and STT No. 858 covered by the planning application.</u></li> </ol> <p>There are unauthorized structures (i.e. electric meters) on the Lots and STT No. 858. The Lots owner and the tenant should immediately rectify/regularize the breaches and this office reserves the rights to take necessary enforcement action against the breaches without further notice.</p> </li> </ol>	<p>Noted.</p> <p>Ditto.</p> <p>The subject electric meters on the Lots and STT No. 858 which were in existence before 2017. The applicant is committed to liaising with China Light to remove the electric meters as soon as possible.</p> <div data-bbox="1317 1029 2011 1332">  </div>
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Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

		<p>(ii) <u>Unlawful occupation of GL adjoining the Lots not covered by the planning application.</u></p> <p>The GL to the southwestern end of the Site has been fenced off/illegally occupied without any permission. Any occupation of GL within Government's prior approval is an offence under Cap.28. This office reserves that rights to take necessary land control action against the illegal occupation of GL without further notice.</p> <p>4. The following irregularities not covered by the subject planning application have been detected by this office during site inspection conducted in July 2025;</p> <p>(i) <u>Unlawful occupation of GL not covered by the planning application.</u></p> <p>The GL to the north of the Site has been fenced off/illegally occupied without any permission. Any occupation of GL within Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of GL.</p> <p>5. The Lot owner/applicant shall either (i) remove the unauthorized structures on the Site covered by the subject planning application and cease the illegal occupation of the GL covered and not covered by the subject planning application immediately; or (ii) include the unauthorized structures on the Site and the GL being illegally occupied in the subject planning application for the further consideration by the relevant department and, subject to the approval of the Town planning board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for</p>	<p>The existing fence was in existence before 2017. The applicant is committed to removing existing fenced wall at the GL.</p>  <p>Ditto.</p> <p>The Applicant is committed to remove the unauthorized structures on the Development Site Area covered by the subject planning application and cease the illegal occupation of the GL covered and not covered by the subject planning application immediately, and will apply to the Lands Department for a Short-Term Waiver and Short-Term Tenancy to permit the structure(s) erected within the private lots and the occupation of Government land within the application site boundary upon approval of the current application.</p>
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Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

		<p>STW and STT to permit the structures erected and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that “they” will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by Lands Department (“LandsD”). Given the proposed use is temporary in nature, only erection of temporary structures will be considered. In addition, LandsD reserves the right to take enforcement action against the Lots owner/applicant for any breach of the lease and tenancy agreement conditions, including breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL.</p> <p>6. Unless and until the unauthorized structures and the unlawful occupation of GL are duly rectified by the Lots owners/application or entirely included in the subject planning application, please take it as this office’s objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p> <p>7. The site is accessible via a local access on GL leading from Ng Lau Road. This office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own arrangement.</p>	<p>Ditto.</p> <p>Noted.</p>
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Legend refers to Legend Sheet -  
"Legend for Drainage Record Plan"

© The Government of the Hong Kong SAR  
Map reproduced with permission of the Director of Lands

Part print of sheet

6-NW-21B-1

Scale 1:500

Print date 4 July 2025

Mainland North Division

Drainage Services Department  
Government of the Hong Kong

[illegible]

## Estimation of Waste water discharge flow rate from the Application site

Item	Asssuming Flow Factors	m3/day/person	population	Flow (m3/day)				
1	Unit Flow Rate for Village Zone	0.27	100	27				
2	Unit Flow Rate for Restaurant (employee)	1.5	10	15				
3	Average Dry weather Flow			42				
4	Peak Flow Factor			6				
5	Peak Flow			252				
6	No catchment inflow factors for New Development			252				
7	For operation hours 12 hrs (8am to 8pm), actual flow rate			0.005833333	(m3/sec)			
8	In compare with Full Capacity of the public sewer pipe of 0.227159 m3/sec			0.025679556				
9	Estimated Sewer Discharge to the existing Sewer Full capacity			2.6%				



## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



By Post and Fax [REDACTED]  
**Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號      Your Reference  
本署檔號      Our Reference      TPB/A/TM-LTYT/427  
電話號碼      Tel. No. :      2158 6201  
傳真機號碼      Fax No. :      2489 9711

7 August 2023

Dear Sir/Madam,

**Planning Application No. A/TM-LTYT/427**  
**Compliance with Approval Condition (d)**

I refer to your submission of 31 July 2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Danny NG)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

cc.

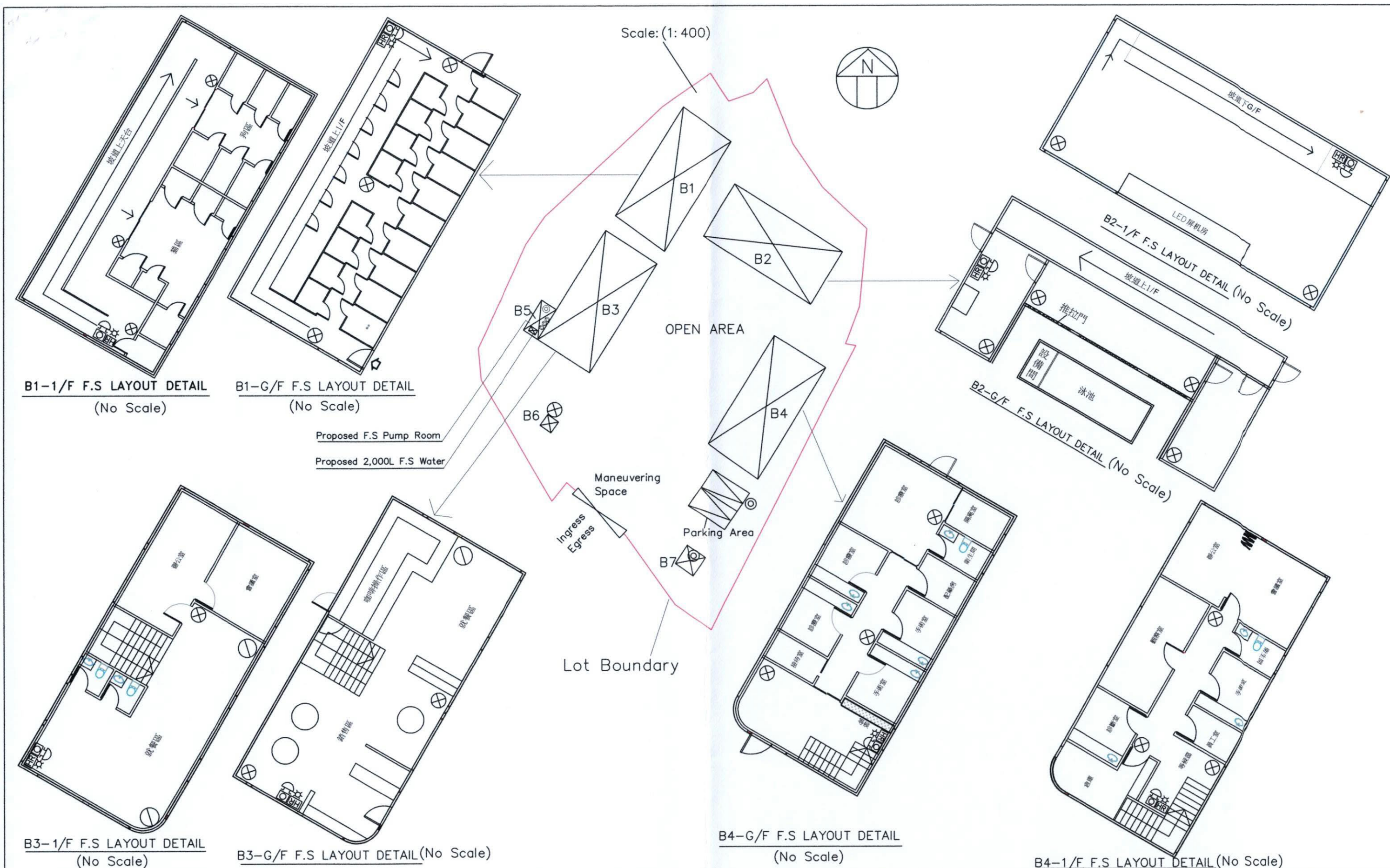
D of FS      (Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB(2)

