
From: [REDACTED]
[REDACTED]

Sent: 2026-09-22 星期二 10:42:34

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>; Yan Yan LAM/PLAND <yylam@pland.gov.hk>;
[REDACTED]
[REDACTED]

Subject: [SI] Planning Application No. A/TM-LTYT/521- Submission of Supplementary Information

Attachment: A_TM-LTYT_521_Application Form_Replacement page_SI.pdf;
A_TM-LTYT_521_Planning Statement_SI.pdf; A_TM-LTYT_521_Plans_SI.pdf; A_TM-LTYT_521_Appendix_SI.pdf

Dear Mr. MA and Yan,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years
in “Village Type Development” Zone at Lot 3688 RP in D.D. 124, Tuen Mun, New Territories
(Planning Application No. A/TM-LTYT/521)**

Submission of Supplementary Information

[This email supersedes the previous email sent at 16:58 on 21.9.2026]

Further to our tele-conversation earlier, please find the following supplementary information for the captioned s.16 Planning Application for your consideration:

1. The application form, planning statement and appendix have been revised accordingly (**see attachments**). G/F of the proposed structure would serve as a motor-vehicle showroom (including ancillary office and reception), while 1/F of the proposed structure would operate as an office for a real estate agency. The GFA is the same for both floors (i.e. about 158m²).
2. A floor plan for the proposed structure has been prepared. Please refer to **Plan 4** for reference.
3. The applicant would like to clarify that there are no trees within the application site.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED]. Thank you.

Best regards,
Tiffany HUI
Town Planner

