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the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form  
填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

220/011 21/4 by hand

Form No. S16-I 表格第 S16-I 號

|                                 |                         |               |
|---------------------------------|-------------------------|---------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/TM-L744/427 |
|                                 | Date Received<br>收到日期   | 24 MAY 2022   |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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。

## 1. Name of Applicant 申請人姓名/名稱

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

Plan Leong Limited

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

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

Man Chi Consultants and Construction Limited

## 3. Application Site 申請地點

|   |  |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lot 515 and 516 (Part) 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<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,696 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 834.1 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | ..... 213 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Draft Lam Tei and Yik Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/11  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Village Type Development" zone  |
| (f) Current use(s)<br>現時用途   | Workshop and storage<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5 Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |   |
|--|--|---|
| No. of 'Current Land Owner(s)'<br>「現行土地擁有人」數目  | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained<br>根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY).<br>取得同意的日期 (日/月/年) |
|  |  |   |
|  |  |   |
|  |  |   |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「現行土地擁有人」數目   | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given<br>根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

| <b>For Type (v) application 供第(v)類申請</b>   |  |                                    |                      |
|--|--|------------------------------------|----------------------|
| (a) Total floor area involved<br>涉及的總樓面面積  | sq.m 平方米   |                                    |                      |
| (b) Proposed use(s)/development<br>擬議用途/發展   | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |                                    |                      |
| (c) Number of storeys involved<br>涉及層數   |  | Number of units involved<br>涉及單位數目 |                      |
| (d) Proposed floor area<br>擬議樓面面積  | Domestic part 住用部分 .....   |                                    | sq.m 平方米 □About 約    |
|  | Non-domestic part 非住用部分 .....  |                                    | sq.m 平方米 □About 約    |
|  | Total 總計 .....   |                                    | sq.m 平方米 □About 約    |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層   | Current use(s) 現時用途                | Proposed use(s) 擬議用途 |
|  |  |                                    |                      |
|  |  |                                    |                      |
|  |  |                                    |                      |

| (ii) For Type (ii) application 供第(ii)類申請   |   |
|--|---|
| (a) Operation involved<br>涉及工程             | <input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br><p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br/>(請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| (b) Intended use/development<br>有意進行的用途/發展 |   |

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

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

(c) 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  
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           | 834.1                                  | sq.m 平方米                 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | 0.49                                   |                          | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | 25                                     | %                        | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | 7                                      |                          |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 1-2                                    | storeys 層                |   |
|   | <input type="checkbox"/> include 包括 0  | storeys of basements 層地庫 |   |
|   | <input type="checkbox"/> exclude 不包括 0 | storeys of basements 層地庫 |   |
| Proposed building height of each block 每座建築物的擬議高度 | N.A.                                   | mPD 米(主水平基準上)            | <input checked="" type="checkbox"/> About 約 |
|   | 2-7.5                                  | m 米                      | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☒ shop and services 商店及服務行業 ..... 834.1 sq. m 平方米 ☒ About 約

Shop and Services of about 817.6 sqm and other ancillary use of about 16.5 sqm

☐ 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)

| [Block number]<br>[座數] | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[擬議用途]                        |
|------------------------|--------------------|--|
| .....                  | .....              | Please refer to the attached development proposal. |
| .....                  | .....              | .....  |
| .....                  | .....              | .....  |
| .....                  | .....              | .....  |
| .....                  | .....              | .....  |

## (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

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Proposed Temporary Shop and Services for a Period of 5 Years is anticipated to be completed in Year 2022.

.....

.....

.....

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

|   |                          |  |
|---|--------------------------|--|
| <p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>                 | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p style="text-align: center;"><b>Ng Lau Road</b></p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>   |
| <p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>              | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">2</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> |
| <p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">1</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>   |

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

[illegible]

**10. Justifications 理由**

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

Please refer to the attached Planning Statement.

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

Name in Block Letters  
姓名（請以正楷填寫）



Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

Man Chi Consultants and Construction Limited

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

Date 日期

21<sup>st</sup> April 2022 (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

|  |   |   |  |
|--|---|---|--|
| Application No.<br>申請編號                                | (For Official Use Only) (請勿填寫此欄)  |   |  |
| Location/address<br>位置/地址                              | Lot 515 and 516 (Part) in D.D. 130, and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories<br>新界屯門藍地新慶村丈量約份第130約地段<br>第515號、516(部分)及毗連政府土地 |   |  |
| Site area<br>地盤面積                                      | 1,696 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 213 sq. m 平方米 <input checked="" type="checkbox"/> About 約)           |   |  |
| Plan<br>圖則   | Draft Lam Tei and Yik Yuen Outline Zoning Plan No. S/TM-LTYT/11 藍地及亦園分區計劃大綱草圖編號 S/TM-LTYT/11  |   |  |
| Zoning<br>地帶   | "Village Type Development" zone<br>鄉村式發展  |   |  |
| Applied use/<br>development<br>申請用途/發展                 | Proposed Temporary Shop and Services for a Period of 5 Years<br>臨時商店及服務行業 (為期五年)  |   |  |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及/或地積比率 |   | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                 |
|  | Non-domestic<br>非住用   | 834.1 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.49 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數                                | Domestic<br>住用  | N.A.  |  |
|  | Non-domestic<br>非住用   | 7   |  |
|  | Composite<br>綜合用途   |   |  |

|  |                     |   |   |
|--|---------------------|---|---|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用      |   | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)            |
|  | Non-domestic<br>非住用 | 7.5   | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)  |
|  |                     |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     | 2   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途   |   | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |                     |   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
| (iv) Site coverage<br>上蓋面積                       | 25                  | %   | <input checked="" type="checkbox"/> About 約   |
| (v) No. of units<br>單位數目                         |                     |   |   |
| (vi) Open space<br>休憩用地                          | Private 私人          | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |   |
|  | Public 公眾           | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |   |

|  |  |   |
|--|--|---|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  | 2 |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明) | 2 |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  | 1 |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)   | 1 |

