

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Date : 2<sup>nd</sup> July, 2025  
Your Ref. : A/TM-LTYY/493  
Our Ref. : ADCL/PLG-10293/L003

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

By Email

Dear Sir/Madam,

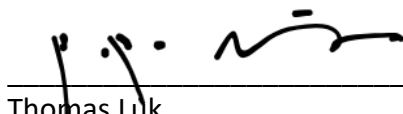
**Re: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories**

We refer to our submission dated 9.5.2025 (Ref.: ADCL/PLG-10293/L001), we would like to provide the following items for your onward processing:-

- i. Replacement pages of the Application Form;
- ii. Replacement pages of the Planning Statement; and
- iii. Replacement pages of Master Layout Plan in Appendix V.

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**



Thomas Luk  
Planning Consultant

Encl.

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 ..... 1,636.8 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <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

<input type="checkbox"/> 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	.....	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	GFA 總樓面面積	
<input checked="" type="checkbox"/> eating place 食肆	....228.3..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	□About 約
	(please specify the number of rooms 請註明房間數目) .....	
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	□About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	....605..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(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)	
	.....	
	.....	
	.....	
<input checked="" type="checkbox"/> 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)	
	Covered Area on G/F: 125.3 sq.m. Covered Area on 1/F: 23.1 sq.m. Plant Room: about 76 sq.m	
	.....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	□ Not less than 不少於
<input type="checkbox"/> 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]
.....	.....	Please refer to the Planning Statement
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Parking space, Loading and Unloading Bay, Maneuvering space		
.....		
.....		
.....		
.....		
.....		

Gist of Application 申請摘要			
(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	<b>1,636.8</b> sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 <b>173.2</b> sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
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>	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	8.2	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" 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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	35 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 The Application Site has a site area of approximately 1,636.8m<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%).
- 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>	About 1,636.8m <sup>2</sup> (Including about 173.2m <sup>2</sup> of Government Land (about 10%))
- <b>Uncovered Area</b>	About 1,057.7 m <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>