(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 Shop and Services with Ancillary Facilities 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	 316 sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	 1.21	☒ About 約
Proposed site coverage 擬議上蓋面積	 60 %	☒ About 約
Proposed no. of blocks 擬議座數	 1	
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 m 米 ☐ 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 316 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (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)

政府、機構或社區設施

.....

.....

.....

☐ 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)

.....

.....

.....

☐ 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)

STRUCTURE	USE	AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	158 m ² (ABOUT)	316 m ² (ABOUT)	8 m (NOT MORE THAN) (2-STOREY)
- G/F	MOTOR-VEHICLE SHOWROOM (INCLUDING OFFICE & RECEPTION)		158 m ² (ABOUT)	
- 1/F	OFFICE FOR REAL ESTATE AGENCY		158 m ² (ABOUT)	
TOTAL		158 m ² (ABOUT)	316 m ² (ABOUT)	

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

Pedestrian area.

.....

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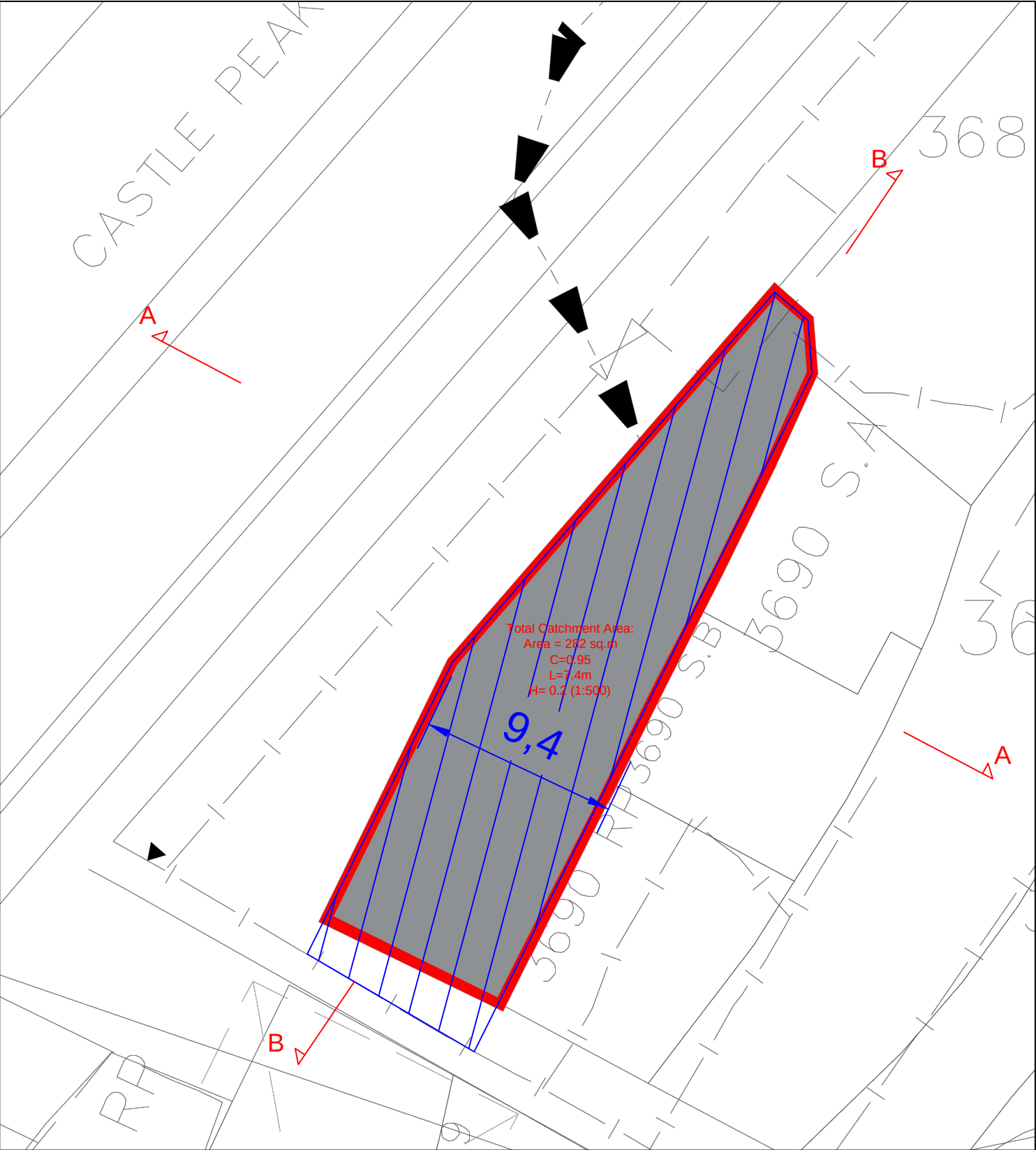
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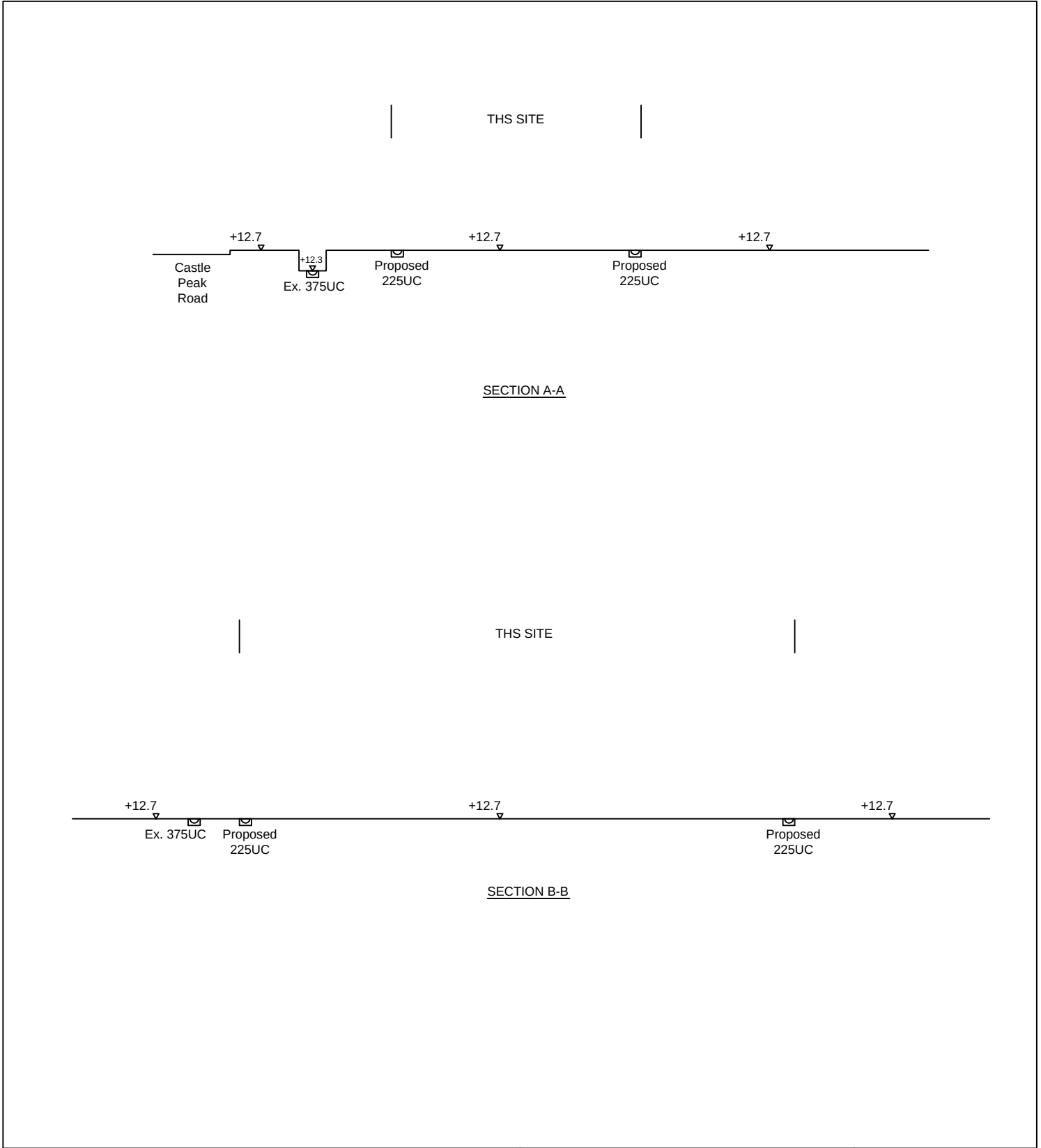
Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters 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	Lot 3688 RP in D.D. 124, Lam Tei, Tuen Mun, New Territories		
Site area 地盤面積	262 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/14		
Zoning 地帶	“Village Type Development”		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services with Ancillary Facilities 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	316 ☒ About 約 ☐ Not more than 不多於	1.21 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