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

|  | Chinese<br>中文            | English<br>英文                       |
|--|--------------------------|-------------------------------------|
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location plans, Extract of lot index plan, Extract of outline zoning plan, Indicative Layout Plan, Indicative Layout Plan with Parameters, Drainage Proposal |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領／理據  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染)   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/> | <input type="checkbox"/>            |

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



## **Section 16 Planning Application**

Proposed Temporary Shop and Services  
for a Period of 5 Years at Lot 515 and 516  
(Part) in D.D. 130, and adjoining  
Government Land in San Hing Tsuen, Lam  
Tei, Tuen Mun, New Territories

### *Planning Statement*

Address:  
Unit 1310, Level 13, Tower 2 Metroplaza,  
No. 223 Hing Fong Road, Kwai Chung, Hong Kong  
Tel : (852) 3180 7811  
Fax : (852) 3180 7611  
Email: info@aikon.hk

Prepared by  
***Man Chi Consultants and  
Construction Limited***

May 2022

## 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 Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot 515 and 516 (Part) in D.D.130 and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 1,696m<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 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.

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/11 which was exhibited under section 5 of the Ordinance on 20.8.2021 (hereinafter referred to as “the Current OZP”). According to the Notes of the OZP, ‘shop and services’ is a Column 2 use for “V” 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 services alternatives to villagers and local residents and would bring convenience and vitality to the existing village and neighbourhood;*
- (b) The proposed use at the Application Site is fully 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;*
- (c) The proposed use will phase out existing incompatible use and resolve current interface issue, which would improve the overall living condition of the village;*
- (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, as the proposed use is only intended to serve the villagers.*

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.



## 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（部分）及毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 1,696 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，毗鄰主要居住群。申請人欲發展申請地點作擬建用途，以取替現時與鄰近鄉郊環境特質不協調的工業用途，並發展申請地點為村內優美的聚腳點，提供商店及服務予村內居民及支持傳統鄉村的發展。

根據城市規劃條例第 5 條於 2021 年 8 月 20 日所展示的藍地及亦園分區計劃大綱草圖（編號：S/TM-LTY/11）（以下簡稱「大綱草圖」），申請地點被劃為「鄉村式發展」用途。於大綱草圖所示，商店及服務行業屬「鄉村式發展」的第二欄。而根據大綱草圖 (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) 擬議用途提供額外商業零售服務予村民及毗鄰主要居住群，將為現時村落及民居帶來便利，注入新景象；
- (二) 申請地點的擬議用途完全符合「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；
- (三) 擬議用途將取替現時與鄰近鄉郊環境特質不協調的用途，並舒緩目前民居與工業接界問題，改善村落生活環境；
- (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) 擬議用途目的以服務村民為主，預期擬議用途不會造成環境影響。

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 Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot 515 and 516 (Part) 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/11 exhibited for public inspection under section 5 of the Ordinance on 20.8.2021 (hereinafter referred to as “the Current OZP”).

## 1.2 Background

- 1.2.1 The Application Site with a site area of approximately 1,696m<sup>2</sup> falls within an area zoned “Village Type Development” (“V”) on the Current OZP. According to the Notes of the OZP, ‘shop and services’ is a Column 2 use for “V” 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 As indicated in **Illustration 1-I**, the Application Site has been a piece of hard-paved land since 1990s. Warehouse-type structures were erected within the Application Site and were in existence before the gazettal of the draft Lam Tei and Yick Yuen Development Permission Area Plan (No. DPA/TM/LTY/1) exhibited on 18.6.1993 (hereinafter referred to as “the First DPA Plan”).
- 1.2.3 As shown in **Figure 3**, the Application Site comprises 2 private lots, Lot 515 and 516 (Part) in D.D. 130 and the adjoining Government land. The total area of the Application Site is about 1,696m<sup>2</sup> of which about 213m<sup>2</sup> of the Government Land (about 12%) is included. 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 to referred to as “the wavier”) was granted in 1994 that stipulated no building or part thereof on the subject lot may be used for any purposes other than marble workshop and plastic factory (see **Appendix I**). The Application Site has been used for as workshop and factory since permission granted. On the other hand, most Government Land included in the Current Application is under a Short-Term Tenancy Record (STT No. 858) (see **Appendix II**), the short-term tenancy was granted to Applicant since 1994 with rent paid annually. Upon the approval of the Current Application under The Town Planning Ordinance, the Applicant will apply to the District Land Office for a for a Short-Term Waiver to cover the proposed land use before implementation.

- 1.2.4 Given that the Application Site is already flat and paved with gravel, and with an intention to tap into the changing land use trend in the subject area, the Applicant seeks to develop the Application Site into a decent place and gathering ground with the proposed use to serve the needs of villagers and development of the village. The proposed use would phase out existing industrial use and enhance the overall landscape and living condition of the subject area.