Site record





INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Project:  
Proposed Temporary Shop and Services  
for a Period of 5 Years at  
LotS 515 and 516(Part) in D.D.130 and  
Adjoining Government Land, San Hing Tsuen,  
Lam Tei, Tuen Mun, N.T

Title:  
Proposed Fire Service Installation  
Layout Plan

Drawn by:	W.C.WONG
Date:	15-07-2023
Scale:	1: 400@ A3
Ref No:	TPB/A/TM -LTYT/ 427
Drawing No:	2023/FS/01/2PR



### Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- 9 Litre Water Co2 type fire extinguisher
- HR Hore Reel Set
- 🔔 150mm Fire Alarm Bell
- ☐ Break Glass Call Point
- ☀ Visual Alarm Device
- ⊖ Pump
- ✂ Gate Valve
- ↯ Non-Return Valve
- ⬆ Automatic Air Vent
- Lot Boundary
- New installations

### Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1:2016 and BS EN 1838:2013 and the FSD Circular Letter No.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank. Sufficient hose reels shall be provided to ensure that every part of each structure can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reels shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and the FSD Circular Letter No.6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump(HR-P1,HR-P2&HR-JP) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. Source of secondary power supply for FSI shall be provided.

### NATURE OF OCCUPANCY:

- Structure B1 : 2 Storey Structure for shop & service.  
(GFA ABOUT:204.4s.q.m,Height not exceed 7.5m)
- Structure B2 : 2 Storey Structure for shop & service.  
(GFA ABOUT:204.4s.q.m,Height not exceed 7.5m)
- Structure B3 : 2 Storey Structure for shop & service.  
(GFA ABOUT:204.4s.q.m,Height not exceed 7.5m)
- Structure B4 : 2 Storey Structure for shop & service.  
(GFA ABOUT:204.4s.q.m,Height not exceed 7.5m)
- Structure B5 : 1 Storey Structure for F.S Pump Room.  
(GFA ABOUT:8s.q.m,Height not exceed 2m)
- Structure B6 : 1 Storey Structure for Guard Room.  
(GFA ABOUT:2.25s.q.m,Height not exceed 3m)
- Structure B7 : 1 Storey Structure for Meter Room.  
(GFA ABOUT:6.25s.q.m,Height not exceed 3m)

INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED

Project:  
Proposed Temporary Shop and Services  
for a Period of 5 Years at  
LotS 515 and 516(Part) in D.D.130 and  
Adjoining Government Land, San Hing Tsuen,  
Lam Tei, Tuen Mun, N.T

Title:  
Proposed Fire Service Installation  
Layout Plan

Drawn by:

W.C.WONG

Date:

15-07-2023

Scale:

NO @ A3

Ref No:

TPB/A/TM -LTY/ 427

Drawing No:

2023/FS/02/2PR

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載。(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Plan Leong Limited	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Man Chi Consultants and Construction Limited (敏志顧問及建築工程有限公司)	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 515 and 516 RP in D.D.130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun, 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 ..... 1,650 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Development Site Area : 1,636.8 sq.m <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,057.7 ..... 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)	..... 173.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

**(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 ..... m
- ☐ 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 Eating Place 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 ..... **1,057.7** ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... **0.65** ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... **35** ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... **5** .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... **Not more than 2** ..... storeys 層
- ☐ include 包括 .....storeys of basements 層地庫
- ☐ 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 ..... mPD 米(主水平基準上) ☐ About 約  
..... **Not more than 8.2** ..... m 米 ☐ About 約

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	<b>Lot 515 and 516 RP in D.D 130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories</b> <b>新界屯門藍地新慶村丈量約份第130約地段第515號及第516號餘段及毗連政府土地</b>		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>1,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span><b>Development Site Area : 1,636.8 sq.m</b></span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地 173.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</span> </div>		
Plan 圖則	<b>Draft Lam Tei and Yik Yuen Outline Zoning Plan No. S/TM-LTTY/13</b> <b>藍地及亦園分區計劃大綱草圖編號 S/TM-LTTY/13</b>		
Zoning 地帶	<b>"Village Type Development" ("V") 「鄉村式發展」</b>		
Applied use/ development 申請用途／發展	<b>Proposed Temporary Eating Place, Shop and Services for a Period of 5 Years</b> <b>擬議臨時食肆、商店及服務行業 ( 為期五年 )</b>		
(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	<b>N/A</b> <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<b>N/A</b> <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<b>1,057.7</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<b>0.65</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	<b>N/A</b>	
	Non-domestic 非住用	<b>5</b>	
	Composite 綜合用途	<b>N/A</b>	



## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot 515 and 516 RP in D.D.130 and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories (hereinafter referred to as “the Application Site”). The Application Site has a total area of approximately 1,650m<sup>2</sup>, with a Development Site Area of about 1,636.8m<sup>2</sup>. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site locates at San Hing Tsuen in Lam Tei and is in adjacent to main residential clusters in the area. The Applicant seeks to develop the Application Site into a decent place with the proposed use to serve the villagers and support the development of the traditional village.

The Application Site currently falls completely within an area zoned “Village Type Development” (“V”) on the draft Lam Tei and Yik Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/13 which was exhibited under section 5 of the Ordinance on 13.06.2025 (hereinafter referred to as “the Current OZP”). According to the Notes of the OZP, ‘eating place’ and ‘shop and services’ are Column 2 uses for “V” zone on the Current OZP, and as stipulated in (11)(c) of the covering notes, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional amenities and catering services alternatives to villagers and local residents and would bring convenience and vitality to the existing village and neighbourhood;*
- (b) The application site is subject to planning approval for a similar use. The current application aims to introduce an eating place to synergize with and support the shop and services use, fostering greater synergy and optimizing the use of land resources;*
- (c) The proposed use at the Application Site is in line with the planning intention of the “V” zone, that its purpose of the Current Application is to serve the needs of the villagers and resident and in support of the development of traditional villages;*
- (d) The proposed use is fully compatible with surrounding land uses and characters of the locality, and should be considered as part of the village;*
- (e) The Application Site that is located along the main local road access and in close proximity to the entrance of the villages, has a prime location and is ideal for the proposed use in serving the village and neighbourhood;*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future;*