Appendix A

Drainage Proposal



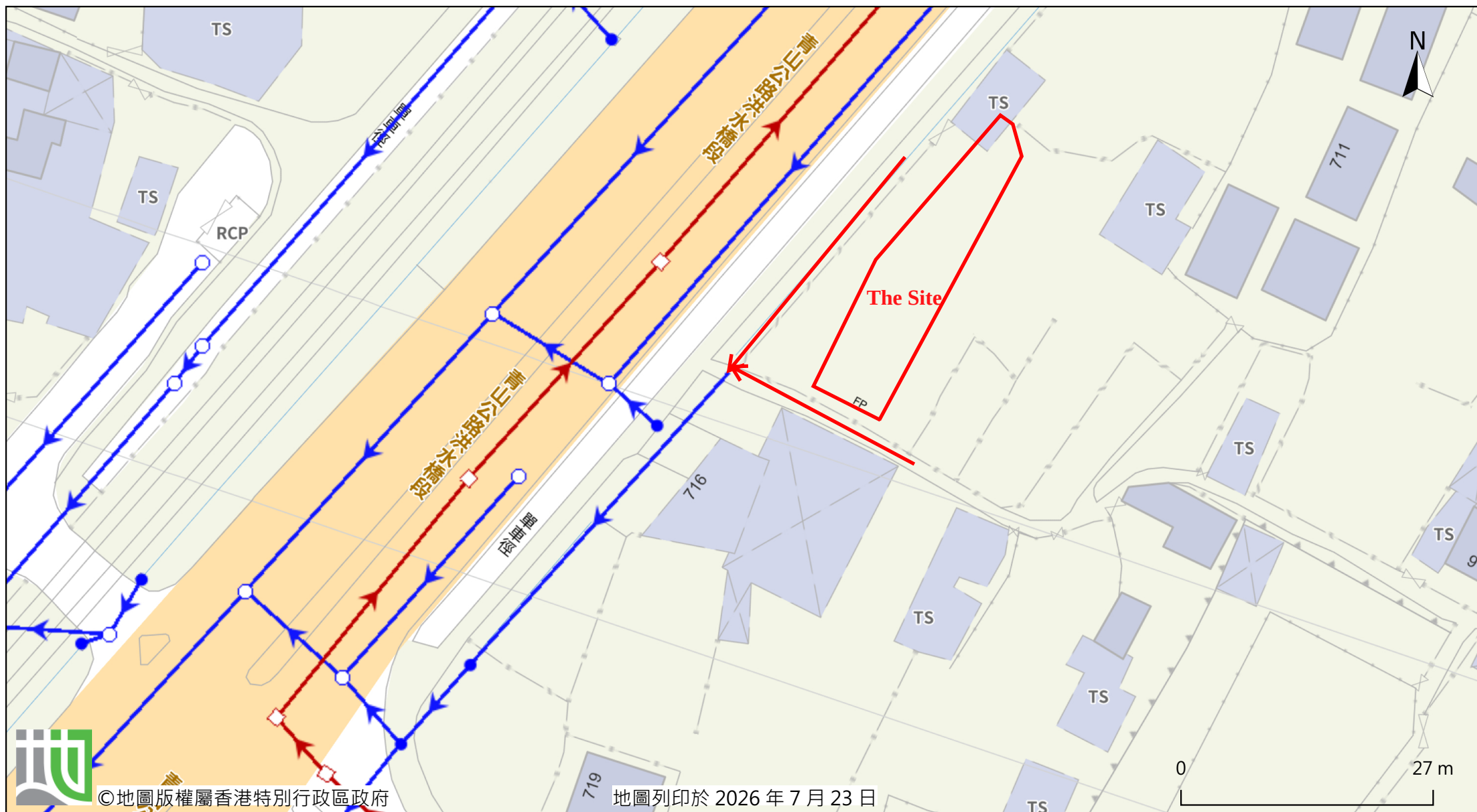
正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY		Title: Drainage Proposal - CATCHMENTN AREA PLAN		D02
Project: TEMPORARY SHOP AND SERVICES (MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS at LOT 3688RP IN D.D. 124, LAM TEI, TUEN MUN, NEW TERRITORIES		Drawn by: DM	Date: 23-7-2026	
		Check by: DM	Scale: ----	