### 1.3 Purpose

- 1.3.1 The Current Application strives to achieve the following objectives:-

- (a) To give an opportunity to the Applicant to utilise the Application Site to serve the needs of the villagers and in support of the village development;*
- (b) To phase out existing industrial use and tap into changing land use trend in the surrounding area so as to harmonise with the adjacent village and residential neighbourhood;*
- (c) To mitigate current environmental and traffic impacts on its surroundings by erecting existing incompatible use;*
- (d) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

### 1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## 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 central 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 The Application Site has an approximate site area of about 1,696m<sup>2</sup> which is currently occupied by the Applicant using as workshop and storage. As shown in **Illustration 1-I**, the Application Site has been piece of hard-paved land which was in existence before the First DPA Plan. As shown **Illustration 4-I** and **Illustration 4-II**, the Application Site is currently being used as workshop and storage. There are two structures with an approximate height of 6m located at both sides of the Application Site. These structures are used for workshop and storage of machinery, materials, and other supplies. The overall settings have not been substantially changing as to that before the exhibition of the First DPA Plan dated 18.6.1993.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 As shown in **Figure 2**, the locality of the Application Site and surrounding areas 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 locality of 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 (**See Illustration 5-I and Illustration 5-II**).
- 2.2.2 The Application Site is sandwiched between two clusters of villages houses. These village houses of not more than 3-storeys are having their frontages facing the opposite side of the Application Site (**See Illustration 4-III**). The overall setting of the Application Site is enclosed by the surroundings and the current activities should not been blocking vistas of the adjoining residents.
- 2.2.3 As refer to **Figure 2**, to the immediate north of the Application Site is an open storage site with vast structures erected. To the further north are clusters of low-rise residential village houses namely Wilhelmina Garden and Shui Fung Garden. There are also certain temporary structures observed.
- 2.2.4 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, such as The Emperor Villa, Hanison Garden. The village houses are surrounded by clusters of temporary structure to its further west.

- 2.2.5 To the immediate south of the Application Site is San Hing Tsuen Public Toilet, locating at the entrance of Application Site and Lord Grace Kind Care Home on the opposite side of the Application Site. There is a site with warehouse and/or open storage having a scale similar to that of the Application Site (**See Illustration 5-I**). Separated by Ng Lau Road, to the south 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 further south of the Application Site also sees amendment of current OZP for rezoning of two sites to the north of Hong Po Road from Residential (Group E) and Green Belt ("GB") to "Residential (Group A)" with a maximum plot ratio of 6.5 and maximum building height of 160 mPD.
- 2.2.6 To the immediate east is another residential cluster, namely Ocean Brilliance whilst the southeast of the Application Site is a work-in-progress site for residential buildings abuts along the entrance of Ng Lau Road (**See Illustration 6-I**). The area is bounded by Shing Mun River, a nullah discharges southward to Tuen Mun Typhoon Shelter.
- 2.2.7 There are three local shop and services observed along Ng Lau Road, which is the major local road of the subject area (**See Illustration 3-I**). These local shop and services occupying the ground floor of the village house are all small in scale and providing limited types of goods and services, such as local store, salon and eating place (**See Illustration 5-II**).
- 2.2.8 As shown in **Illustration 2-I**, 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.

### 3 PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The Application Site currently falls completely within an area zoned “V” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, the planning intention of “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is *“primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”*.
- 3.1.2 As stipulated in (11)(c) of the covering notes of the Current OZP, *“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”*.
- 3.1.3 The proposed use is in line with the definition of ‘Shop and Services’ as defined under the Definition of Terms used in Statutory Plans (hereinafter referred to as “DoT”). According to the Notes of the Current OZP, ‘Shop and Services’ falls under Column 2 use in “V” zone. As shown the Notes of “V” zone of the Current OZP, *“Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”* Whilst the proposed use for shop and services is under column 2 of the Current OZP and it is the Applicant’s intention to utilise the Application Site for the development of the Village and to serve the needs of the villagers, in this regard, despite not being within a New Territories Exempted House (hereinafter referred to as “NTEH”), the proposed use is considered to be in line with planning intention. Planning permission is wished to be sought from the Board for the proposed use on a temporary basis of five years.

#### 3.2 Previous Planning Applications

The Application Site is not subject to any previous planning application.

#### 3.3 Similar Planning Applications

- 3.3.1 Over the past 10 years, there are 24 similar approved applications for applying shops and services within “V” zone within the same OZP. **Table 1** illustrates these similar applications.



*Table 1: Similar Planning Applications for Uses being similar to the Proposed Use covered by the Current OZP in the recent 10 years*

| Application No. | Proposed Use(s)   | Decisions   |
|-----------------|---|---|
| A/TM-LTYY/268   | Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                                  | Approved with condition(s) on a temporary basis on 20.06.2014                         |
| A/TM-LTYY/328   | Temporary Shop and Services (Retail Shop) for a Period of 5 Years   | Approved with condition(s) on a temporary basis on 03.09.2017                         |
| A/TM-LTYY/323   | Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years                                  | Approved with condition(s) on a temporary basis on 23.12.2016                         |
| A/TM-LTYY/345   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 16.08.2020                         |
| A/TM-LTYY/401   | Proposed Temporary Shop and Services for a Period of 3 Years  | Approved with condition(s) on a temporary basis on 26.03.2021                         |
| A/TM-LTYY/245   | Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of 3 Years   | Approved with condition(s) on a temporary basis on 21.12.2012 (revoked on 21.03.2015) |
| A/TM-LTYY/276   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 25.07.2014                         |
| A/TM-LTYY/327   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 03.03.2017                         |
| A/TM-LTYY/350   | Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years | Approved with condition(s) on a temporary basis on 18.05.2018                         |
| A/TM-LTYY/233   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 30.03.2012                         |
| A/TM-LTYY/288   | Temporary Shop and Services (Convenient Store) for a Period of 3 Years                                    | Approved with condition(s) on a temporary basis on 12.12.2014 (revoked on 12.09.2016) |
| A/TM-LTYY/366   | Proposed Temporary Shop and Services (Retail Shop) with Ancillary Office for a Period of 5 Years          | Approved with condition(s) on a temporary basis on 03.05.2019                         |
| A/TM-LTYY/387   | Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years | Approved with condition(s) on a temporary basis on 15.11.2019                         |
| A/TM-LTYY/407   | Temporary Public Vehicle Park (Private Cars only) and Shop and Services for a Period of 3 Years           | Approved with condition(s) on a temporary basis on 04.12.2020                         |

