
Appendix G
Replacement Pages of
Planning Statement

2 SITE AND PLANNING CONTEXTS

2.1 Site and Surrounding Context

2.1.1 With a total site area of about 8,429 m², the Application Site is located at the junction of Castle Peak Road and Tam Kon Chau Road, halfway between Mai Po and San Tin. It is surrounded by some existing village settlements, namely Mai Po Lo Wai to the south, Hop Shing Wai to the east and Lin Barn Tsuen to the North.

Figure 2.1 shows the strategic location of the Application Site in relation to Mai Po, San Tin and other part of the North West New Territories (NWNT).

2.1.2 The Application Site is directly adjacent to the western boundary of the San Tin Technopole, which is positioned to be a hub for clustered Innovative and technology (I&T) development. The proposed Sam Po Shue Wetland Conservation Park (SPS WCP) is situated to the immediate northwest of the Application Site and the SPS WCP Management Office (i.e. a facility related to the SPS WCP, but located within the San Tin Technopole) is situated to the immediate east of the Application Site. The overall development context around the Application Site will be more transformed into a more urbanised context with Northern Metropolis taken in place in the near future.

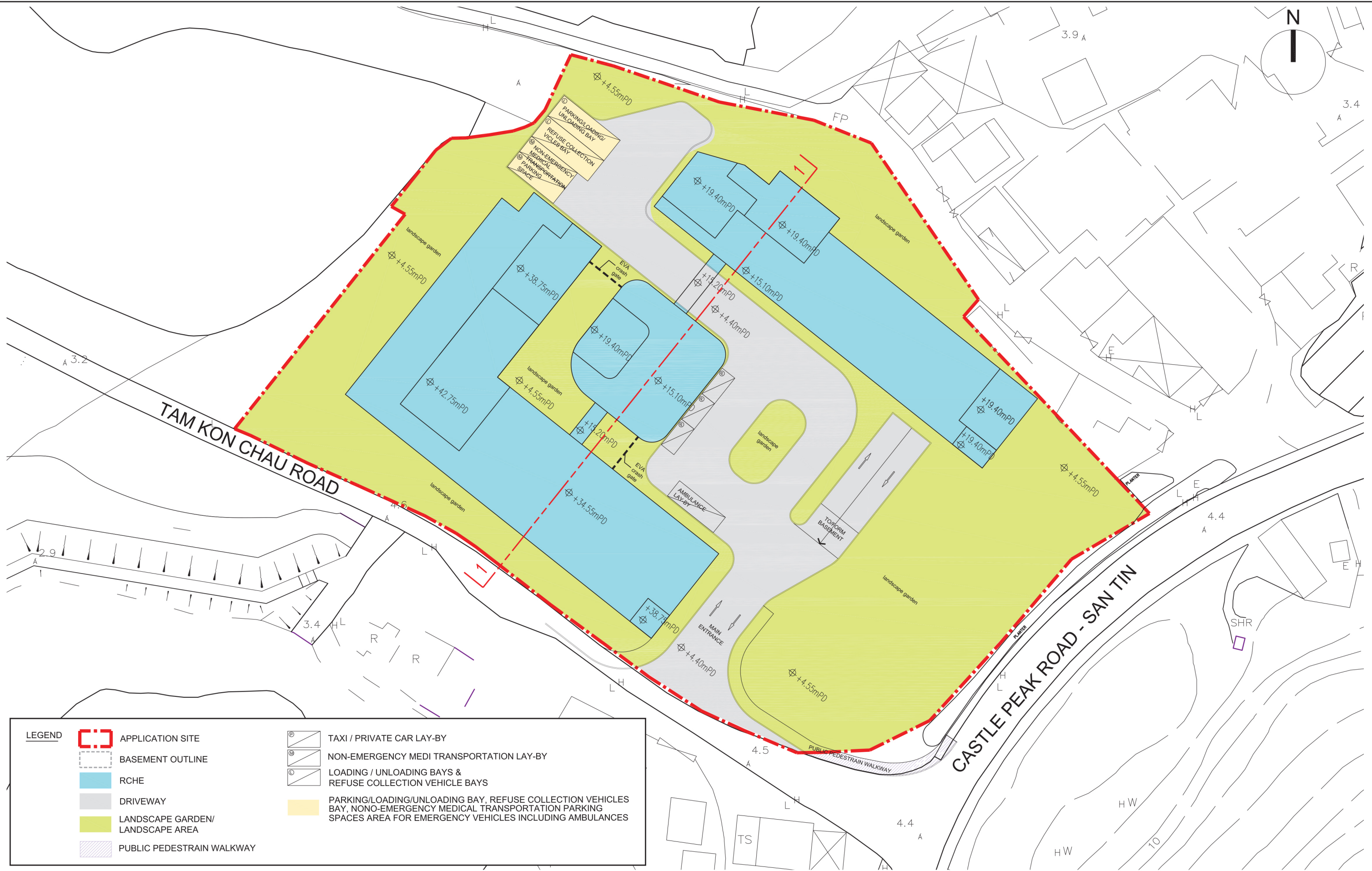
2.1.3 The Application Site is currently vacant and in close proximity to several sites for temporary open storages and vehicle parking, which are expected to be phased out in the near future due to their incompatibility with the long-term planning intention under the OZP. **Figure 2.2** shows the site and surrounding context of the Application Site.