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作**擬議臨時食肆、商店及服務行業（為期五年）**（以下簡稱「擬議用途」）。該申請所涉及地點位於新界屯門藍地新慶村丈量約份第 130 約地段第 515 號及 第 516 號餘段及毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 **1,650 平方米，而地盤發展面積約為 1,636.8 平方米。**此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於藍地新慶村，毗鄰區內主要住宅群。申請人擬將申請地盤發展為一個體面的地方，其擬議用途旨在服務村民及支持傳統鄉村的發展。

根據城市規劃條例第 5 條於 2025 年 6 月 13 日所展示的藍地及亦園分區計劃大綱草圖（編號：S/TM-LTYT/13）（以下簡稱「大綱圖」），申請地點被劃為「鄉村式發展」用途。於大綱圖所示，食肆、商店及服務行業屬「鄉村式發展」的第二欄。而根據大綱圖 (11)(c) 的注釋，土地或建築物的臨時用途或發展，如為期超過三年，須根據圖則的規定向城市規劃委員會申請許可。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途為村民和當地居民提供額外的便利和餐飲服務，並會為現有的村落和鄰里帶來便利和活力；
- (二) 申請地點的先前有類似用途已獲規劃許可。是次申請旨在引入食肆，以配合及支援商店及服務行業，促進更大的協同效應及善用土地資源；
- (三) 申請地點的擬議用途符合「鄉村式發展」地帶的規劃意向，是次申請旨在服務村民及民居，並支持傳統鄉村的發展；
- (四) 申請地點的擬議用途與鄰近的鄉郊環境特質協調，並應被視為村落的一部分；
- (五) 申請地點位於村口位置，毗連村內主要道路，申請地點地段優越，擬議用途為最理想及最適合的發展；
- (六) 擬議用途所屬的臨時性質將不會阻礙政府履行長遠的「鄉村式發展」用途規劃意向；
- (七) 考慮到城規會先前已有批准過多宗於該大綱草圖中作擬建用途的同類型及相似的規劃申請，擬建用途不會視為開拓不良先例；
- (八) 擬議用途的規模較小，不會對當地的交通、建設、景觀及視覺上造成嚴重破壞及；
- (九) 預期污水排放至公共污水收集系統不會對環境造成不良影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期五年之規劃申請。



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# 1 INTRODUCTION

## 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot 515 and 516 RP in D.D.130 and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories (hereinafter referred to “the Application Site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the *Plan Leong Limited*, who is also the sole registered owner of the Application Site (hereafter collectively referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site currently falls completely within an area zoned “Village Type Development” (“V”) on the Draft Lam Tei and Yik Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/13 exhibited under section 5 of the Ordinance on 13.06.2025 (hereinafter referred to as “the Current OZP”).

## 1.2 Background

- 1.2.1 The Application Site with a site area of approximately 1,650m<sup>2</sup> falls within an area zoned “Village Type Development” (“V”) on the Current OZP. A minor portion of the Application Site would remain undeveloped, resulting in a Development Site Area of about 1,636.8m<sup>2</sup>. The development parameters of the proposed use will be derived from the Development Site Area. According to the Notes of the OZP, ‘eating place’ and ‘shop and services’ are Column 2 uses for “V” zone on the Current OZP, and as stipulated in (11)(c) of the covering notes, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a **temporary basis of five years**.
- 1.2.2 The Application Site involves two private lots, Lot 515 and 516 RP in D.D. 130. The Applicant has become the sole landowner of Lot 515 and 516 in 1992, which are held under the Block Lease. By the terms of the lease, the lots, were demised as agricultural or garden ground. The Applicant applied to the District Land Office for converting the subject lot to non-agricultural building purposes, and a short-term waiver No. 512 (hereinafter referred to as “the waiver”) was granted in 1994 that stipulated no building or part thereof on the subject lot may be used for any purposes

## 2 SITE PROFILE

### 2.1 Location and Current condition of the Application Site

- 2.1.1 As shown in **Figure 1**, the Application Site is located in Lam Tei, and situated to the west of Castle Peak Road – Lam Tei section and Lam Tei Light Rail Station. The Application Site abuts Ng Lau Road to its north, a local road which joins Tsing Yick Road to its north and connecting to Lam Tei Interchange at its southern end.
- 2.1.2 As shown in **Illustration 2**, Lam Tei Station to the east of Application Site is the major public transport facility connecting to Hung Shui Kiu Station, Tin Shui Wai Station at the north and Siu Hong Station and Tuen Mun Station at the south. To the further east across Castle Peak Road are Tuen Mun San Tsuen and Lam Tei Main Street– Lam Tei. This primary distributor is connecting to the northbound to Yuen Long and Tin Shui Wai via Nai Wai, Chung Uk Tsuen, and Hung Shui Kiu. To the south, it connects Tuen Mun area via Siu Hong. The Application Site has a 5-minutes walking distance from Lam Tei Light Rail Station, and in close proximity to Lam Tei bus stations and green minibus station along Castle Peak Road Lam-Tei section.
- 2.1.3 The Application Site has an approximate site area of about **1,650m<sup>2</sup>** (including 173.2m<sup>2</sup> of government land). **Figure 2** indicates the relevant private lots and government land which the Application Site involve. The Application Site is currently a piece of vacant, hard-paved land and ready for construction works (**Illustration 3** refers).

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The surroundings of the Application Site are predominately semi-rural in character and occupied by low density residential development of not more than 3 storeys. Various villages are observed (i.e., San Hing Tsuen, Samui Village, Tuen Tsz Wai, Tsing Chuen Wai) around the area. The immediate environment surrounding the Application Site is dominated by village houses and residential clusters. There are certain warehouses and other industrial activities observed, such as vehicle parks and open storage.
- 2.2.2 To the north of the Application Site are clusters of low-rise residential village houses namely Wilhelmina Garden and Shui Fung Garden. There are also certain temporary structures observed. To the immediate west of the Application Site is another cluster of village house sandwiched by the Application Site and a warehouse/open storage. Along Ng Lau Road to the west are clusters of low-rise dwellings. The village houses are surrounded by clusters of temporary structure to its further west.
- 2.2.3 To the south of the Application Site locates San Hing Tsuen, which is a Recognised Village by LandsD established since 1918. The area is featured by village houses, temporary structures, and other industrial activities. To the immediate east is another residential cluster. The area is bounded by Shing Mun River, a nullah

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 The Application Site has a site area of approximately 1,650m<sup>2</sup>. The Application Site comprises of two private lots (i.e., No. 515 and 516 RP in D.D.130) and adjoining Government Land of about 173.2m<sup>2</sup> (about 10%). A minor portion of the Application Site will remain undeveloped, resulting in a Development Site Area of about 1,636.8 m<sup>2</sup>. The development parameters will be derived from the Development Site Area.
- 4.1.2 As shown in **Appendix V**, the proposed use comprises of five temporary structures. There are three blocks of 2-storey structures (i.e. Block 2, 3 and 4) for shop and services purpose, one block of 2-storeys structure (i.e. Block 1) for eating place and a meter room located at the south of the application site. The proposed 2-storeys structures have a maximum height of 8.2m and will be connected by an open deck at 1/F. The proposed use has a total GFA of about 1,057.7m<sup>2</sup>, which involves about 605m<sup>2</sup> for shop and services, about 228.3m<sup>2</sup> for eating place, about 148.4m<sup>2</sup> for the covered area on G/F and 1/F and 76m<sup>2</sup> for plant room. The proposed open deck facilitates a seamless connection on the first floor, enhancing accessibility, while the covered area provides sheltered access between the structures, ensuring a weather-proof user experience. It is proposed to develop a decent and comprehensive community hub with an eating place and shops and services to serve the local community. Upon approval of the Current Application, the Applicant will apply to the District Land Office for a Short-Term Waiver and Short-Term Tenancy to cover the proposed land use before implementation.
- 4.1.3 The operation hours of the proposed use to be 8am to 8pm daily. No night-time operation between 8pm and 8am. It is estimated that loading/ unloading activities would be twice per week. It is expected that the proposed eating place can accommodate eight to ten medium tables (each for five to six persons) with a capacity to serve about 50 to 60 persons.
- 4.1.4 The specific types of shops and local services will be further defined and determined once the application is approved, taking into consideration the preferences and requirements of the community.
- 4.1.5 The key development parameters for the proposed use are detailed in **Table 1** and **Table 2**.