| Application No. | Proposed Use(s)   | Decisions   |
|-----------------|---|---|
| A/TM-LTYY/264   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 08.11.2013                         |
| A/TM-LTYY/339   | Temporary Shop and Services for a Period of 5 Years   | Approved with condition(s) on a temporary basis on 11.08.2017                         |
| A/TM-LTYY/408   | Proposed Temporary Shop and Services for a Period of 3 Years  | Approved with condition(s) on a temporary basis on 08.01.2021                         |
| A/TM-LTYY/303   | Temporary Shop and Services (Retail Shop) for a Period of 5 Years   | Approved with condition(s) on a temporary basis on 05.02.2016 (revoked on 05.08.2016) |
| A/TM-LTYY/246   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 03.05.2013 (revoked on 03.11.2013) |
| A/TM-LTYY/296   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years                         | Approved with condition(s) on a temporary basis on 05.06.2015                         |
| A/TM-LTYY/413   | Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                                  | Approved with condition(s) on a temporary basis on 23.07.2021                         |
| A/TM-LTYY/382   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 20.09.2019                         |
| A/TM-LTYY/419   | Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years | Approved with condition(s) on a temporary basis on 29.10.2021                         |
| A/TM-LTYY/321   | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years                         | Approved with condition(s) on a temporary basis on 09.12.2016                         |

3.3.2 There were numerous applications in the Current OZP for proposed temporary shop and services approved by the Board in recent years. These applications are usually approved by TPB with conditions on a temporary basis. With a view that the Current Application shares the same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

### 3.4 Tapping Into the Opportunity in Changing Land Use Trend

3.4.1 In recent years, the government steers to expedite the development of New Territories by engineering the New Development Areas (hereinafter refer to "NDAs") and announcing the development of Northern Metropolis in "Hong Kong 2030+ :

Towards a Planning Vision and Strategy Transcending 2030". To the north of the Application Site is Hung Shui Kiu NDA, to the further east locates the Yuen Long South NDA, these NDAs has highlighted government intention in materialising these areas and phasing out or regularising existing industrial and open storage developments. To the south of the Application Site are large-scale public housing developments at San Hing Road and Hong Po Road in Tuen Mun, support was being provided for the Planning Department to carry out land-use zoning amendment for the sites. The proposed development at San Hing Road and Hong Po sites has an area of about 27 ha, with a total population of about 63,000.

- 3.4.2 In view of the government intention in regularising industrial use and open storage and the stimulating residential development in the adjacent areas, the Applicant take this opportunity in phasing out existing industrial use and provide shops and services at the Application site in serving the local village and adjoining residential neighbourhood. The main objective is to develop the Application Site into a decent place with the proposed use to serve the villagers. The proposed use shall support the development of the traditional village and echoes with the planning intention of "V" zone.

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 The Application Site has a site area of approximately 1,696m<sup>2</sup>. The Application Site comprises of two private lots (i.e., No. 515 and 516 (Part) in D.D.130) and adjoining Government Land of about 213m<sup>2</sup> (about 12%).
- 4.1.2 As shown in **Figure 5**, the proposed use comprises of 7 temporary structures, including 4 blocks of 2-storeys structures for shop and services, a guard house, a water tank and a meter room erect within the Application Site. The proposed 2-storeys structures that are composed of converted containers, have a maximum height of 7.5m. Each 2 storeys structures have a Gross Floor Area (“hereinafter to as “GFA”) of approximately 204.4 m<sup>2</sup>, which is about 2,200 ft<sup>2</sup>. The proposed use has a total GFA of about 834.1m<sup>2</sup>, which involves 817.6m<sup>2</sup> for shop and services and 16.5m<sup>2</sup> for other ancillary use (i.e., guard house, water tank and meter room). Upon approval of the Current Application, the Applicant will apply to the District Land Office for a Short-Term Waiver to cover the proposed land use before implementation.
- 4.1.3 The operation hours of the proposed use to be 9am to 6pm daily. No night-time operation between 6pm and 9am. It is estimated that loading/ unloading activities would be twice per week. While the proposed use are temporary structures composed of converted containers, the Application Site could be easily reinstated upon expiry of the approval period.
- 4.1.4 The indicative layout plan is shown in **Figure 5** whilst the key development parameters for the proposed use are detailed in **Figure 6** and **Table 2**.

*Table 2: Proposed Key Development Parameters*

|  |   |
|--|---|
| <b>Total Site Area</b>   | About 1,696m <sup>2</sup><br>(Including about 213m <sup>2</sup> of Government Land (about 12%)) |
| - <b>Uncovered Area</b>  | About 1,270.7 m <sup>2</sup> (75%)  |
| - <b>Covered Area</b>  | About 425.3m <sup>2</sup> (25%)   |
| <b>Total Plot Ratio</b>  | 0.49  |
| <b>Total Gross Floor Area</b>  | About 834.1m <sup>2</sup>   |
| - Shop and Services  | About 817.6m <sup>2</sup>   |
| - Other Ancillary Use  | About 16.5m <sup>2</sup>  |
| <b>Total No of Structures</b>  | 7   |
| - Shop and Services  | 4   |
| - Other Ancillary Use  | 3   |
| <b>No. of Storeys</b>  | Not Exceeding 2 storeys   |
| <b>Building Height</b>   | Not exceeding 7.5m  |
| <b>Site Coverage</b>   | About 25%   |
| <b>No. of Vehicle Parking Spaces<br/>(Private Cars, Van-type Light<br/>Goods Vehicles and Taxis)</b> | 2   |
| <b>No. of Loading and Unloading</b>  | 1   |

|                       |                  |
|-----------------------|------------------|
| (Light Goods Vehicle) |                  |
| Ingress/Egress        | About 7.3 m wide |

## 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 and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage of the Application Site. Two private car parking spaces (2.5m x 5m) are proposed at the southern portion of the Application Site to serve visitors and one loading and unloading bay in Light Goods Vehicles (“hereinafter referred to as “LGV”) standard (3.5m x 7m) is proposed for local provision store. Drop off and pick up area are proposed near the main entrance and manoeuvring space. It is expected that most of the customers of the proposed use would be local villagers accessing on foot.
- 4.2.2 The Application Site is located in close proximity to existing public transport which Lam Tei light rail station is located about 250m from the Application Site. There is an existing bus stop providing services along Castle Peak Road – Lam Tei section. There is a variety of public transportation options provided within 5-minutes distance (**see Illustration 2-I**).