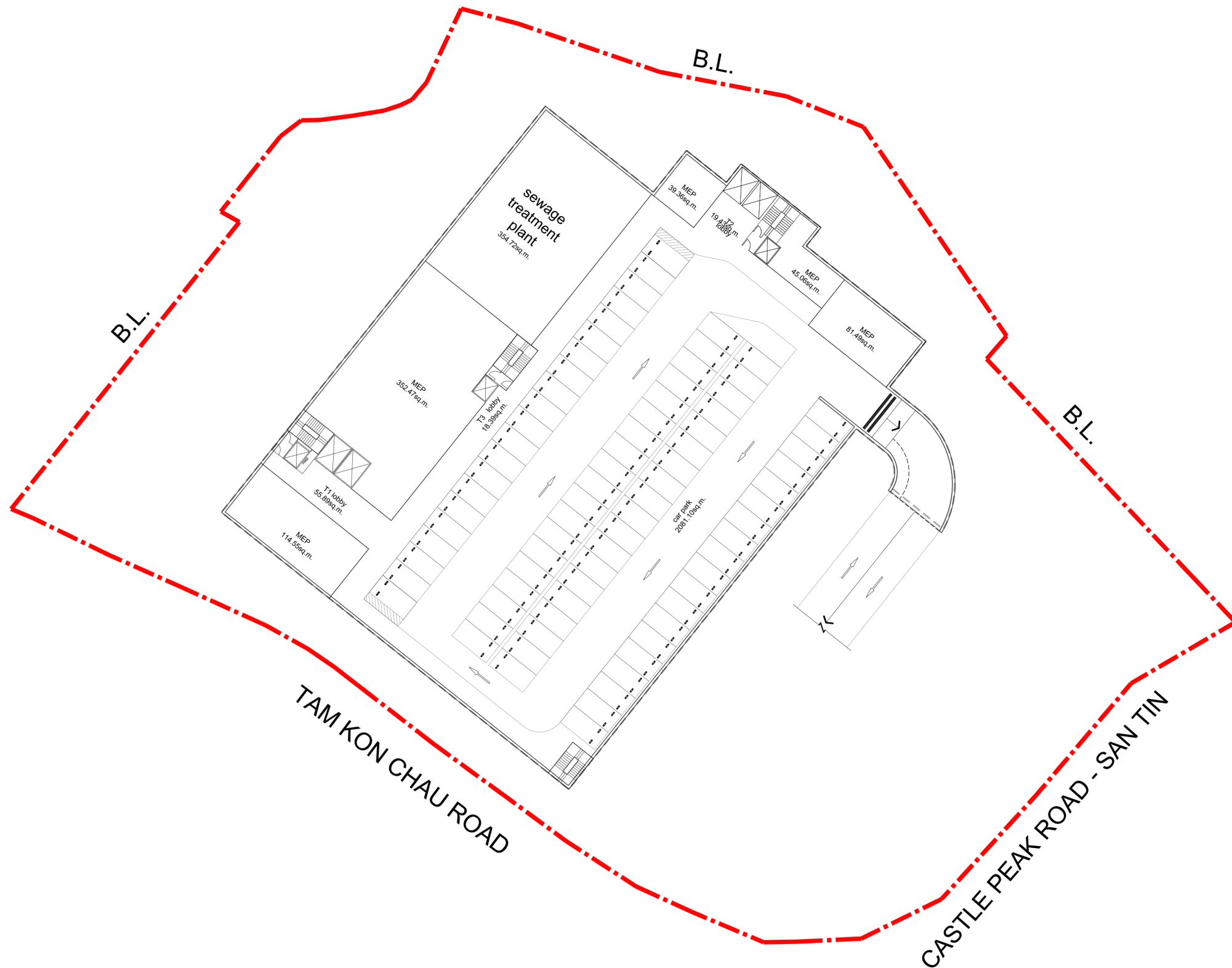
2.2 Accessibility

Existing


2.2.1 The Application Site is accessible via Tam Kon Chau Road, which is a local access road diverging from Castle Peak Road. The Application Site is connected to other parts of the NWNT via Castle Peak Road and San Tin Highway, the former of which is a local distributor in the area while the latter is an expressway connecting to the major highways of the New Territories.