正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY Project: TEMPORARY SHOP AND SERVICES (MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS at LOT 3688RP IN D.D. 124, LAM TEI, TUEN MUN, NEW TERRITORIES	Title: Drainage Proposal - SECTIONS		D03
	Drawn by: DM	Date: 23-7-2026	
	Check by: DM	Scale: ----	



Ultimate Discharge Path



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地圖列印於 2026 年 7 月 23 日

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Photo 1



Photo 2



Photo 2a



Photo 2b



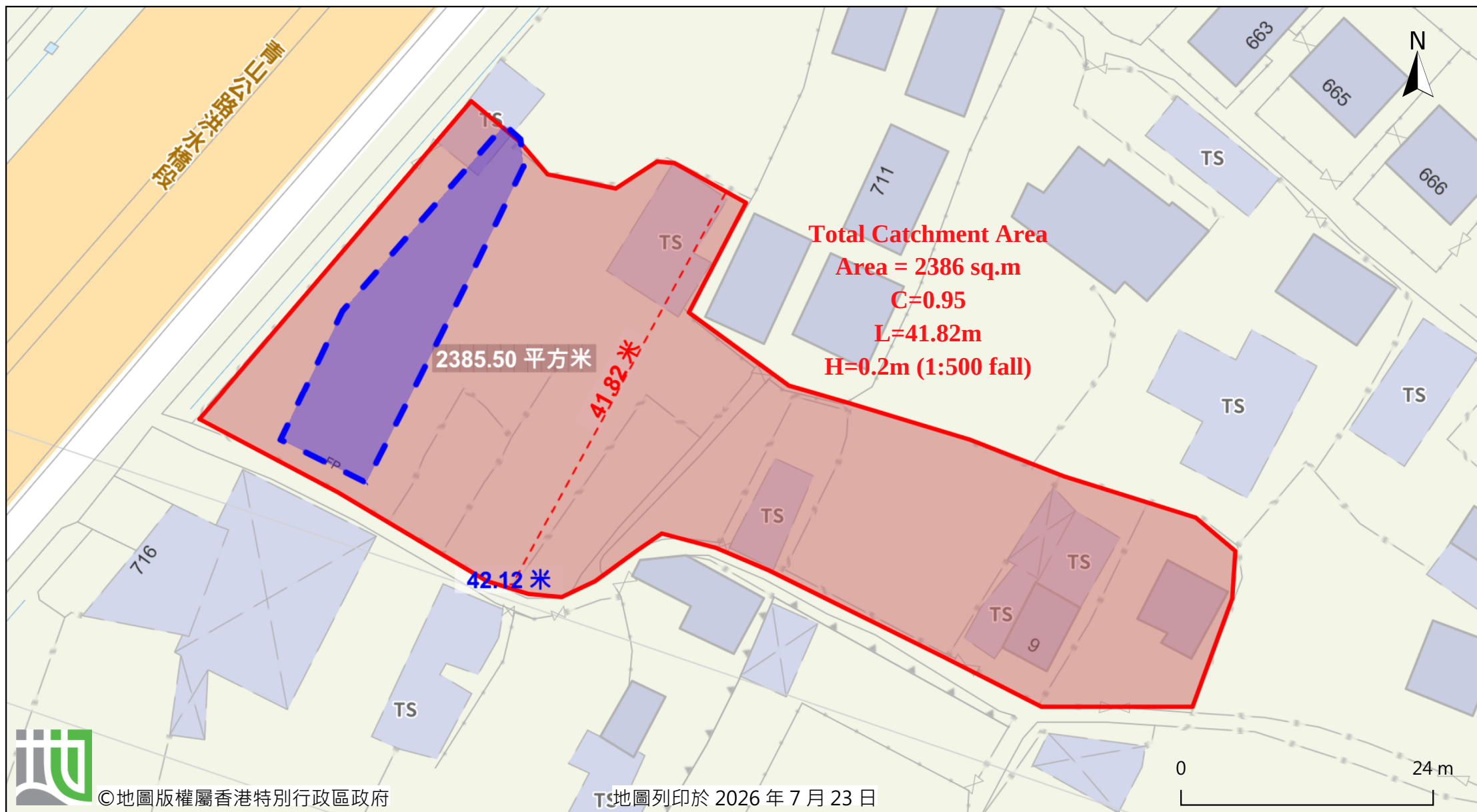
Photo 3



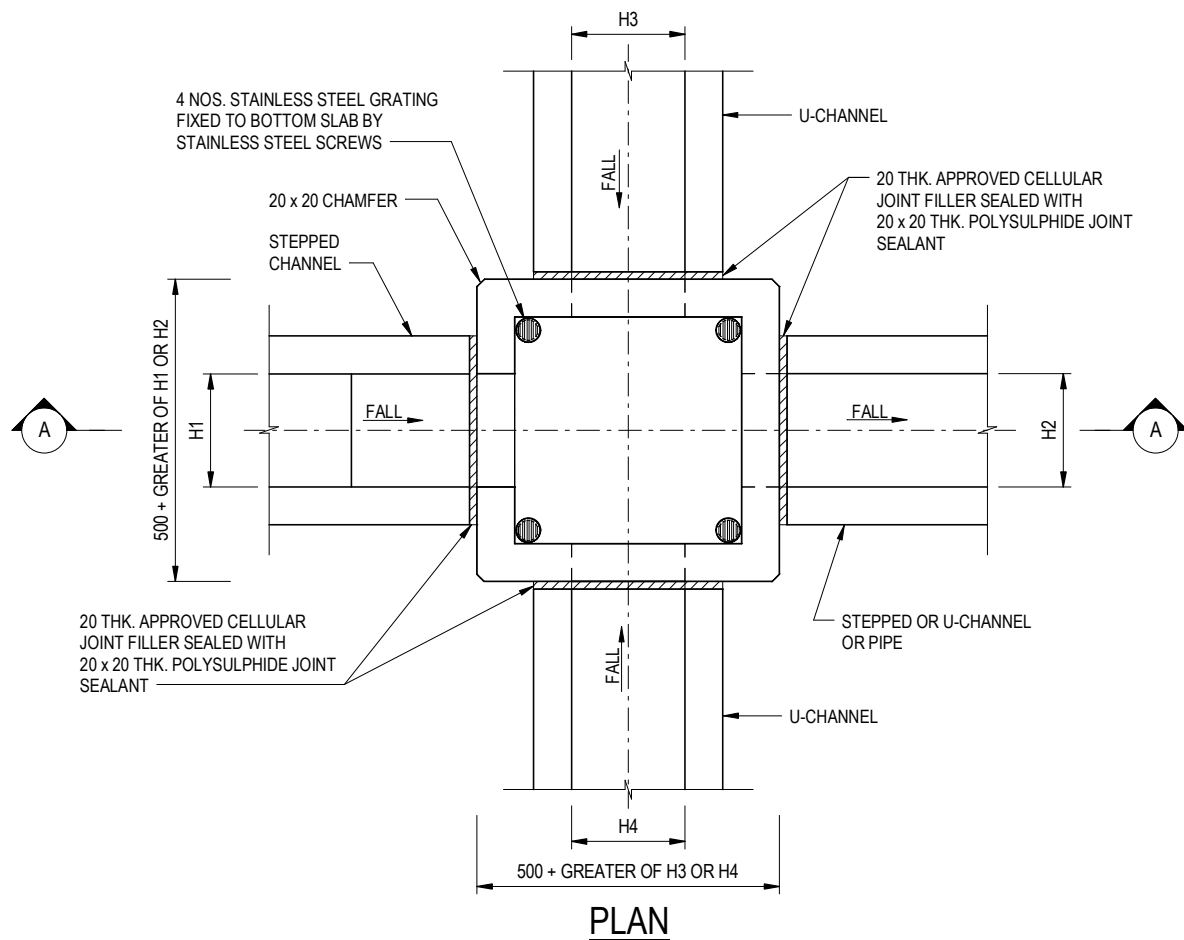
THE SITE,Area	=	282	m ²	(C= 0.95)
<u>Check Proposed 225UC</u>				
<u>Calculation of Design Runoff of the Proposed Development,</u>				
	Σ Q	=	Σ 0.278 C i A	
	A	=	282	m ²
		=	282	
		=	0.000282	km ²
	t	=	0.14465 L/ H ^{0.2} A ^{0.1}	
		=	0.14465*9.4/0.2 ^{0.2} *282 ^{0.1}	
		=	1.067	min
	i	=	1.16*a/(t+b) ^c	(50 yrs return period, Table 3d, Corrigendum 2024,
		=	1.16*505.5/(1.067+3.29) ^{0.355}	SDM) and (16% increase due to climate change)
		=	347.7	mm/hr
Therefore,	Q	=	0.278*0.95*347.7*0.000282/0.9	
		=	<u>0.0288</u>	m ³ /sec (0.9 factor is adopted for sediment)
<u>Manning Equation</u>	V	=	R ^{2/3} *S _f ^{0.5} /n	
				r= 0.1125 m
where	R	=	(π r ² /2+2r ²)/(π r+2r)	A= 0.045 m ²
		=	0.078	m
	n	=	0.014	s/m ^{1/3} (Talbe 13 of Stormwater Drainage Manual)
	S _f	=	0.01	(1: 100)
Therefore,	V	=	0.078 ^{2/3} *0.01 ^{0.5} /0.014	
		=	1.305	m/sec
Maximum Capacity (Q _{max})	=	V*A		
	=	<u>0.059</u>	m ³ /sec	
	>	<u>0.0288</u>	lit/min	
% Utilization	=	<u>49%</u>		
Provide 225UC (1:100) is OK				