## 4.3 Landscape Treatment

- 4.3.1 There is no existing tree within the Application Site, hence no existing tree is expected to be affected. The current sheet metal plate fencing would be removed and replaced by chain link fencing erected along the Application Site boundary.

## 4.4 Provision of Drainage Facilities

- 4.4.1 The Application Site is flat and hard paved with gravel and there are existing public drainage pipe running in adjacent the northern and eastern boundary of the Application Site. As shown in the drainage proposal in **Figure 7**, the proposed periphery U-channel along the site boundary would connect the existing drainage network. Given the site configuration, surface runoff will be diverted to the north and be effectively collected/discharged via the U-channel and catchpits to the nearby nullah to the east of the Application Site. No adverse drainage impact arising from the proposed use is anticipated. If further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department by way of compliance of approval condition(s).

## 5 PLANNING JUSTIFICATIONS

### 5.1 Meeting the Needs of the Village and Bring Convenience and Vitality to the Area

5.1.1 The proposed use at the Application Site provides additional and alternative local services to local village and surrounding communities in supporting the development of the village and the area. As shown in **Illustration 3-I**, San Hing Tsuen and residential clusters adjoining the Application Site are not in close proximity to major shops and services clusters. The nearest sizeable shops and services would be provided along Lam Tei Main Street where Lam Tei Market cum hawker bazaar and other shops and services such as dining facilities, grocery stores, real estate agency, laundry shops, Chinese medicine shops and clinics, veterinary clinics, office of Tuen Mun Rural Committee etc. are located. In addition, there are currently a few local stores located at the ground floor of the NTEHs available at the subject area (please see **Illustration 3-I**). Only three shop and services are observed with a walking distance of about 400m along Ng Lau Road. These existing shop and services are all small in scale and providing limited types of goods and services, such as local store, salon and eating place. It is noted that there is insufficient commercial facility to provide shops and services in meeting the demand of the local village and community. The provision of a sizable shop of services at the Application Site will offer service and amenity alternative in the area to serve not only the villagers of San Hing Tsuen, but also residents in the surrounding area.

5.1.2 The proposed use meets villagers' needs and brings convenience by providing a sizable shop and services at a walkable distance. Having a local shop and services operated at the village will be more convenient and time saving for the villagers, in particular those elderly, who can purchase certain range of basic goods and other services without travelling far to Lam Tei Main Street and Siu Hong. With abundance of open ground available within the Applications Site, the proposed use is anticipated to become a gathering ground for the villager and inject vitality to the village. Furthermore, the proposed use shall create job opportunities to the local villages and surroundings residents which would be beneficial and contribute to the development of local village and community.

### 5.2 In Line with the Planning Intention of "V" zone

5.2.1 The Application Site currently falls within an area zoned "V" on the Current OZP. The planning intention of "V" zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. As stipulated in the Notes of the Current OZP, *'Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.'* Whilst the proposed use for

shop and services is under column 2 use, it is the Applicant's intention to utilise the Application Site for the development of the village and to serve the local needs of the villagers. In this regard, the proposed use should be considered in line with the planning intention.

### **5.3 Phase Out Existing Industrial Use and Enhance Living Condition of the Village by Resolving Interface Issues**

- 5.3.1 The existing industrial use has been operated since 1992, which was in existence before the gazettal of the First DPA Plan. Since the past decades, there has been a gradual change in land use from vacant site, brownfield site to residential development in the surrounding area. Still, the overall settings of the Application Site have not been substantially changed as to that before the gazettal of the First DPA Plan, and the industrial use and operation carry on to the present. Although valid permission was granted for the current use under the short-term waiver, the permitted industrial use is considered no longer compatible with the surrounding village type development and residential developments. The current operation that requires robust loading and unloading activities of LGVs/ HGVs is considered not appropriate by arousing traffic and pedestrian safety concern to the locals. In light of the above, the Applicant take this opportunity in replacing current incompatible use and resolving the interface issue by proposing shops and services at the Application Site. It is anticipated that the overall living condition of the village and surroundings could be improved.

### **5.4 Compatible with Surrounding Land Uses**

- 5.4.1 The proposed use will phase out existing industrial use and provide local amenity that harmonises with the surrounding villages type development and residential clusters. Compare with the current use, the proposed use is more in line with the planning intention of a "V" zone. Considered there is a developed residential locality whilst the proposed use at the Application Site would serve the needs of the local community, the proposed use is considered fully compatible with the surrounding land uses. Along Ng Lau Road, there are also existing small-scale shop and services on the ground floor of NTEHs, which implies that having shop and services is not uncommon in the villages, instead, the proposed use with abundance of open area available shall be regarded as part of the village and community when becoming a focal point of the area.

### **5.5 Appropriate Location of The Proposed Use**

- 5.5.1 The Application Site abuts along Ng Lau Road which is a major local road serving San Hing Tsuen and the other villages, including Tuen Tsz Wai, Tsing Chuen Wai to the north of the Application Site as well as other adjacent low density villages houses (i.e., Sun King Garden, Wilhelmina Garden, Ocean Brilliance, Hanison Garden, Milan Court, Handsome Villa, Fortune Villa, Grace Garden, Chung Mau Garden, Fullwin Garden, Fortress Garden). It is a key route travelling from both westbound of Lam Tei and

eastbound to the opposite side of castle peak road via Lam Tei Interchange. Located at the entrance of this key route, the Application Site is of a prime and ideal location in serving these villages.