2.2.2 The nearest new towns from the Application Site are Sheung Shui to the east and






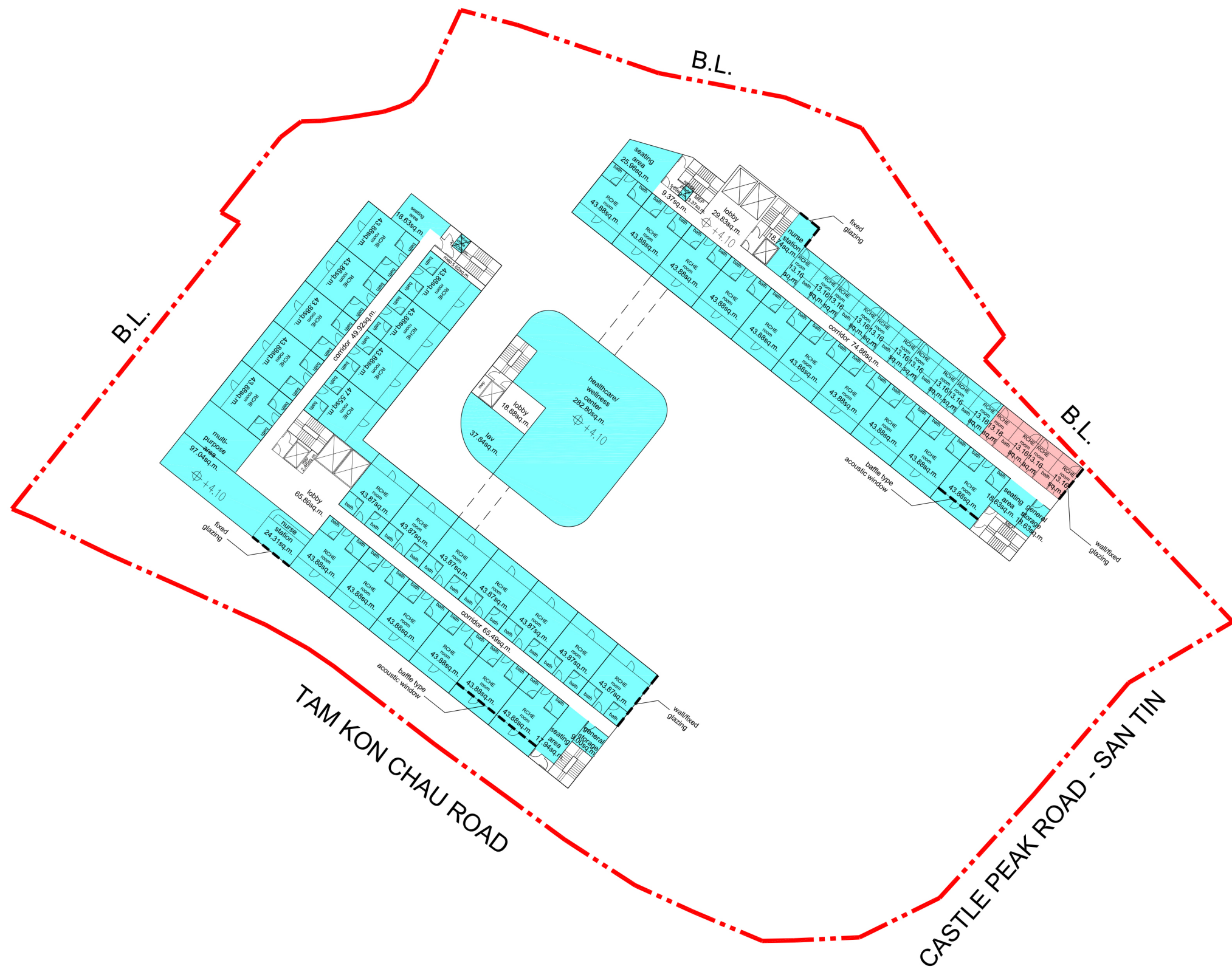
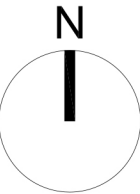
Legend

 APPLICATION SITE

 BASEMENT OUTLINE

 PRIVATE CAR PARKING

| | | | |