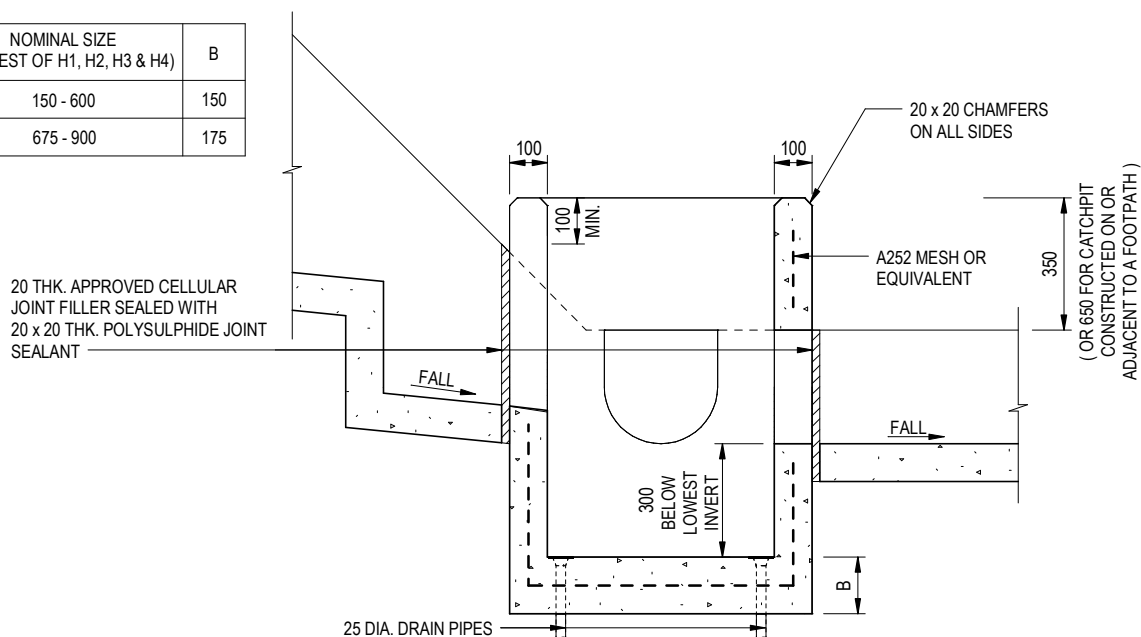
Catchment Area Plan for Ex. 375UC



Total Catchment Area, Area	=	2386	m ²	(C= 0.95)
Check Existing 375UC				
Calculation of Design Runoff of the Proposed Development,				
	ΣQ	=	$\Sigma 0.278 C i A$	
	A	=	2386	m ²
		=	2386	
		=	0.002386	km ²
	t	=	$0.14465 L/H^{0.2}A^{0.1}$	L= 41.82 m
		=	$0.14465*41.82/0.2^{0.2}*2386^{0.1}$	H= 0.20 m
		=	3.835	min
	i	=	$1.16*a/(t+b)^c$	(50 yrs return period, Table 3d, Corrigendum 2024,
		=	$1.16*505.5/(3.835+3.29)^{0.355}$	SDM) and (16% increase due to climate change)
		=	292.0	mm/hr
Therefore,	Q	=	$0.278*0.95*292.0*0.002386/0.9$	
		=	0.2045	m ³ /sec (0.9 factor is adopted for sediment)
Manning Equation	V	=	$R^{2/3}*S_f^{0.5}/n$	
				r= 0.1875 m
where	R	=	$(\pi r^2/2+2r^2)/(\pi r+2r)$	A= 0.126 m ²
		=	0.130	m
	n	=	0.014	s/m ^{1/3} (Talbe 13 of Stormwater Drainage Manual)
	S _f	=	0.01	(1: 100)
Therefore,	V	=	$0.130^{2/3}*0.01^{0.5}/0.014$	
		=	1.835	m/sec
Maximum Capacity (Q _{max})	=	V*A		
	=	0.230	m ³ /sec	
	>	0.204	lit/min	
% Utilization	=	89%		
Ex. 375UC (1:100) is OK				



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
150 - 600	150
675 - 900	175



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP
(SHEET 1 OF 2)**

A	BIM OBJECT REVISION.	Original Signed	12.2025
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



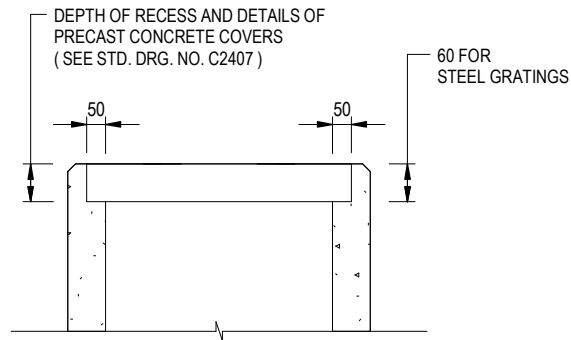
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

B	BIM OBJECT REVISION.	Original Signed	12.2025
A	MINOR AMENDMENT.	Original Signed	04.2016
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2B