## **5.6 Temporary Nature Would Not Jeopardize its Planning Intention Of “V” Zone**

- 5.6.1 While the proposed use is regarded as part of the village, notwithstanding the Application Site falls within an area zoned “V” on the current OZP, the temporary nature of the Current Application will by no means jeopardise the long term planning intention of “V” should it be considered essential to be implemented by the board in future, especially when the proposed uses in the Current Application is only being applies for a period of 5 years.

## **5.7 Not Setting an Undesirable Precedent**

- 5.7.1 Having considered that there have been numerous approved planning applications for shop and services uses within the subject “V” zone within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within the “V” zone. In this regard, approval of the Current Application will not set an undesirable precedent to other similar application.

## **5.8 Not Adversely Affect the Landscape Character of the Area**

- 5.8.1 The Application Site with a site area of about 1,696m<sup>2</sup> is already paved with gravel and would not be detrimental to landscape character of the area. The proposed use that phase out existing industrial use would further harmonise with adjoining residential character of the area.

## **5.9 No Adverse Visual Impact**

- 5.9.1 As shown in **Illustration 4-III**, the Application Site is sandwiched between villages houses. These village houses with not more than 3-storeys are having their frontages facing the opposite side of the Application Site. The overall setting of the Application site is enclosed by the surroundings. The proposed use that is having a proposed height of 7.5m is lower than the surrounding village houses of 8.23m, should not block vistas of the adjoining residents. Furthermore, the proposed use that comprises of 7 small structures of about 204.4 m<sup>2</sup> each (about 2,200 ft<sup>2</sup>), shall enhance visual permeability compared with the bulk of current industrial structures. It is anticipated that no adverse visual impact would be induced.

## **5.10 No Adverse Traffic Impact**

- 5.10.1 It is the intention of the Applicant to develop the Application Site for the proposed use solely for the wellbeing of the village and surrounding neighbourhood. It is not expected that the proposed use will generate significant additional traffic to the area.



Sufficient parking spaces and loading and unloading space are provided within the Application Site for visitors and goods delivery. No queueing back or illegal roadside parking is expected to be caused by the proposed use. As such, the proposed use will not generate adverse traffic impact to the area. Instead, by erecting current industrial use with robust traffic demand, the proposed use is anticipated to mitigate existing traffic impact and pedestrian safety concern.

#### **5.11 No Adverse Drainage Impact**

- 5.11.1 The Application Site is generally flat and hard paved with gravel, and there is an existing drainage system installed. An existing drainage system is located to the immediate north within the Application Site. Given the site configuration, the rainwater would be naturally diverted to the north of the Application Site. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board and/or relevant Government department(s) if and when required as compliance of approval condition(s) should the Current Application be approved.

#### **5.12 No Adverse Environmental Impact**

- 5.12.1 Given that the proposed use is small in scale, no significant environmental impact is anticipated. Compare with the existing use, the proposed use greatly reduces environmental impact in terms of noise, odour and air pollutant generated.
- 5.12.2 Upon approval of the current application, the Applicant will apply/ will monitor the future operator(s) to apply for proper licence/ permit issued by Food and Environment Hygiene Department for the proposed eating place and local provision store, such that the operation of the proposed use will be subject to statutory regulations.
- 5.12.3 The Applicant will follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environment Aspect of Temporary Uses and Open Storage Sites" issued by the EPD. The Applicant is also willing to submit and implement an environmental assessment and mitigation measures to the satisfaction of the Board and/or relevant Government department(s) if and when required as compliance of approval condition(s) should the Current Application be allowed.

## 6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application the Current Application for Proposed Temporary Shop and Services for a Period of 5 Years. The Application Site has a total area of approximately 1,696m<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.
- 6.1.2 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.
- 6.1.3 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/11 which was exhibited under section 5 of the Ordinance on 20.8.2021 (hereinafter referred to as “the Current OZP”). According to the Notes of the OZP, ‘shop and services’ is a Column 2 use for “V” 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 services alternatives to villagers and local residents and would bring convenience and vitality to the existing village and neighbourhood;*
  - (b) *The proposed use at the Application Site is fully 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;*
  - (c) *The proposed use will phase out existing incompatible use and resolve current interface issue, which would improve the overall living condition of the village;*
  - (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, as the proposed use is only intended to serve the villagers.*

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.