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| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Jan 2025 |
| Scale | | Figure 3.2 | |



LEGEND

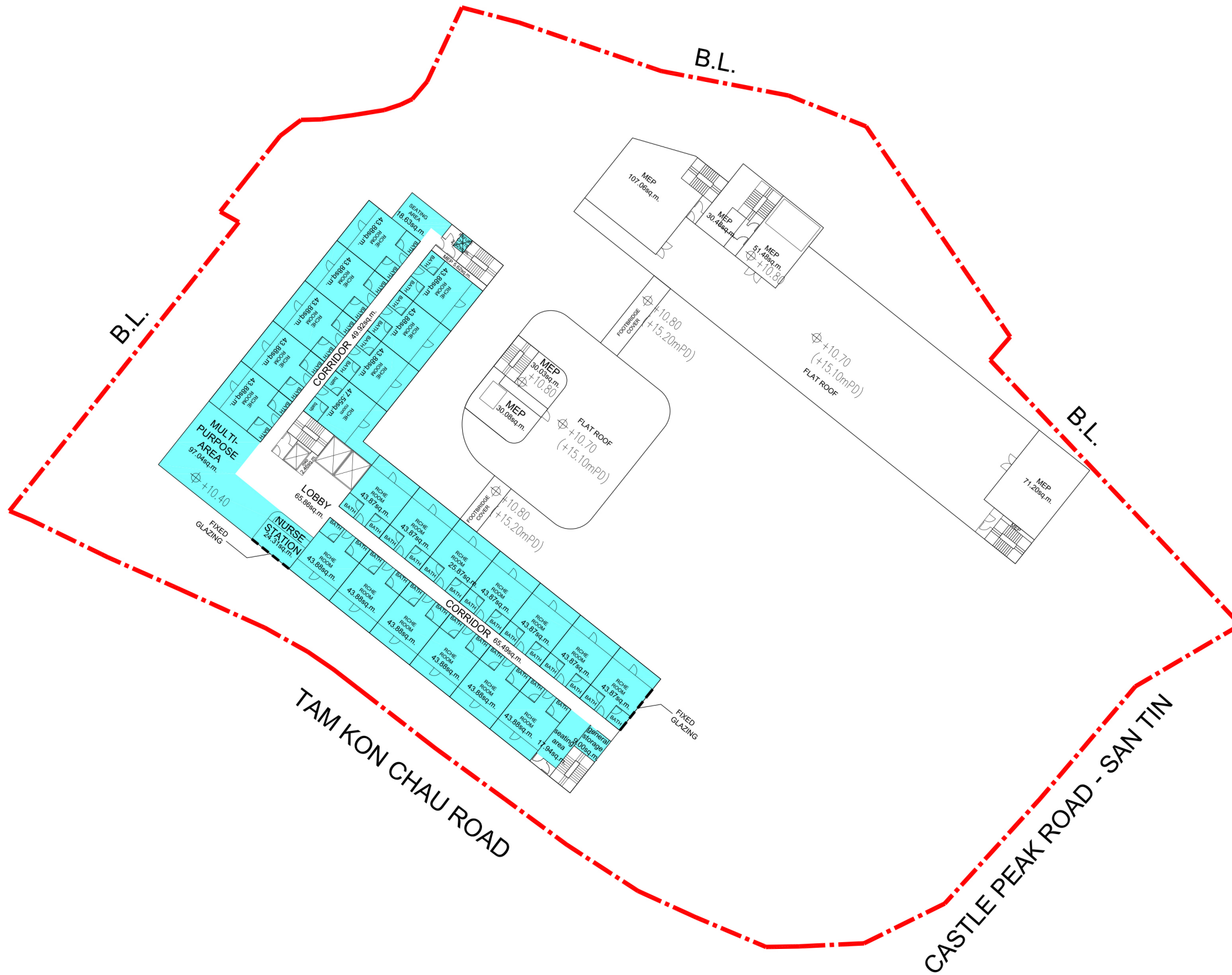
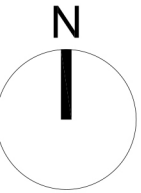
- APPLICATION SITE
- RCHE
- 4 ISOLATION ROOMS