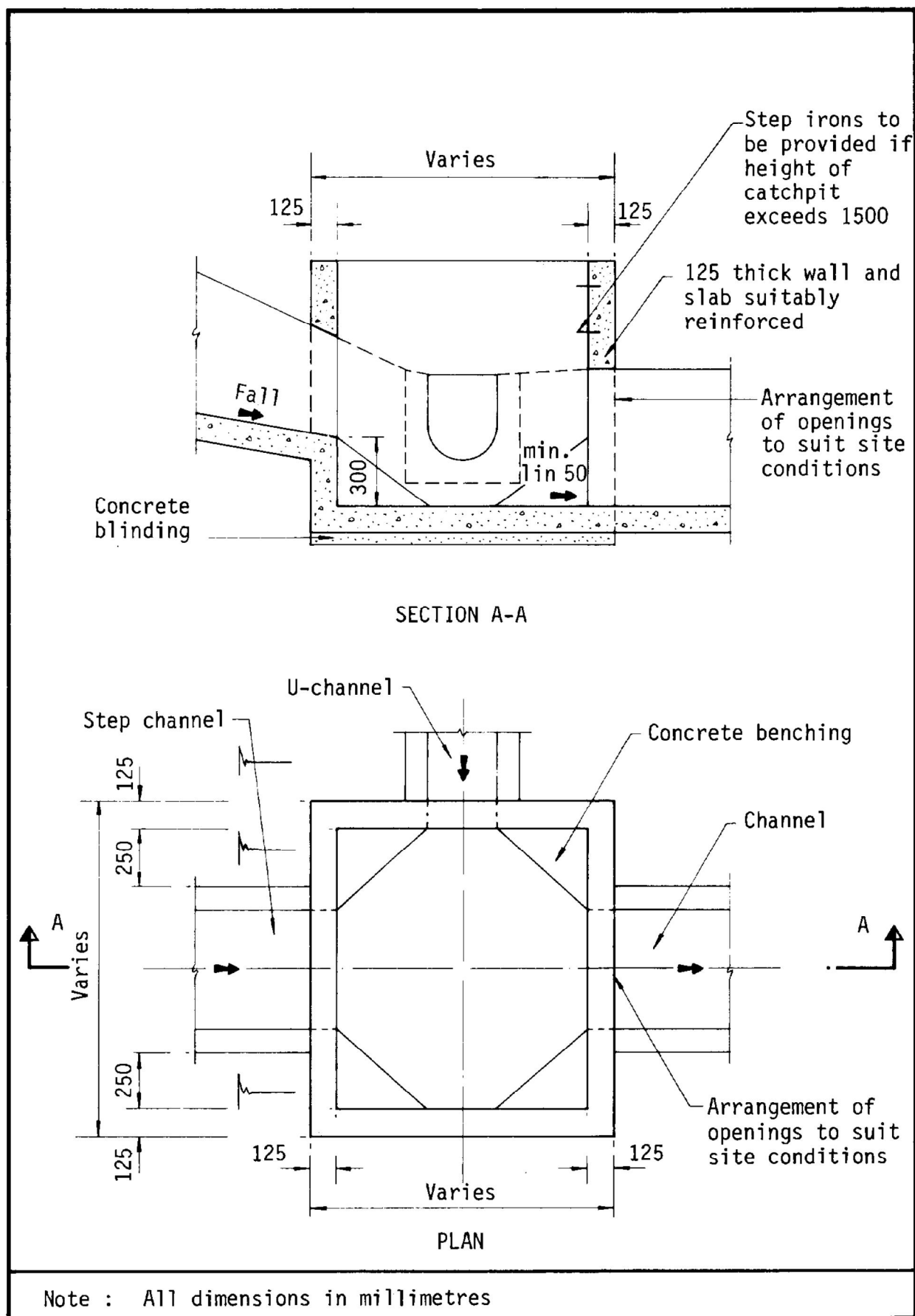
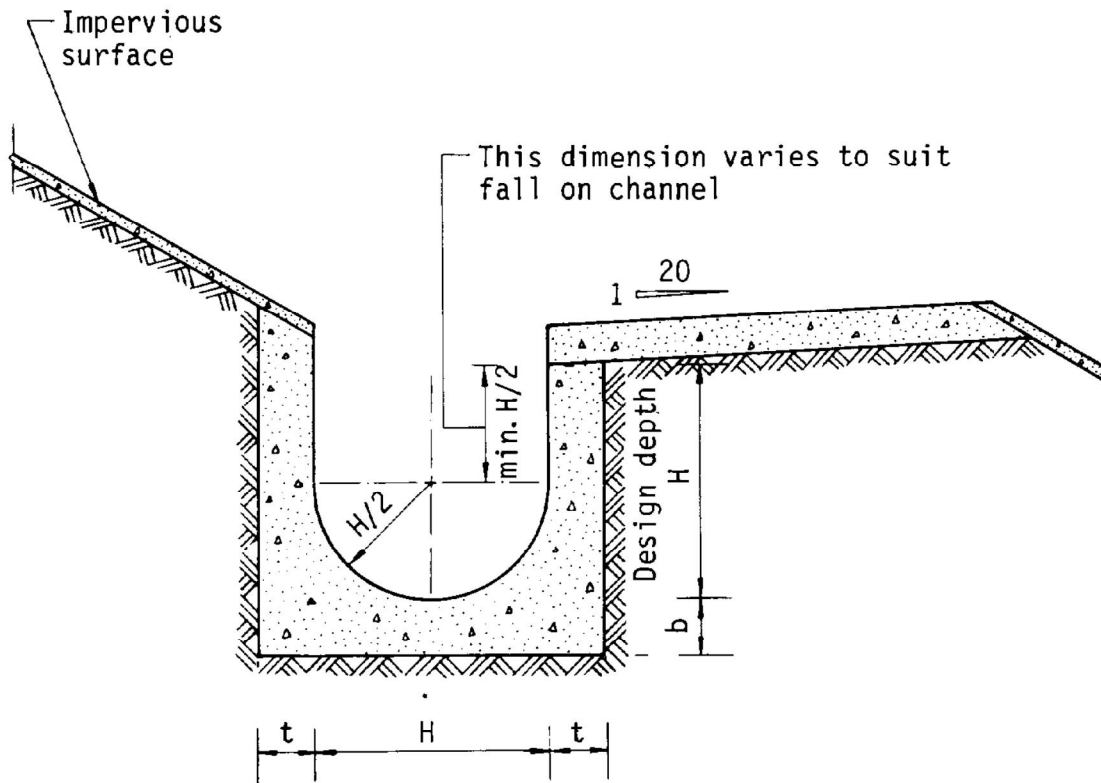


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Supplementary Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years (the development) at Lot 3688 RP in D.D. 124, Lam Tei, Tuen Mun, New Territories (the Site) (**Plan 1**).
- 1.2 The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/14, which is accessible from Castle Peak Road – Hung Shui Kiu Section. The applicant intended to operate a motor-vehicle showroom and a real estate agency to serve the nearby residents in Sun Fung Wai, Nai Wai and Chung Uk Tsuen.
- 1.3 This Supporting Planning Statement is prepared on behalf of HT Auto Service Limited (the applicant), which aims to provide necessary information to facilitate TPB’s consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.

2 Planning Context

The Site and its surroundings

- 2.1 The Site is situated in Chung UK Tsuen, Lam Tei, Tuen Mun, which occupies an area of about 262m² (**Plan 1** and **Plan 2**). The Site is accessible from Castle Peak Road – Hung Shui Kiu Section, is currently vacant, occupied with temporary structures and hard-paved.
- 2.2 The surrounding areas of the Site are mainly village settlements comprising village houses, shop and services, restaurants intermixed with some brownfield uses such as vehicle repair workshop. The Site is close to the village settlement of Sun Fung Wai, Nai Wai and Chung Uk Tsuen. The north-western and south-western boundary of the Site is bound by Castle Peak Road – Hung Shui Kiu

Section and Shun Tat Street; across the Castle Peak Road to the further north is another cluster of residential dwellings – Yik Yuen Tsuen. To the northeast of the Site are vehicle repair workshops. To the east and south of the Site are residential dwellings, shop and services and restaurants.

Statutory Land Use Zoning

- 2.3 The Site falls within an area zoned “V” on the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYT/14. According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the TPB.

Previous and Similar Planning Applications

- 2.4 The Site is not subject to any previous planning application.
- 2.5 There are several planning applications for similar shop and services use within the same “V” zone being approved by the TPB in 2021 to 2026. Approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “V” zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same “V” zones approved by the TPB between 2021 to 2026

Application No.	Applied Use	Approval Date
A/TM-LTYT/413	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.7.2021
A/TM-LTYT/437	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	14.10.2022
A/TM-LTYT/450	Proposed Temporary Shop and Services for a Period of 3 Years	19.5.2023
A/TM-LTYT/464	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	8.12.2023
A/TM-LTYT/473	Renewal of Planning Approval for Temporary Shop and Services for a Period	21.6.2024

Application No.	Applied Use	Approval Date
	of 3 Years	
A/TM-LTYY/476	Proposed Temporary Shop and Services for a Period of 5 Years	6.12.2024
A/TM-LTYY/480	Proposed Temporary Shop and Services for a Period of 5 Years	4.10.2024

Land Status

- 2.6 The land status plan is shown on **Plan 3**. The Site occupies Lot 3688 RP in D.D. 124, which is old schedule agricultural lot under Block Government Lease that restrict erection of structures without prior approval of the Government. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver to allow for erection of temporary structure on the concerned lot.