## List of Figures

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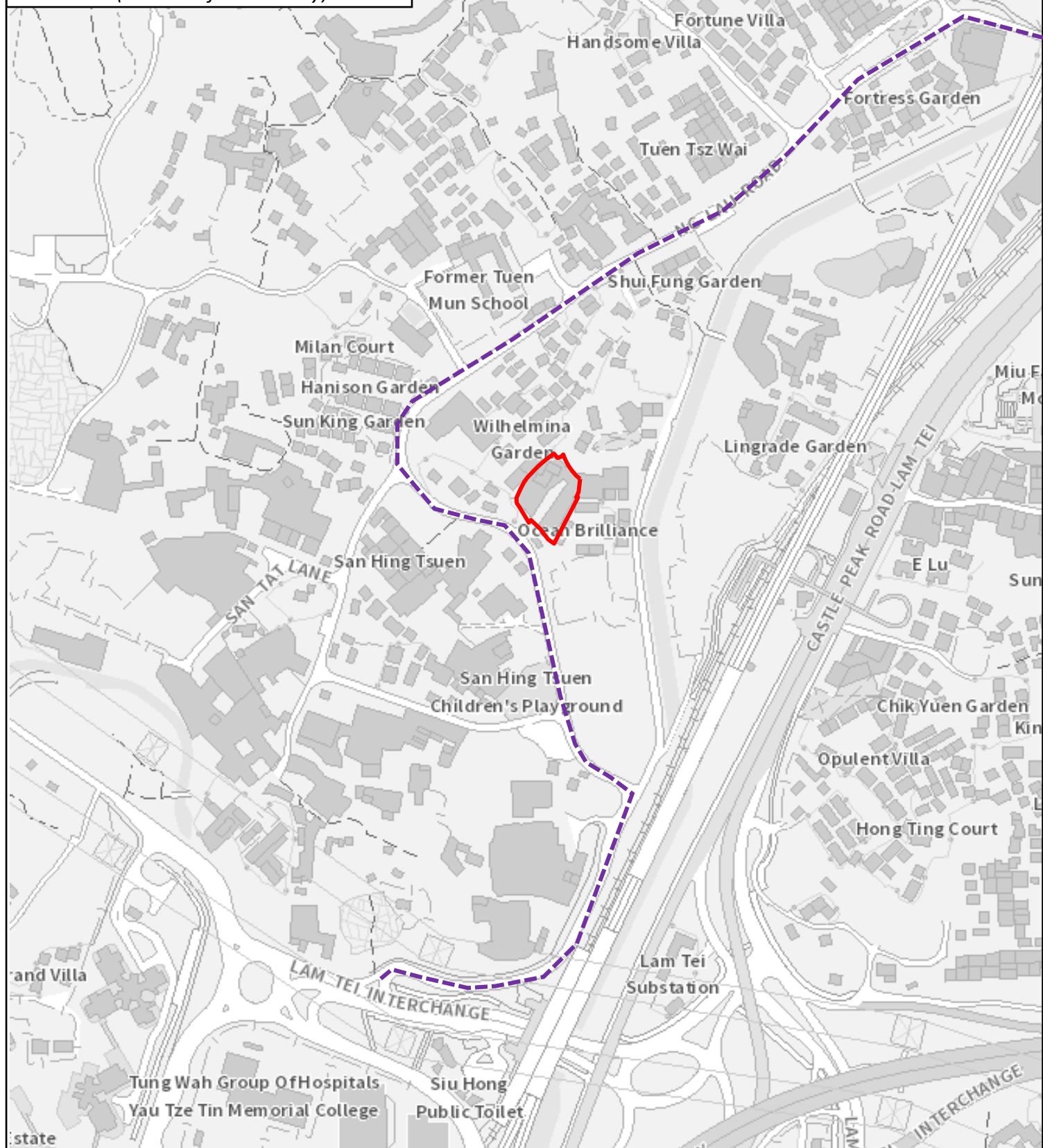
|          |  |
|----------|--|
| Figure 1 | The Location Plan  |
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| Figure 4 | Extract of Draft Lam Tei and Yik Yuen Outline Zoning Plan No. S/TM-LTYY/11 |
| Figure 5 | Indicative Layout Plan   |
| Figure 6 | Indicative Layout Plan with Parameters                                     |
| Figure 7 | Drainage Proposal  |

**LEGEND:**

Application Site



Load Road – Ng Lau Road

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

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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-10241-R002/F001

**Figure:**

1

**Scale:**

Not to Scale

**Date:**

May 2022

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**LEGEND:**

Application Site

(For Identification Only)

**Project:**

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

**Title:**

The Location Plan  
(Cont'd)

Ref.: ADCL/PLG-10241-R002/F002

**Figure:**

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**Scale:**

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**Date:**

May 2022

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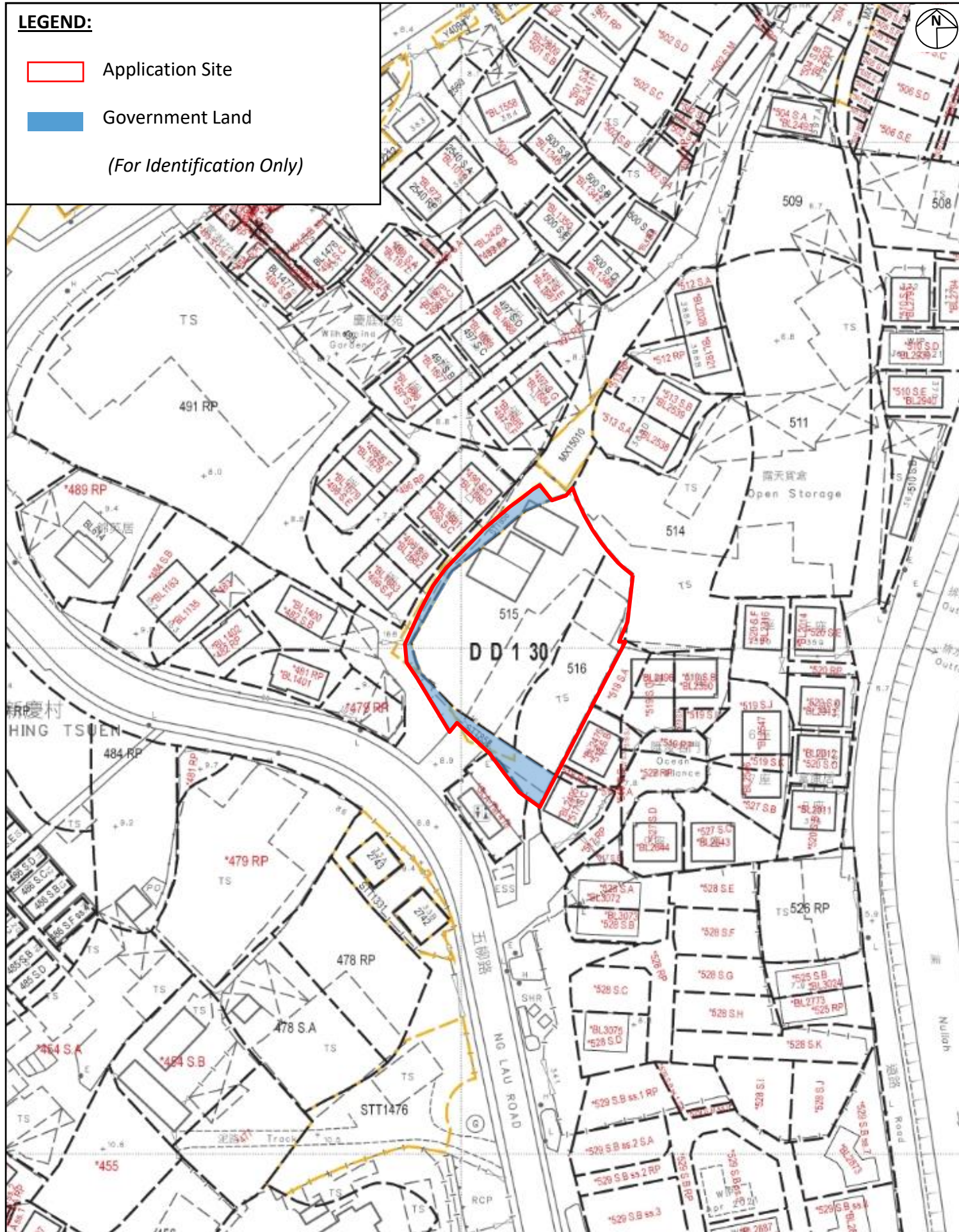
**LEGEND:**