LWK
+PARTNERS


Title


Indicative 1/F Plan

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| Rev | 0 | Date | Jun 2025 |
| Scale | Figure 3.4 | | |

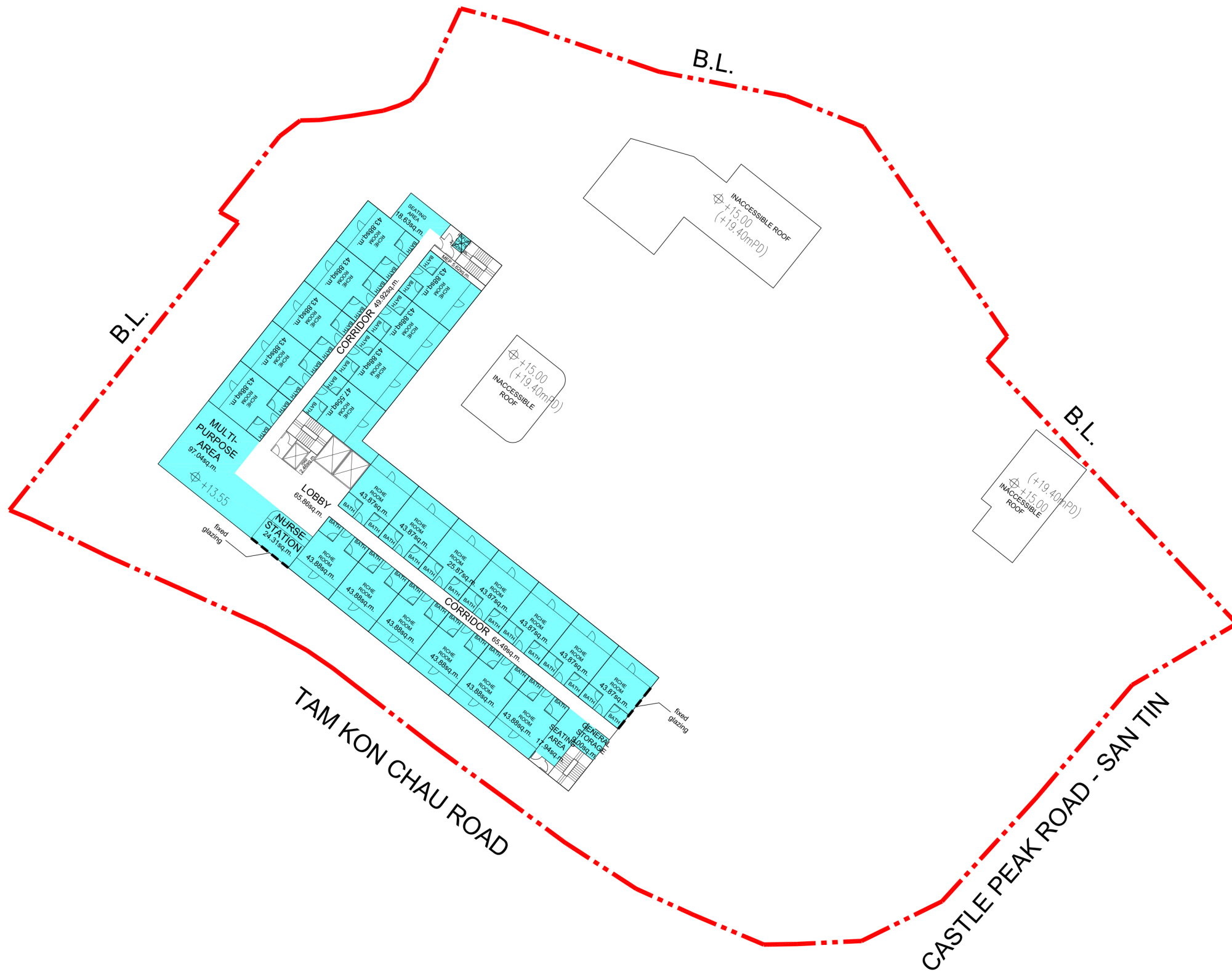
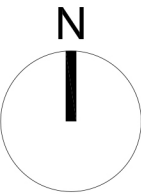