3 Development Proposal

- 3.1 The Site occupies an area of about 262m². One two-storey structure with height of not more than 8m and a total floor area of about 316m² are proposed at the Site for shop and services use. G/F of the proposed structure would serve as a motor-vehicle showroom (including ancillary office and reception), and about five private cars will be displayed on Site. In addition, 1/F of the proposed structure would operate as an office for a real estate agency to serve the nearby villagers. The operation hours of the Site are from 8:00 to 22:00 daily including Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. The proposed development could accommodate about 10 visitors at the same time. Details of the development parameters and the proposed structure are summarised at **Table 2** and **Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 262m ²
Covered Area	About 158m ²
Uncovered Area	About 104m ²
Plot Ratio	About 1.21
Site Coverage	About 60%

Number of Structure(s)	1
Total Gross Floor Area	About 316m ² (non-domestic)
Building Height	Not more than 8 m
Number of Storey	Not more than 2 storey

Table 3 – Details of the Proposed Structure

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Shop and Services	158	316	8m (2 storey)
- G/F	Motor-Vehicle Showroom (including ancillary office and reception)	-	158	-
- 1/F	Office for Real Estate Agency	-	158	-
Total		158	316	-

- 3.2 No public announcement system, whistle blowing, portable loud speaker or other form of audio amplification system will be used at the Site. No car beauty, car washing, paint spraying, car repairing, car dismantling, open storage or other workshop activities will be conducted on the Site at any time during the planning approval period.

Traffic and Access Arrangements

- 3.3 The Site is accessible from Castle Peak Road – Hung Shui Kiu Section (**Plan 2**). As mentioned in **para. 3.1**, 5 staff will work on-site and the staff is expected to commute to the Site by public transport or on foot (i.e. Yick Yuen Tsuen Bus Stop is located within 1 minute walking distance from the Site). Moreover, since the Site intends to serve the needs of the nearby villagers, they are expected to visit the Site on foot or by public transport. In view of the above, the traffic generation and attraction by the development is expected to be negligible.

Environmental, Drainage and Fire Safety Considerations

- 3.4 The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.
- 3.5 Regarding other potential impacts from drainage perspective, adequate mitigation measures would be provided, which are shown in the drainage proposal (**Appendix A**) in order to mitigate any adverse impacts arising from the proposed development. Moreover, fire service installations (FSIs) will be provided as per relevant Government departments’ latest requirement. For the landscape aspect, there is no tree found in the Site which is unlikely induce adverse landscape impact. Hence, it is anticipated that no adverse impact will be generated with relevant mitigation measures implemented.

4 Planning Justifications

Benefit and opportunities for the local Villagers in Sun Fung Wai, Nai Wai and Chung Uk Tsuen

- 4.1 The proposed development is nearby Sun Fung Wai, Nai Wai and Chung Uk Tsuen and other village settlements. The motor-vehicle showroom and the real estate agency could cater the local villagers’ demand for motor-vehicle showroom and real estate agency services for handling sales and letting of village houses and land. Moreover, the development could create job opportunities at local area and hence local residents would not need to travel across districts for employment opportunities.

The Development is Temporary in Nature and Would not Jeopardising the Long-term Planning Intention of the “V” Zone

- 4.2 Despite the development not fully in line with planning intention of “V” zone,

which intended primarily for development of Small Houses by indigenous villagers, there is currently no long-term development programme at the Site that the development could better utilise the vacant land. Upon the expiry of the planning approval or any long-term development programme to be implemented at the Site, the applicant is committed to cease the business operation..

Land Use Compatibility and No Undesirable Precedent

- 4.3 The Site is situated at the village cluster of Chung Uk Tsuen and nearby other village settlements such as Sun Fung Wai and Nai Wai. The surrounding areas are predominantly composed of village houses, shop and services, restaurants and vehicle repair workshop. The proposed development with a floor area of about 316m² and a building height of not more than 8m is lower than that of the nearby village houses (i.e. a maximum building height of 3 storeys (8.23m)) and is considered small in scale. Hence, the proposed development is compatible with the surrounding areas.
- 4.4 As shown on **Table 1**, the TPB has approved a number of similar planning applications for shop and services use within the same "V" zone. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No Adverse Impacts to the Surrounding Areas

Traffic

- 4.5 The development would not incur any adverse traffic impact. Both the staff and visitors will commute to the Site by public transport or on foot. Hence, the traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

- 4.6 The development would not involve any car beauty, car washing, paint spraying car repairing, car dismantling, open storage or other workshop activities. The operation hours are limited to 8:00 to 22:00 daily including Sundays and public holidays. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire

- 4.7 Adequate drainage facilities will be provided in accordance with the submitted drainage proposal (**Appendix A**) to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments. Regarding the landscape impact, as there is no tree in the Site, no adverse landscape impact is anticipated.

5 Conclusion

- 5.1 In light of the planning justifications furnished in this planning statement supported by technical assessment and the applicant’s strong commitment to strictly comply with all control ordinances. The applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited
August 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Floor Plan