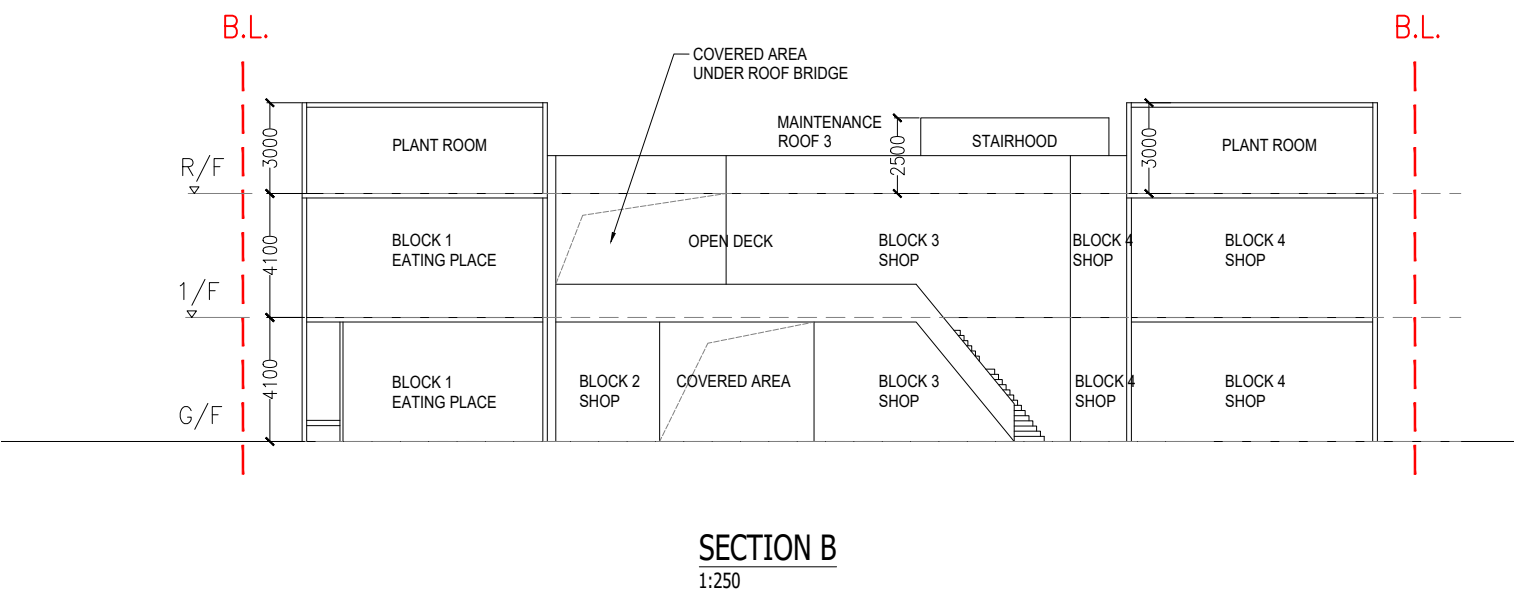
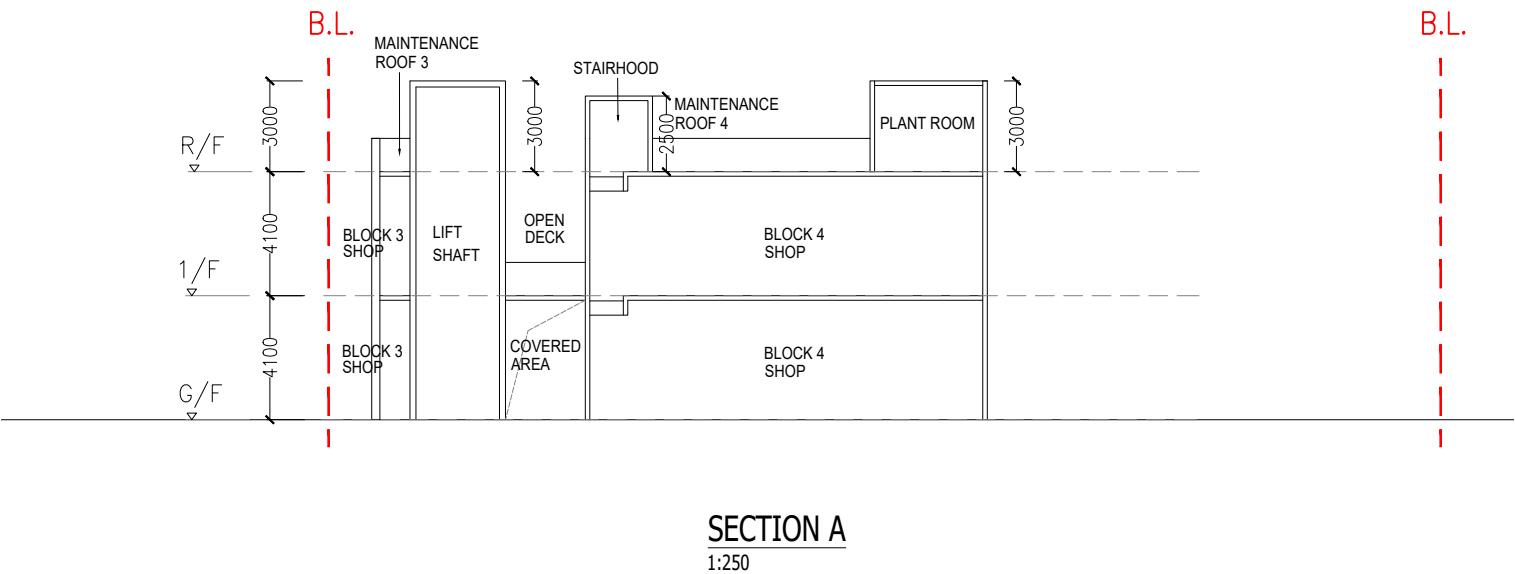
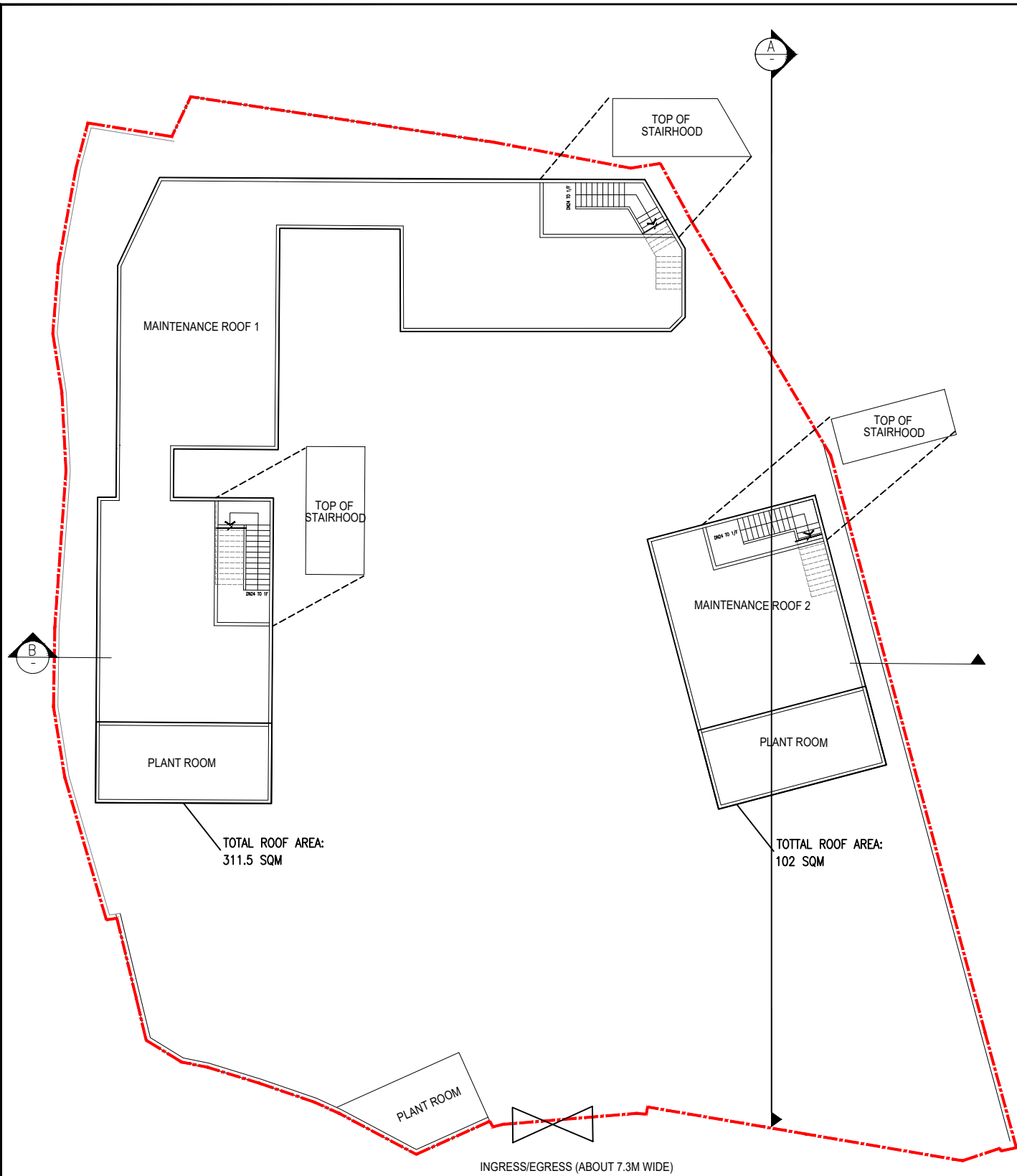
## 4.2 Vehicular Access and Parking Arrangement

- 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





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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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:  * 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.
			—	02/2025	FIRST SUBMISSION	LKF	LKF	LKF		SCALE	AS SHOWN	
			—	06/2025	SECOND SUBMISSION	LKF	LKF	LKF		PROJECT REF.    A4261		
										CAD REF.    4261—GBP—001.dwg		
										B.D. REF.	FSD REF.	