*Table 1: Proposed Key Development Parameters*

<b>Total Site Area</b>	<b>About 1,650m<sup>2</sup></b> (Including about 173.2m <sup>2</sup> of Government Land (about 10%))
<b>Development Site Area</b>	<b>About 1,636.8m<sup>2</sup></b>
- <b>Uncovered Area</b>	About 1,057.7m <sup>2</sup> (about 65%)
- <b>Covered Area</b>	About 579.1m <sup>2</sup> (about 35%)
<b>Total Plot Ratio</b>	About 0.65
<b>Total Gross Floor Area</b>	About 1,057.7m <sup>2</sup>
- Shop and Services	About 605m <sup>2</sup>
- Eating Place	About 228.3m <sup>2</sup>
- Covered Area (G/F)	About 125.3m <sup>2</sup>
- Covered Area (1/F)	About 23.1m <sup>2</sup>
- Plant Room (G/F and R/F)	About 76m <sup>2</sup>
<b>Total No of Structures</b>	5
- Shop and Services	3
- Eating Place	1
- Individual Plant Room	1
<b>No. of Storeys</b>	Not More Than 2 storeys
<b>Building Height</b>	Not More Than 8.2m
<b>Site Coverage</b>	About 35%
<b>No. of Vehicle Parking Spaces (Private Cars)</b>	2
<b>No. of Loading and Unloading (Light Goods Vehicle)</b>	2
<b>Ingress/Egress</b>	About 7.3 m wide

*Table 2: Breakdown of Development Parameters*

	<b>Block 1</b> (about)	<b>Block 2</b> (about)	<b>Block 3</b> (about)	<b>Block 4</b> (about)	<b>Covered Area (G/F)</b> (about)	<b>Covered Area (1/F)</b> (about)	<b>Plant Room</b> (about)
R/F	N/A	N/A	N/A	N/A	N/A	N/A	Rooftop Plant Room (Block 1 and 4) <b>60 m<sup>2</sup></b>
1/F	Eating Place <b>114.1m<sup>2</sup></b>	Shop and Services <b>89.5 m<sup>2</sup></b>	Shop and Services <b>89 m<sup>2</sup></b>	Shop and Services <b>102.8 m<sup>2</sup></b>	N/A	<b>23.1 m<sup>2</sup></b>	N/A
G/F	Eating Place <b>114.1m<sup>2</sup></b>	Shop and Services <b>114m<sup>2</sup></b>	Shop and Services <b>106.9 m<sup>2</sup></b>	Shop and Services <b>102.8m<sup>2</sup></b>	<b>125.3 m<sup>2</sup></b>	N/A	Individual Plant Room <b>16 m<sup>2</sup></b>

## 4.2 Vehicular Access and Parking Arrangement

- 4.2.1 The proposed use would make use of the current ingress/egress point at the southern boundary of the Application Site, connecting to the local driveway of Ng Lau Road. The width of the ingress/egress point of the Application Site is about 7.3m wide (with gradient 8%) and sufficient space (about 14 to 15 diameter circle) for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing

## 6 CONCLUSION

This Planning Statement is submitted to the Town Planning Board in support of a planning application the Current Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years. The Application Site has a total area of approximately 1,650m<sup>2</sup>, with a Development Site Area of about 1,636.8m<sup>2</sup>.

6.1.1 The Application Site locates at San Hing Tsuen in Lam Tei and is in adjacent to main residential clusters in the area. The Applicant seeks to phase out existing industrial use and develop the Application Site into a decent place with the proposed use to serve the villagers and support the development of the traditional village. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional amenities and catering services alternatives to villagers and local residents and would bring convenience and vitality to the existing village and neighbourhood;*
- (b) The application site is subject to planning approval for a similar use. The current application aims to introduce an eating place to synergize with and support the shop and services use, fostering greater synergy and optimizing the use of land resources;*
- (c) The proposed use at the Application Site is in line with the planning intention of the "V" zone, that its purpose of the Current Application is to serve the needs of the villagers and resident and in support of the development of traditional villages;*
- (d) The proposed use is fully compatible with surrounding land uses and characters of the locality, and should be considered as part of the village;*
- (e) The Application Site that is located along the main local road access and in close proximity to the entrance of the villages, has a prime location and is ideal for the proposed use in serving the village and neighbourhood;*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of the "V" zone should it be considered essential to be implemented by the Board in the future;*
- (g) Given that there are numerous applications in the Current OZP with similar nature and merits to the Current Application approved by the Board, approving the Current Application would not set an undesirable precedent;*
- (h) Considered small scale of the proposed use, no adverse traffic, infrastructural, landscape or visual impacts are anticipated from the proposed temporary use; and*
- (i) No adverse environmental impact is anticipated for the sewage discharge to the public sewerage system.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 5 years.