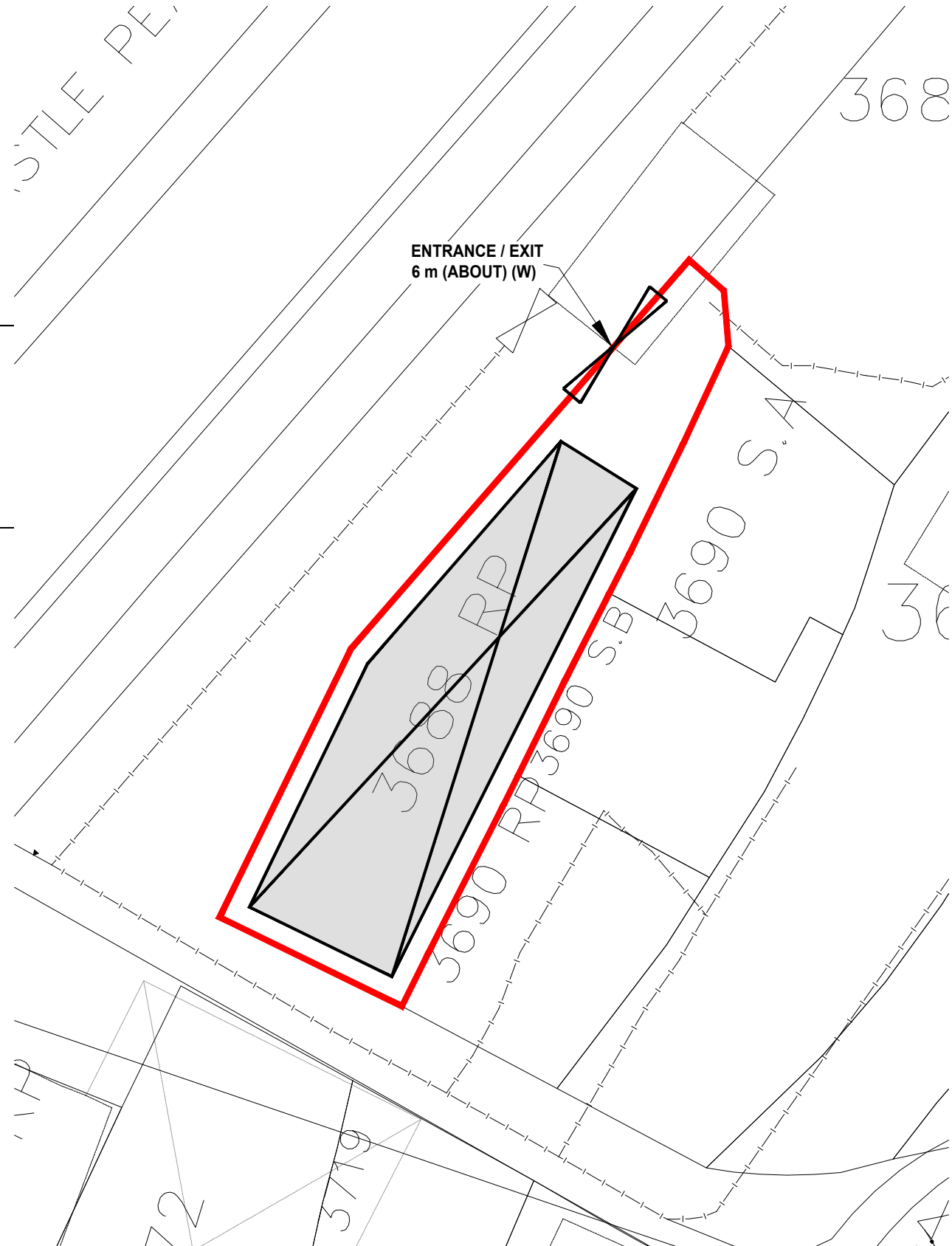
Appendices

Appendix A	Drainage Proposal
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APPLICATION SITE AREA	: 262 m ²	(ABOUT)
COVERED AREA	: 158 m ²	(ABOUT)
UNCOVERED AREA	: 104 m ²	(ABOUT)

NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 316 m ² (ABOUT)
TOTAL GFA	: 316 m ² (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B 1	SHOP AND SERVICES	158 m ² (ABOUT)	316 m ² (ABOUT)	8 m (NOT MORE THAN) (2-STOREY)
-	G/F	MOTOR-VEHICLE SHOWROOM (INCLUDING ANCILLARY OFFICE & RECEPTION)	158 m ² (ABOUT)	
-	1/F	OFFICE FOR REAL ESTATE AGENCY	158 m ² (ABOUT)	
	TOTAL	158 m ² (ABOUT)	316 m ² (ABOUT)	



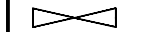
- LEGEND



APPLICATION SITE



STRUCTURE



ENTRANCE / EXIT

-	LAYOUT PLAN	10 JUL 2026

REVISION		
	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

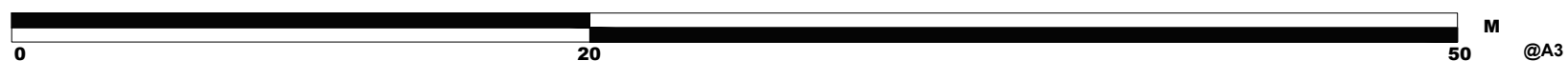
contract no. –
project no.

TITLE :
PROPOSED TEMPORARY SHOP AND SERVICES
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION :
LOT 3688 RP IN D.D. 124, LAM TEI, TUEN
MUN, NEW TERRITORIES

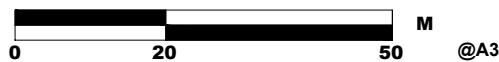
drawing title.
LAYOUT PLAN

drawing no.	rev.	scale
PLAN 1	-	N.T.S.



ACCESSIBLE FROM CASTLE PEAK ROAD - HUNG SHUI KIU SECTION

ACCESS ROUTE

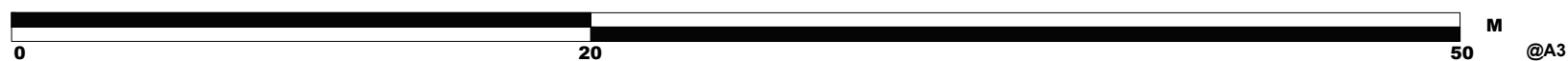


-	LAYOUT PLAN	10 JUL 2026
REVISION		
	name	
drawn	CY	- DATE
checked	-	- DATE
approved	-	- DATE
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCHORAGE FACILITIES FOR A PERIOD OF 5 YEARS		
SITE LOCATION :		
LOT 3688 RP IN D.D. 124, LAM TEI, TUEN MUN, NEW TERRITORIES		
drawing title.		
LOCATION PLAN		
drawing no.		rev. scale
PLAN 2		- N.T.S.

APPLICATION SITE AREA	: 262 m ²	(ABOUT)
COVERED AREA	: 158 m ²	(ABOUT)
UNCOVERED AREA	: 104 m ²	(ABOUT)

NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 316 m ² (ABOUT)
TOTAL GFA	: 316 m ² (ABOUT)

STRUCTURE		USE	COVERED AREA	GFA	BUILDING HEIGHT
B1		SHOP AND SERVICES	158 m ² (ABOUT)	316 m ² (ABOUT)	8 m (NOT MORE THAN) (2-STOREY)
-	G/F	MOTOR-VEHICLE SHOWROOM (INCLUDING ANCILLARY OFFICE & RECEPTION)		158 m ² (ABOUT)	
-	1/F	OFFICE FOR REAL ESTATE AGENCY		158 m ² (ABOUT)	
TOTAL			158 m ² (ABOUT)	316 m ² (ABOUT)	



-	FLOOR PLAN	21 SEP 2026	
REVISION			
	name		
drawn	TH	-	
		DATE	
checked	-	-	
		DATE	
approved	-	-	
		DATE	
contract no. -			
project no.			
TITLE :			
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS			
SITE LOCATION :			
LOT 3688 RP IN D.D. 124, LAM TEI, TUEN MUN, NEW TERRITORIES			
drawing title.			
FLOOR PLAN			
drawing no.		rev.	scale
PPLAN 4		-	N.T.S.