LEGEND


 APPLICATION SITE


 RCHE

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| Scale | Figure 3.6 | | |



LEGEND

 APPLICATION SITE

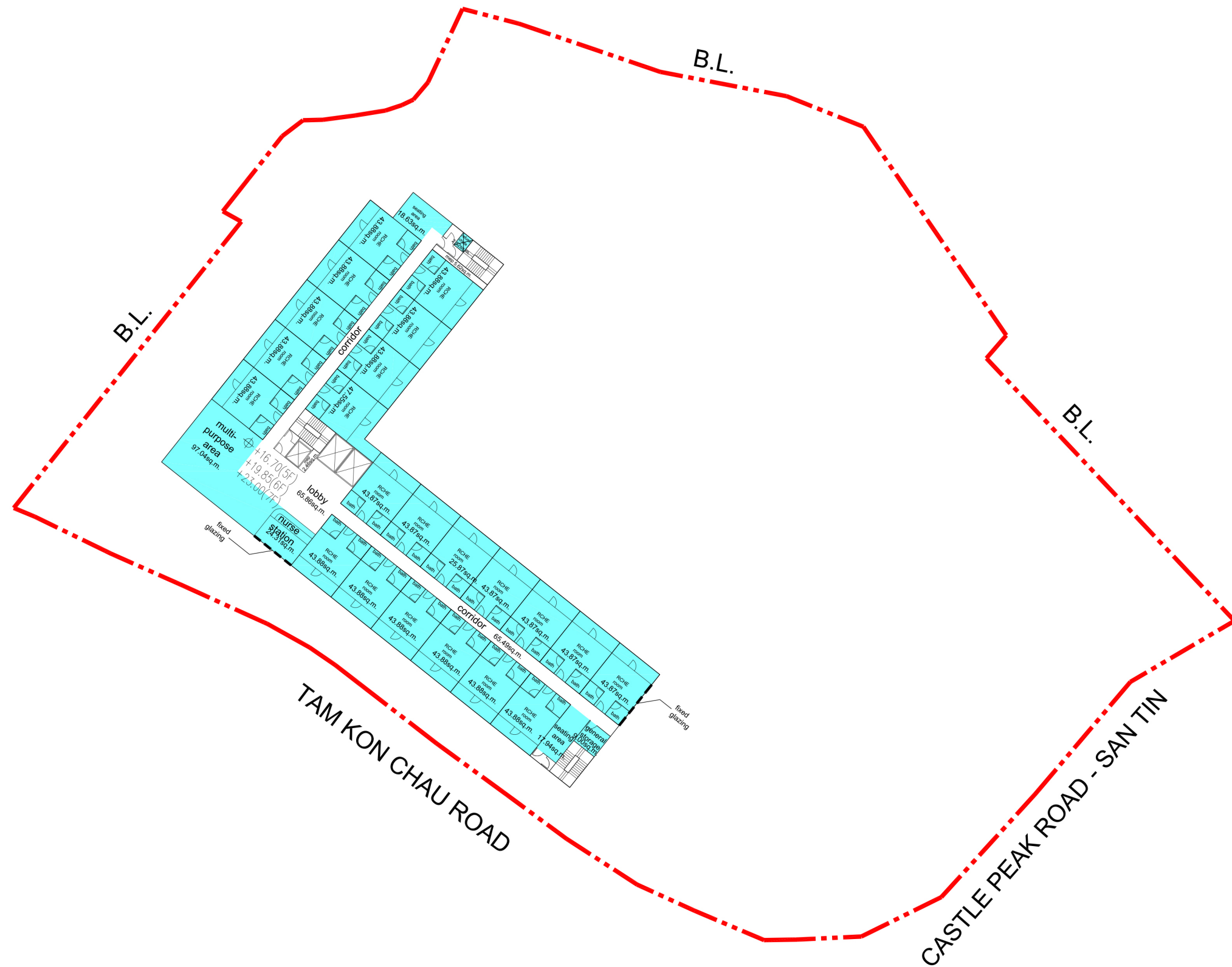
 RCHE

LWK
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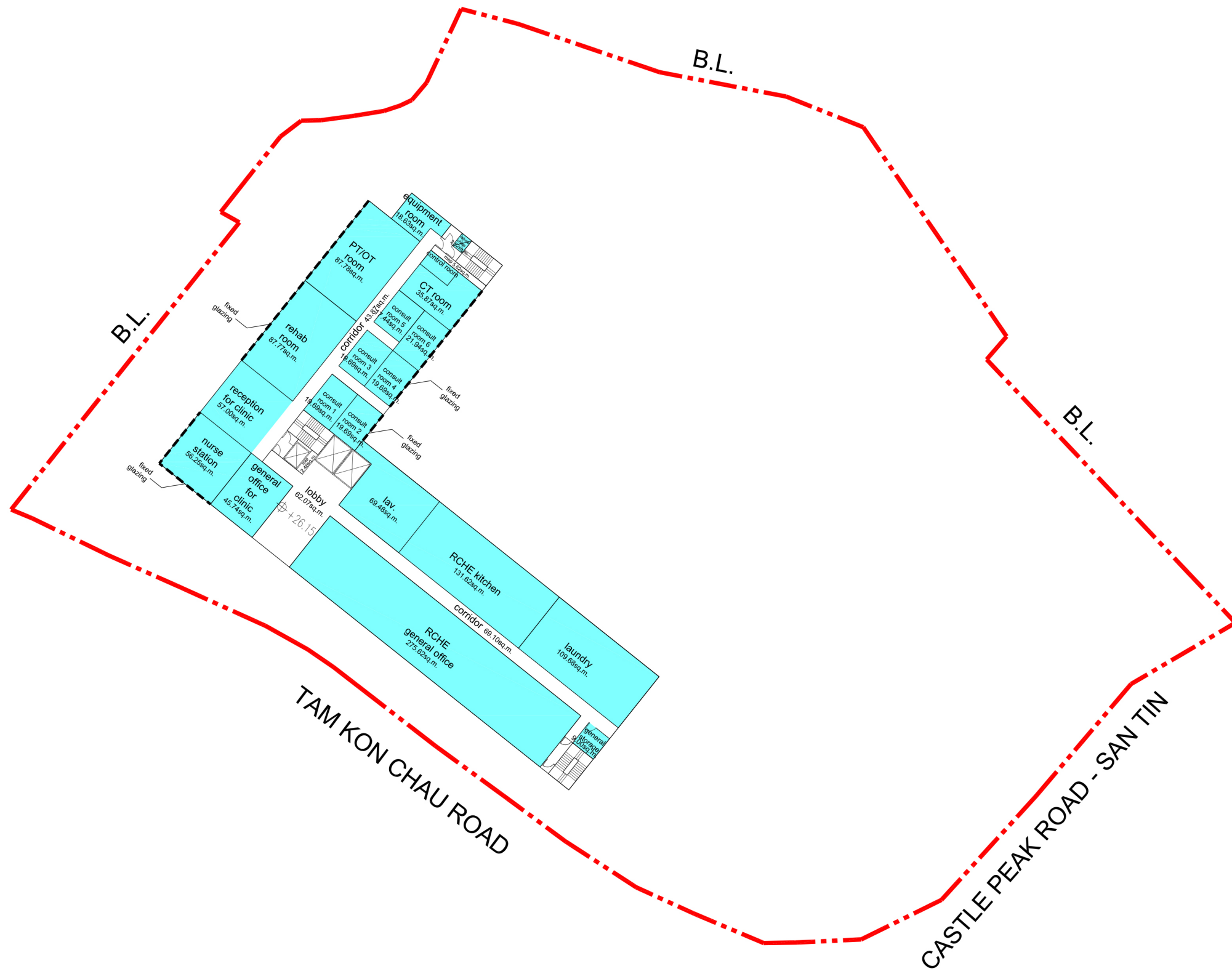
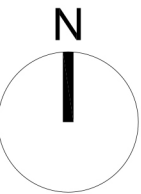
Title