**LEGEND:**

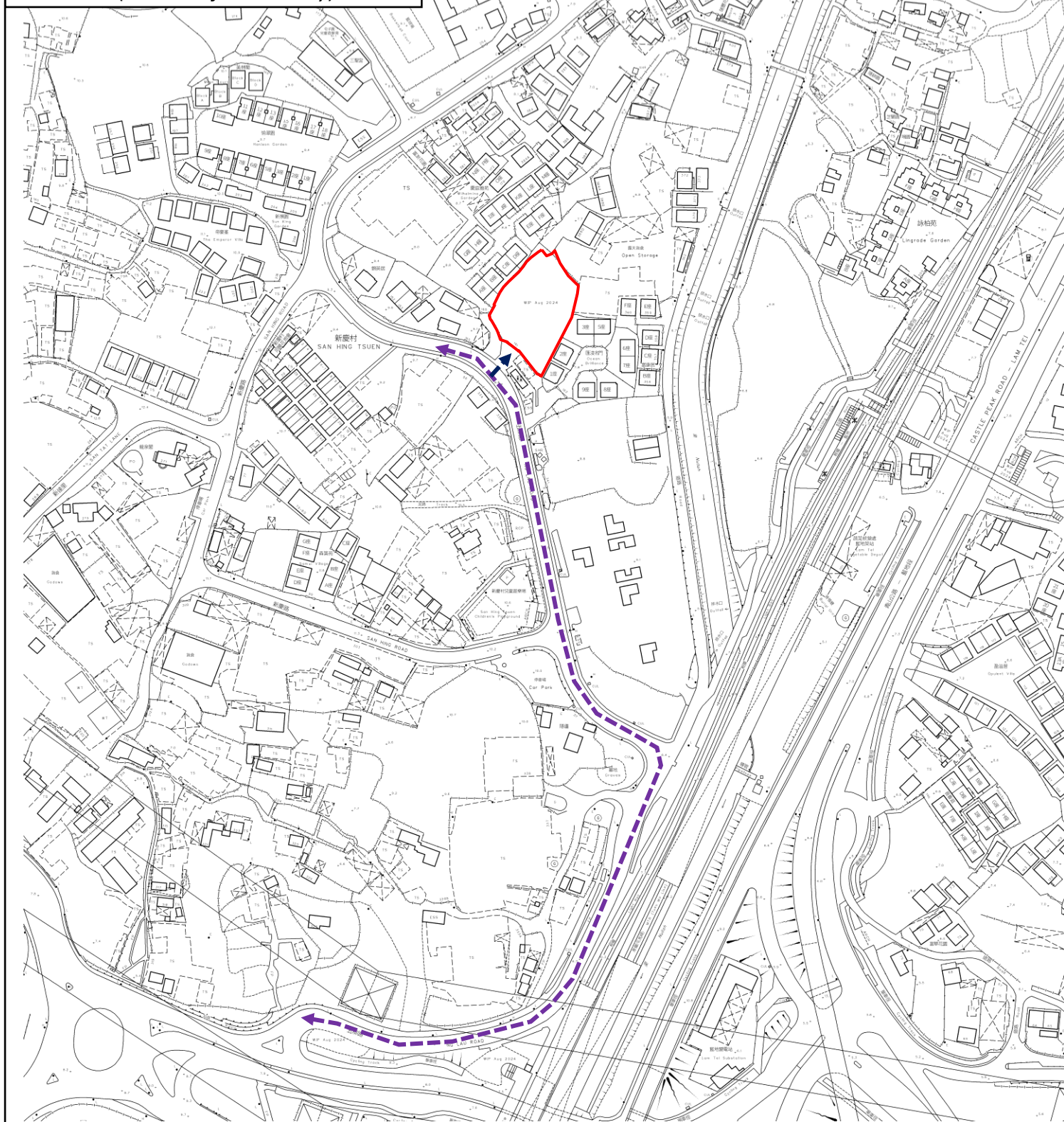
Application Site



Load Road – Ng Lau Road



Access to the Application Site

*(For Identification Only)***Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

**Title:**

The Location Plan

Ref.: ADCL/PLG-10293-R001/F001

**Figure:**

1

**Scale:**

Not to Scale

**Date:**




Jul 2025

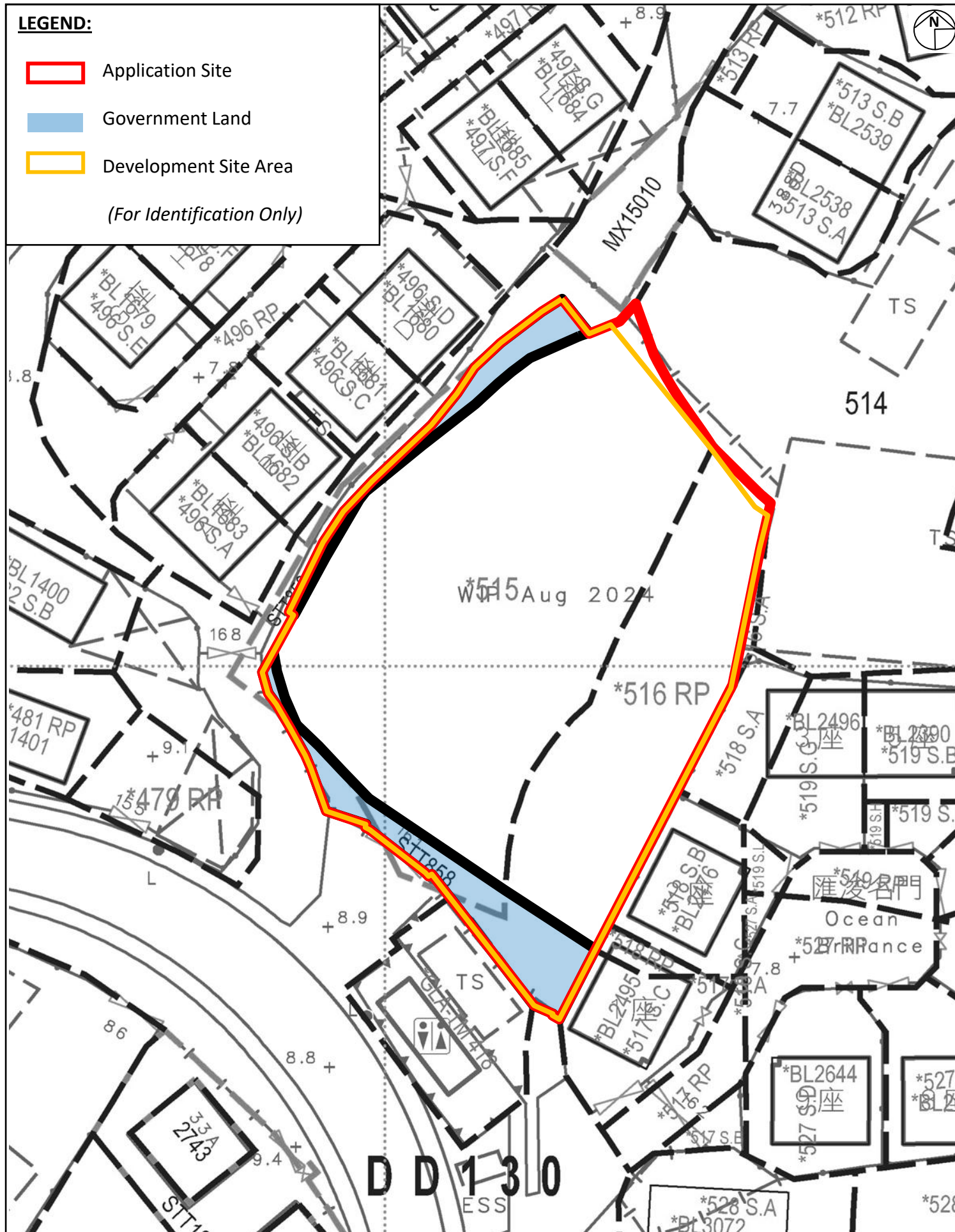
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**LEGEND:**

-  Application Site  
 Government Land  
 Development Site Area  
*(For Identification Only)*

**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

**Title:**

Extract of Lot Index Plan  
(No.ags\_S00000145997\_0001)

Ref.: ADCL/PLG-10293-R001/F002

**Figure:**

2

**Scale:**

Not to Scale

**Date:**

Jul 2025

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**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