Indicative 4/F Plan


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| Scale | | Figure 3.7 | |




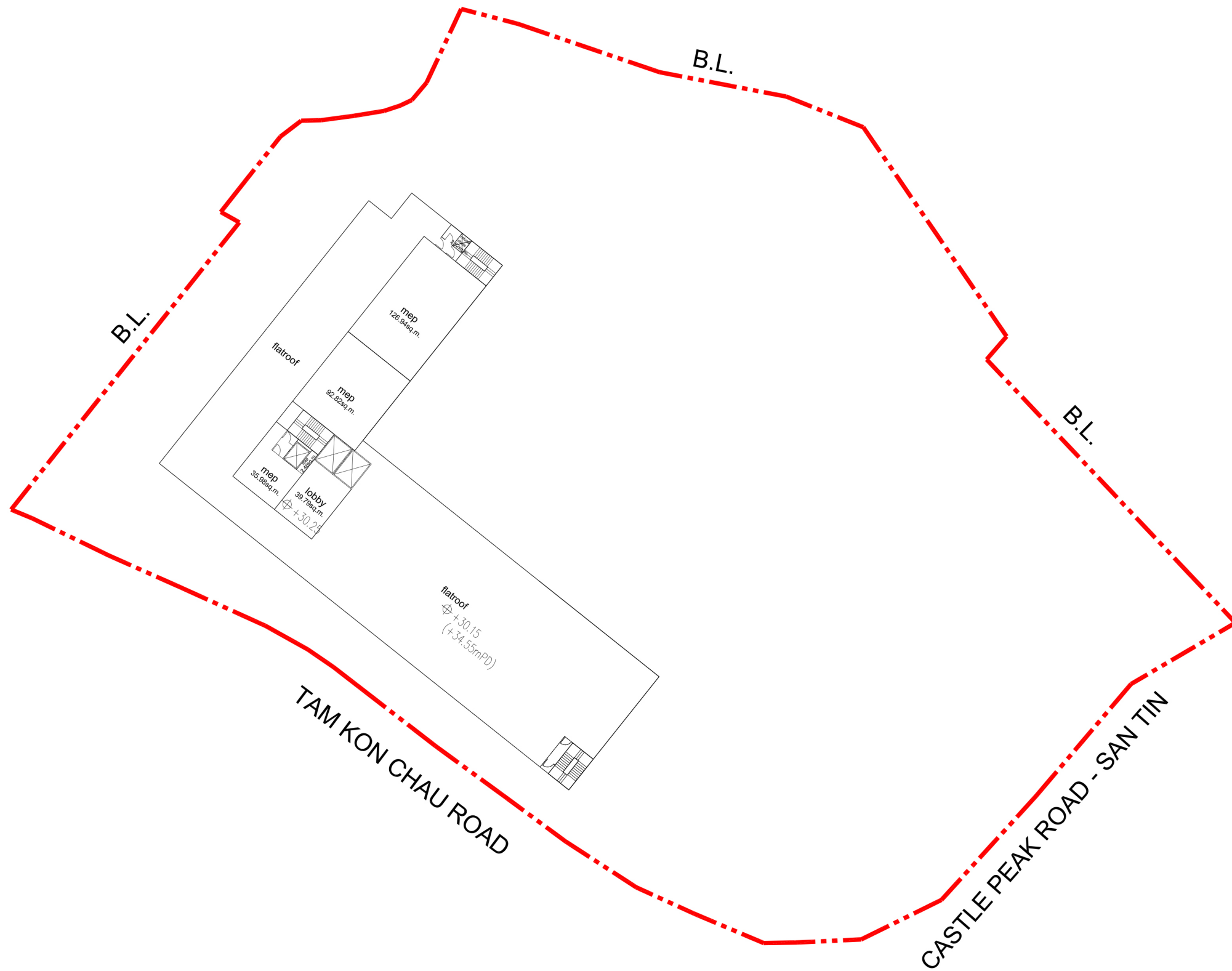
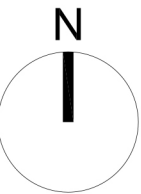
APPLICATION SITE
RCHE



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 APPLICATION SITE

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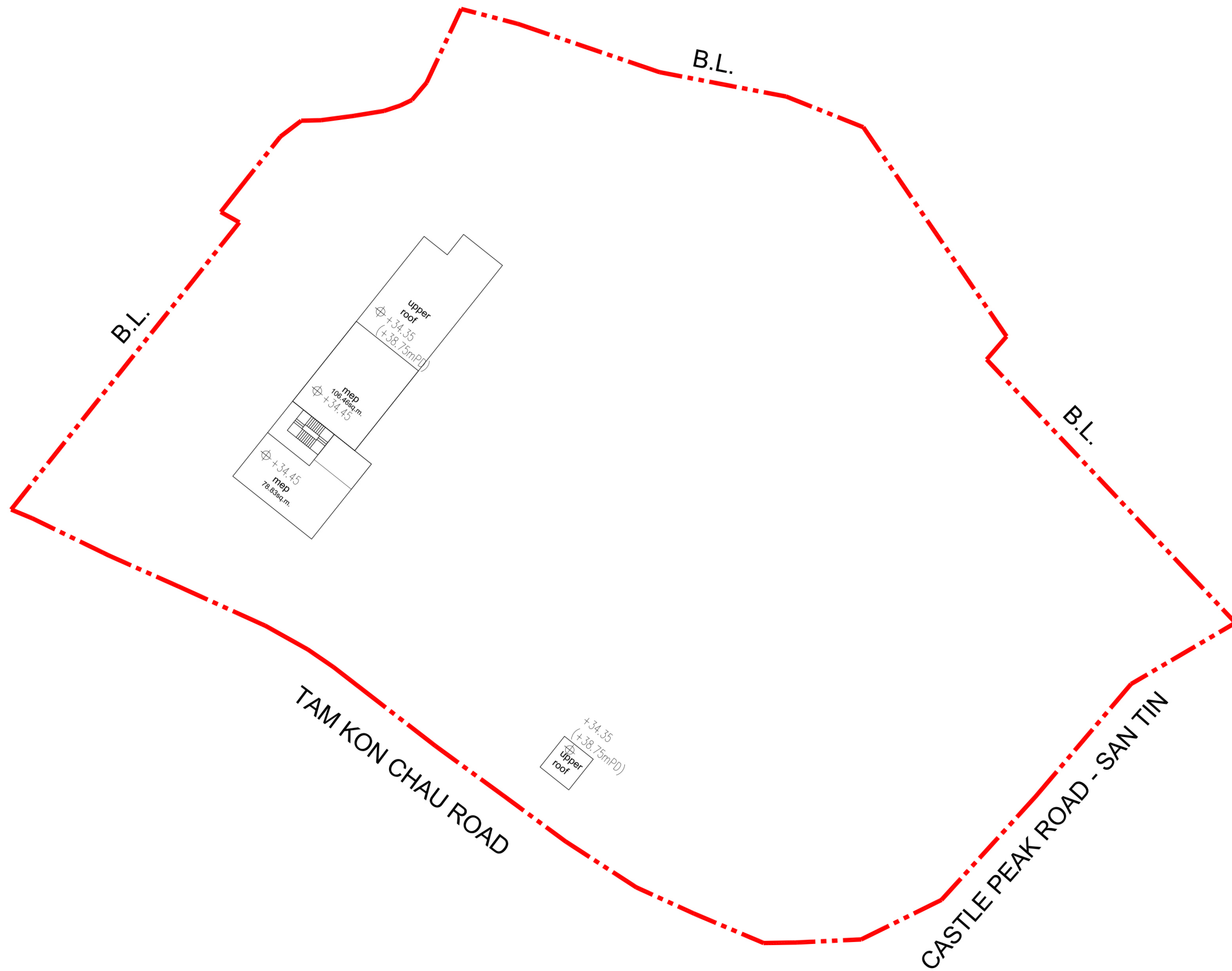
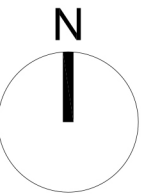
APPLICATION SITE