**Title:**

Extract of Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13

**Figure:**

3

**Scale:**

Not to scale

**Date:**

Jul 2025

Ref.: ADCL/PLG-10293-R001/F003

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**LEGEND:**



Application Site

*(For Identification Only)*



**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

**Title:**

Aerial Photo Dated 27.4.1992

Ref.: ADCL/PLG-10293-R001/I001

**Illustration:**

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**Scale:**

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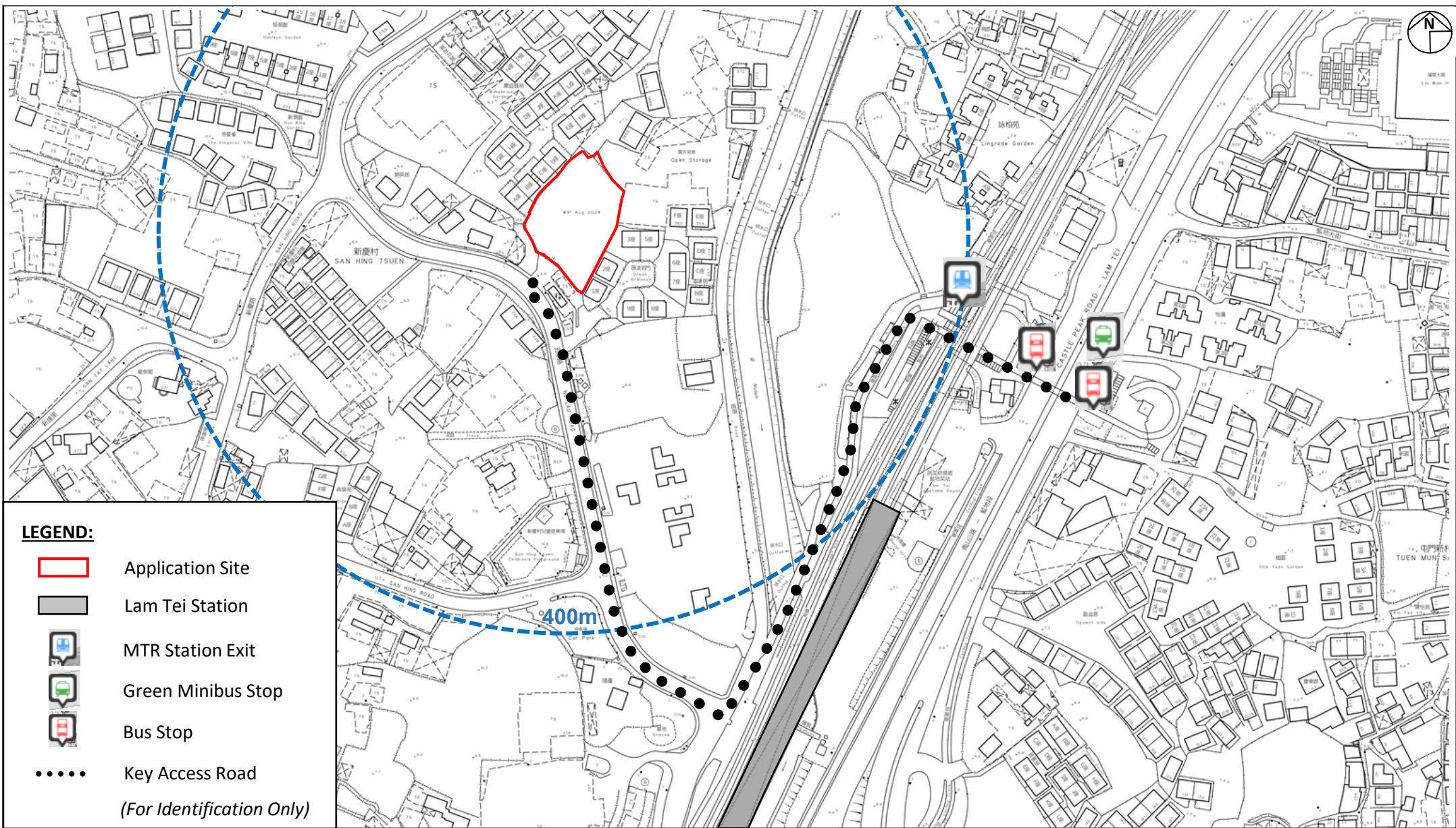
**Date:**

Jul 2025

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**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

**Title:**

Public Transport Facilities in the Vicinity of the Application Site

**Illustration:**

2

**Scale:**

Not to scale

**Date:**

Jul 2025

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Ref.: ADCL/PLG-10293-R001/I002



# LEGEND:

 Application Site

 –  Surrounding Views



(For Identification Only)



1



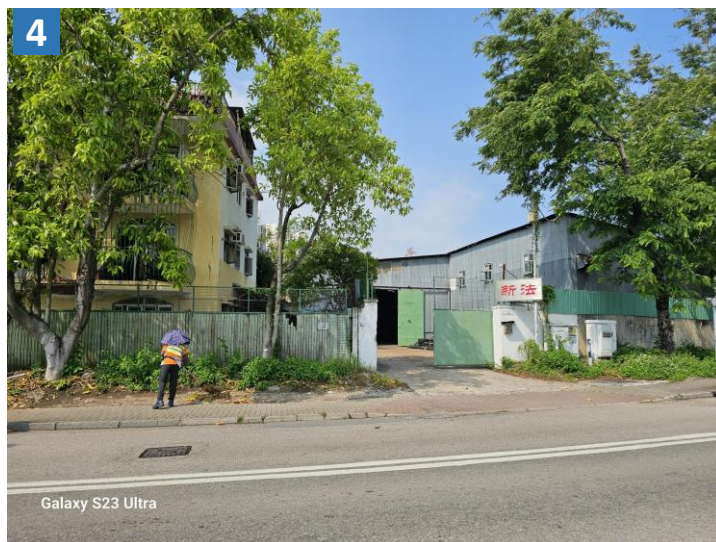
2



3



4



## Project:

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

## Title:

Existing Condition of the Application Site and Surrounding Area

Ref.: ADCL/PLG-10293-R001/I004

## Illustration:

4

## Scale:

Not to Scale

## Date:

Jul 2025

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# LEGEND:



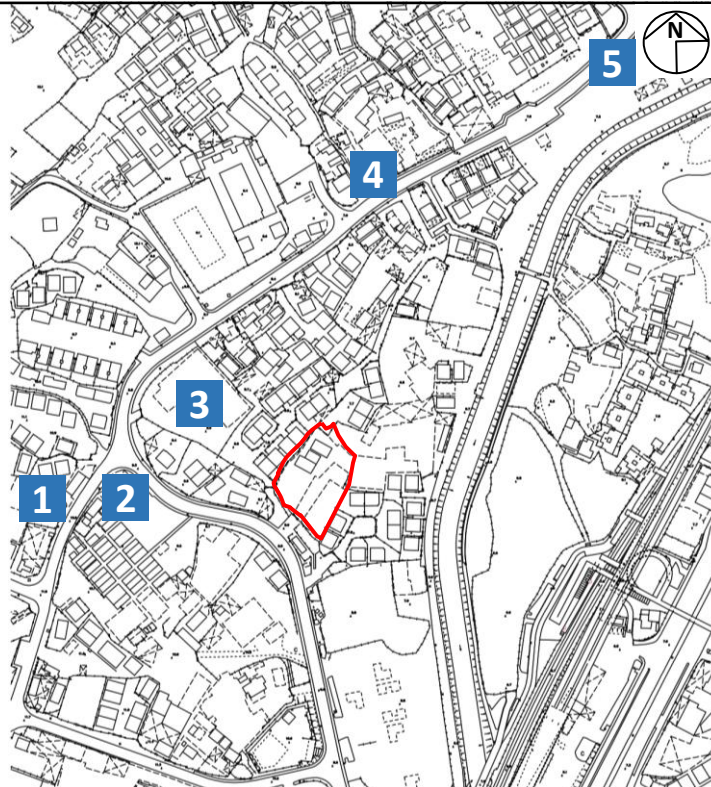
Application Site

1 – 5

Surrounding Views



(For Identification Only)



Existing Shop and Services



Existing Vehicle Park



Existing Shop and Services



Existing Warehouse



Existing Shop and Services

## Project:

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

## Title:

Surrounding Areas and Amenities

Ref.: ADCL/PLG-10293-R001/10045

## Illustration:

5

## Scale:

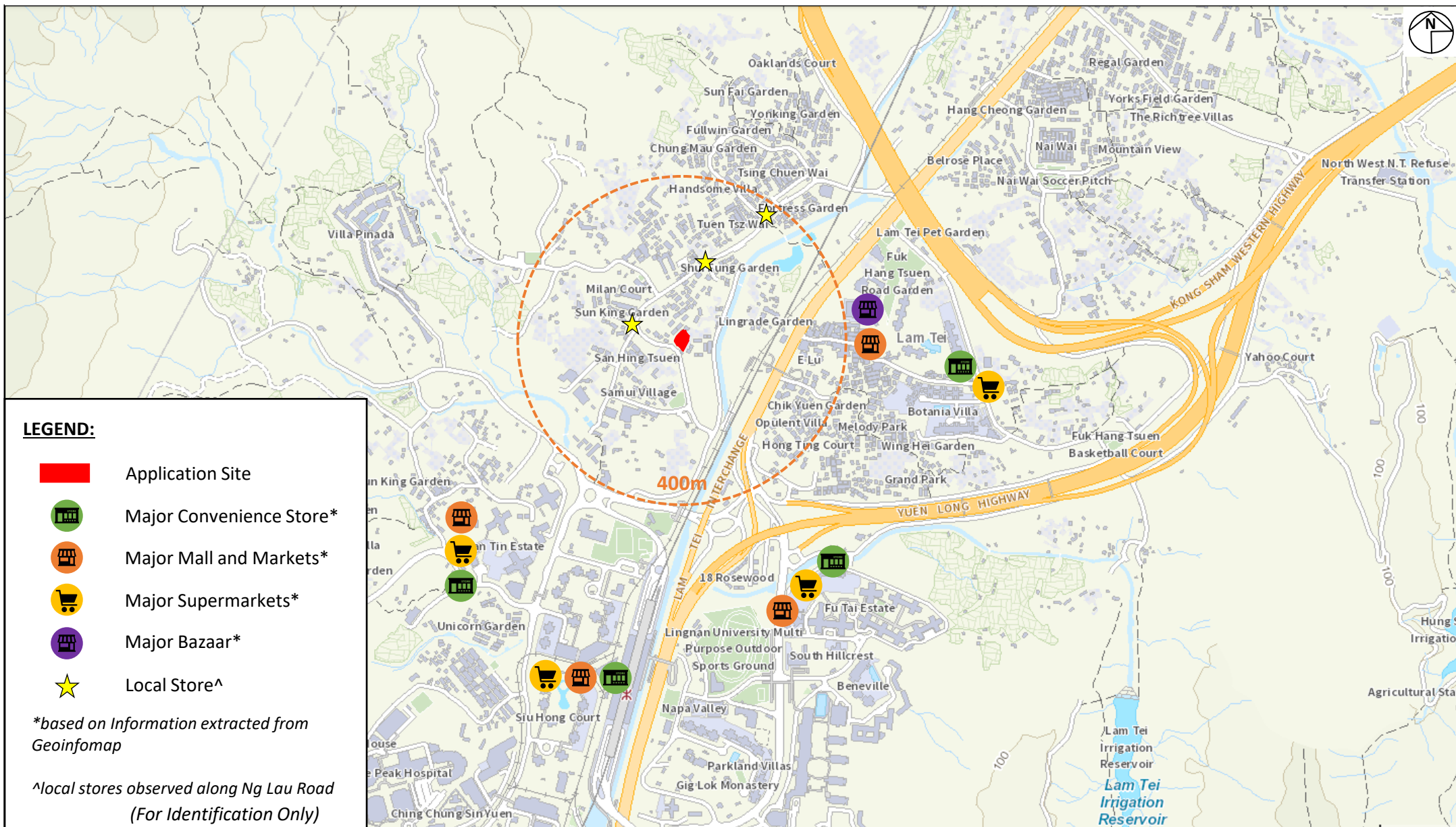
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## Date:

Jul 2025

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**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