LWK
+PARTNERS

Title

Indicative Roof Plan

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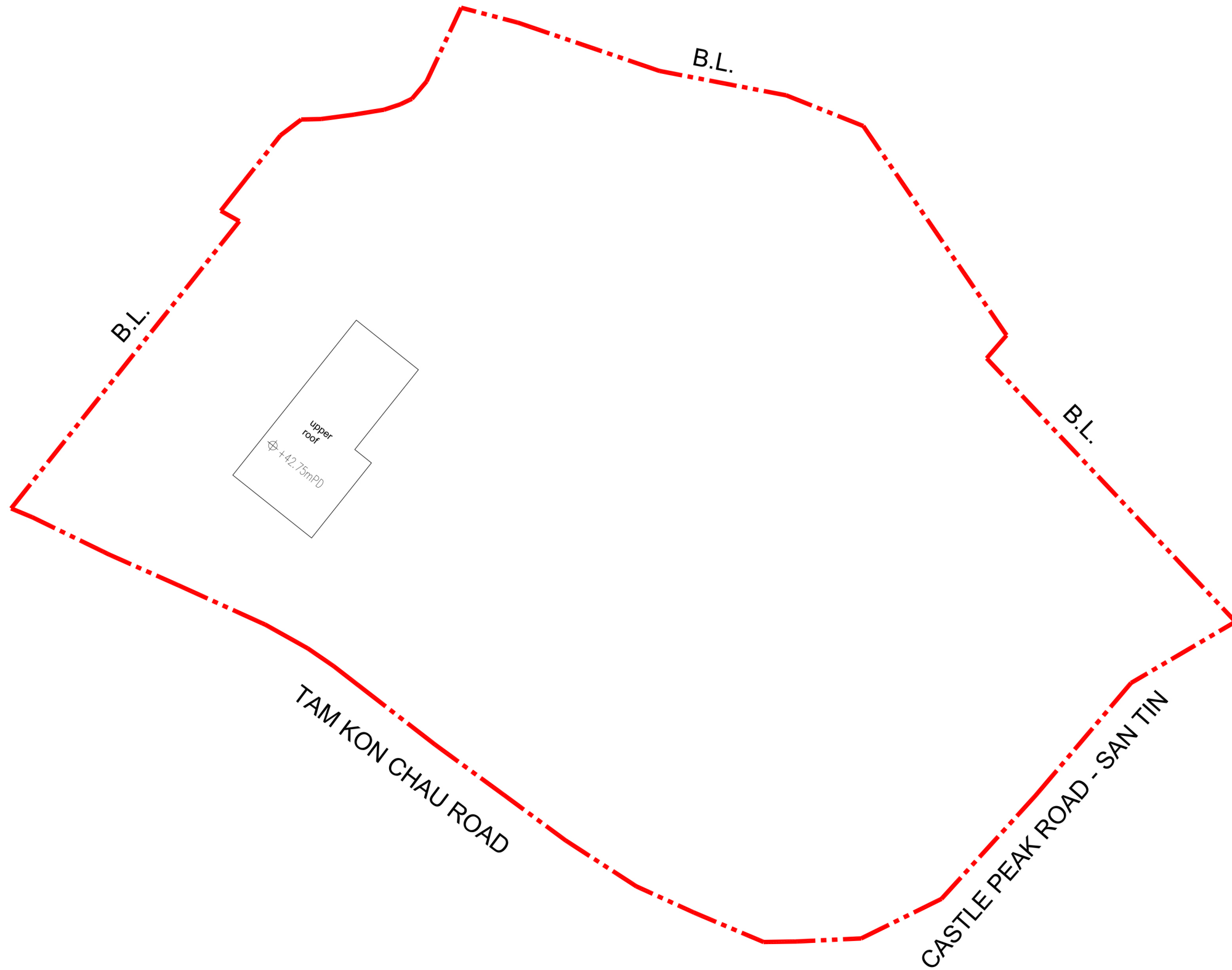
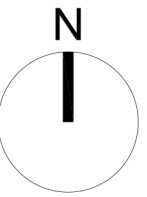
APPLICATION SITE

LWK
+PARTNERS

Title

Indicative Upper Roof Plan

| | | | |
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| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Jun 2025 |
| Scale | | Figure 3.11 | |



LEGEND

 APPLICATION SITE

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| Rev | 0 | Date | Jun 2025 |
| Scale | | Figure 3.12 | |