**Title:**

Major Amenities In the Subject Area

**Illustration:**

6

**Scale:**

Not to scale

**Date:**

Jul 2025

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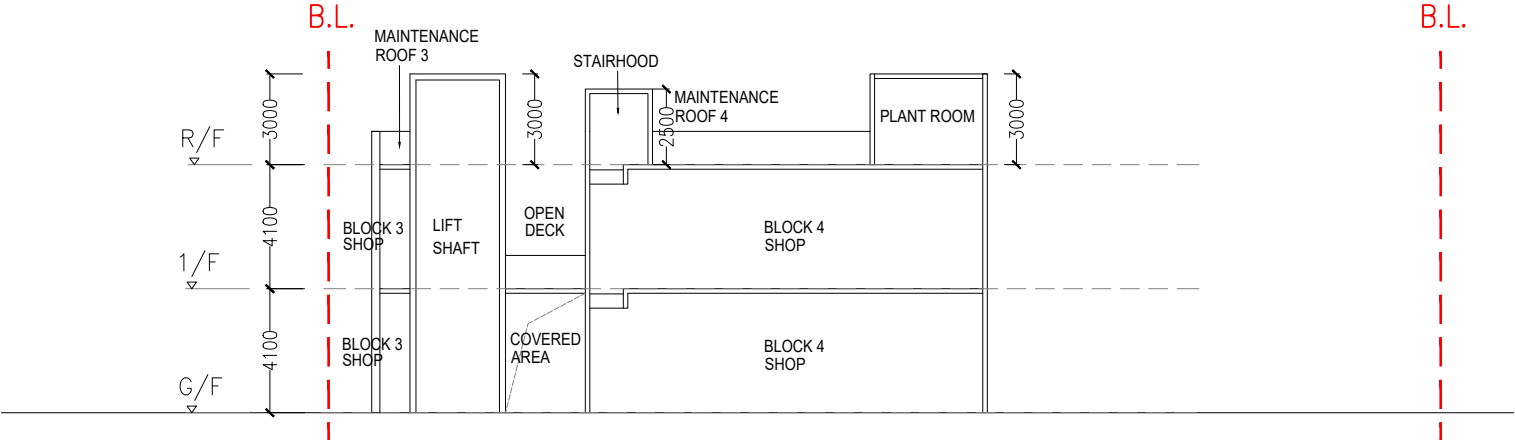
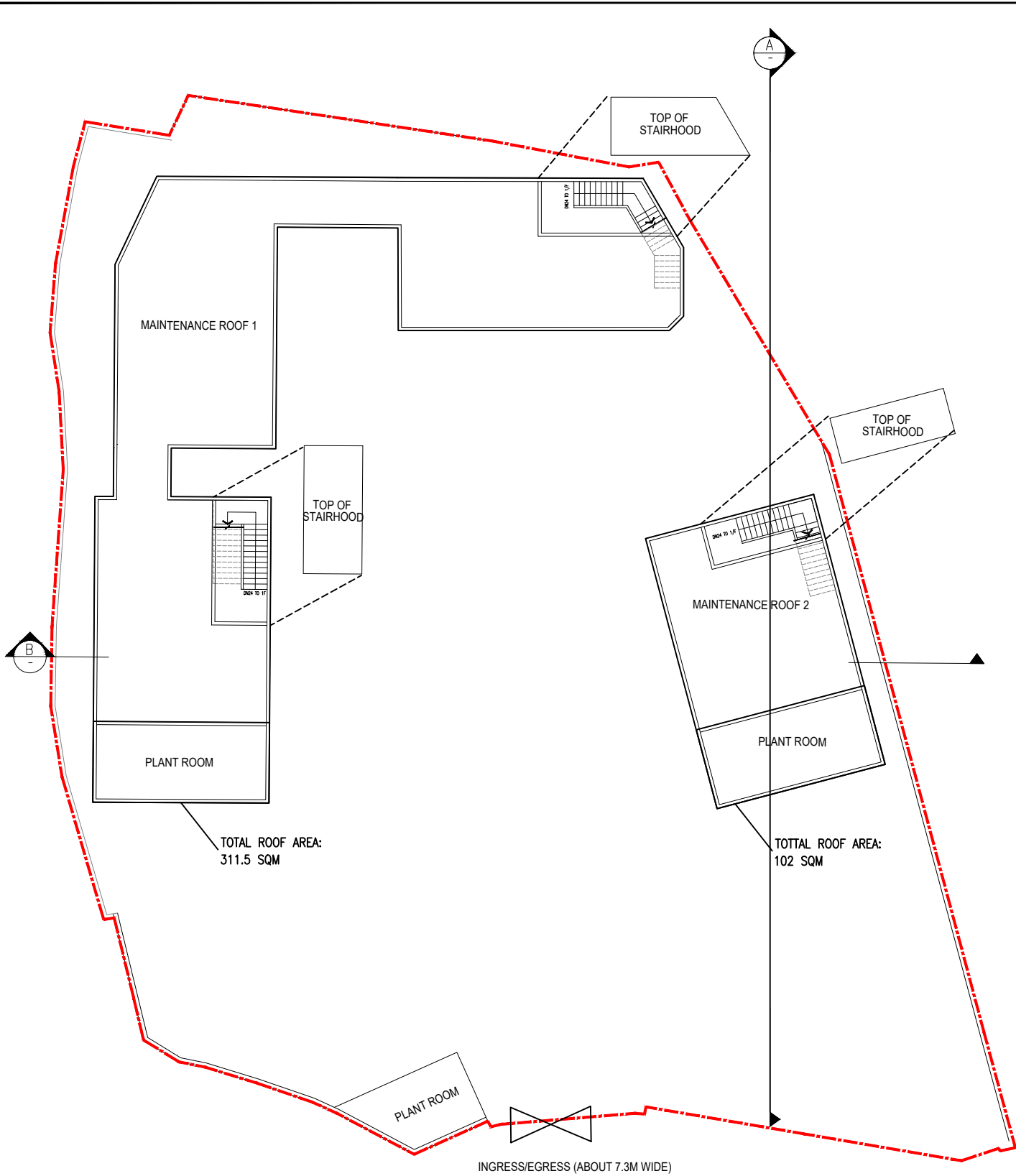
Ref.: ADCL/PLG-10293-R001/I006



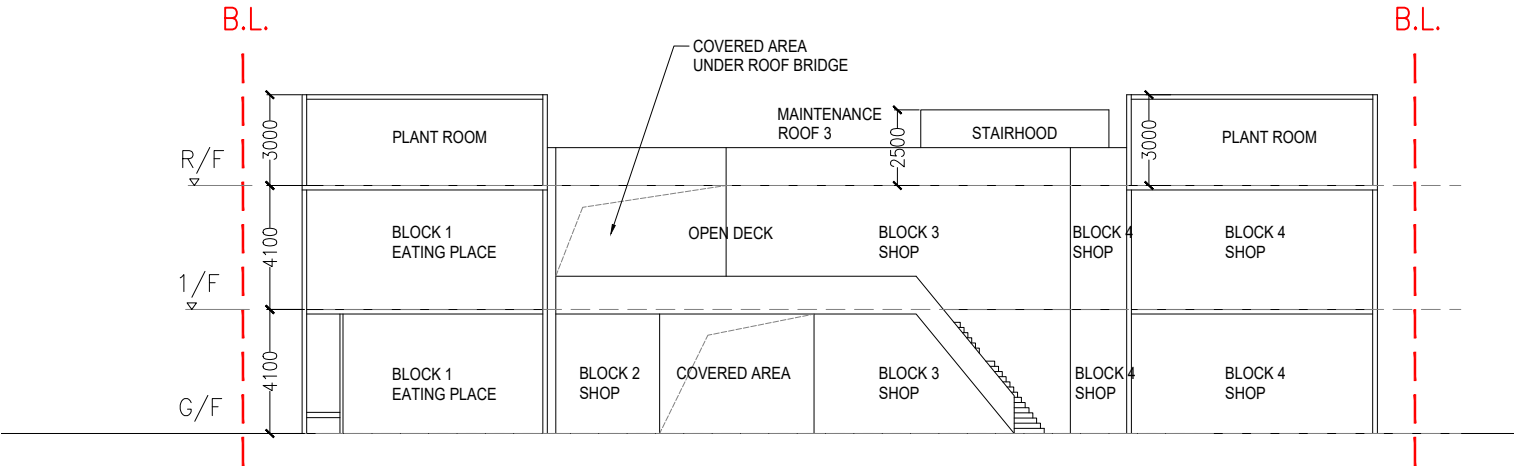
1:250

1:250

Client	Architect	Structural & Geotechnical Engineer	Rev.	Date	Description	Drawn by	Checked by	Approved by	PROJECT TITLE PROPOSED TEMPORARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS, SAN HING TSUEN, LAM TEI, TUEN MUN	DRAWING NO.  4261/GBP/001    REV NO.    -		OFFICE USE:  
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SECTION A  
1:250



SECTION B  
1:250

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MASTER LAYOUT PLAN (R/F)  
1:250

Client	Architect	Structural & Geotechnical Engineer	Rev.	Date	Description	Drawn by	Checked by	Approved by	PROJECT TITLE PROPOSED TEMPORARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS, SAN HING TSUEN, LAM TEI, TUEN MUN	DRAWING NO. 4261/GBP/001 REV NO. -	OFFICE USE:
			-	02/2025	FIRST SUBMISSION	LKF	LKF	LKF			
			-	06/2025	SECOND SUBMISSION	LKF	LKF	LKF		SCALE AS SHOWN	* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY 'FOK LIK KAN' WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE.
									DRAWING TITLE	PROJECT REF. A4261	
										CAD REF. 4261-GBP-001.dwg	
										B.D. REF. FSD REF.	