Application Site



Government Land

(For Identification Only)

**Project:**

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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\_S00000086932\_0001)

Ref.: ADCL/PLG-10241-R002/F003

**Figure:**

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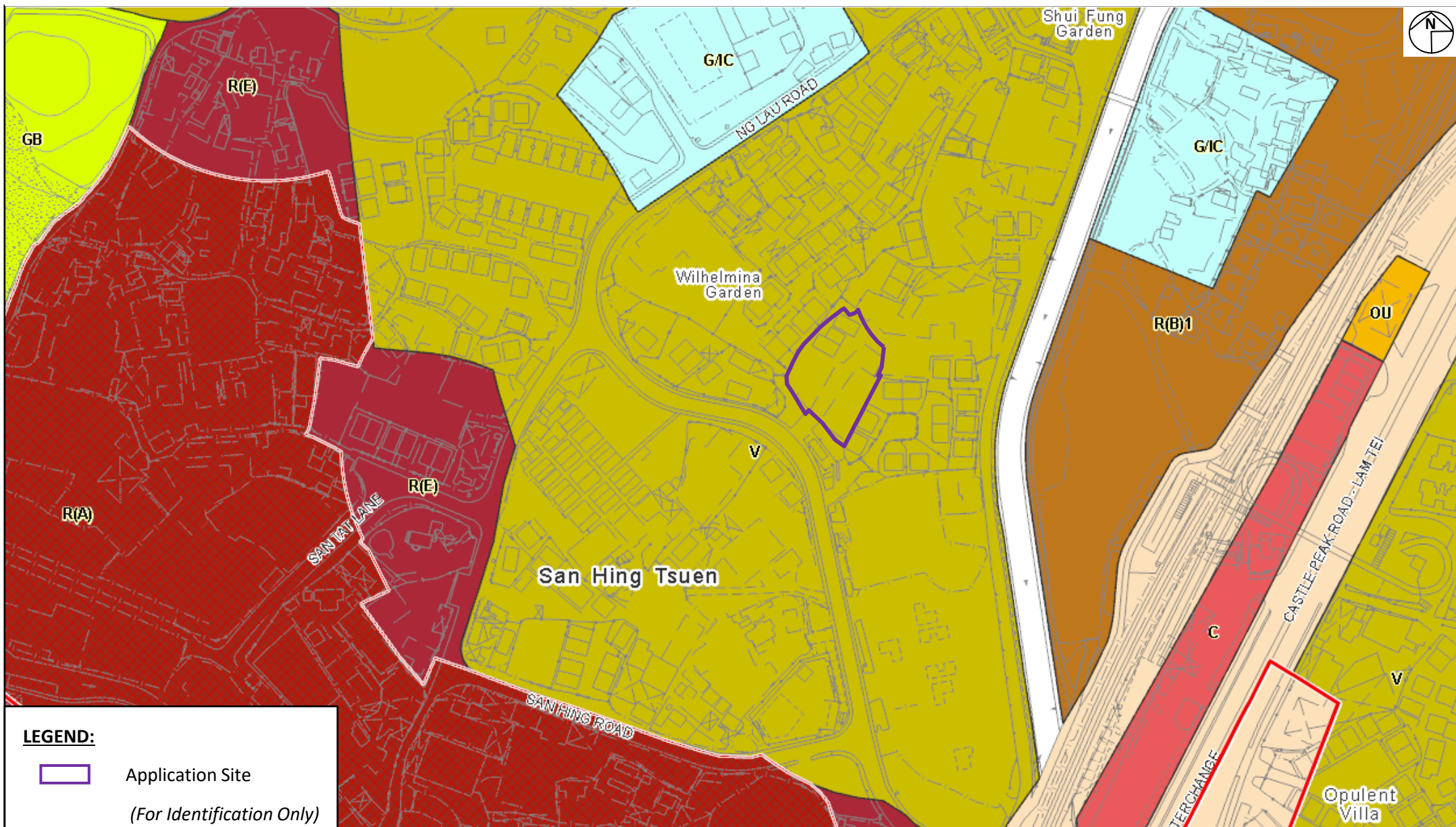
**Date:**

May 2022

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**Project:**  
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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/11

**Figure:**  
4

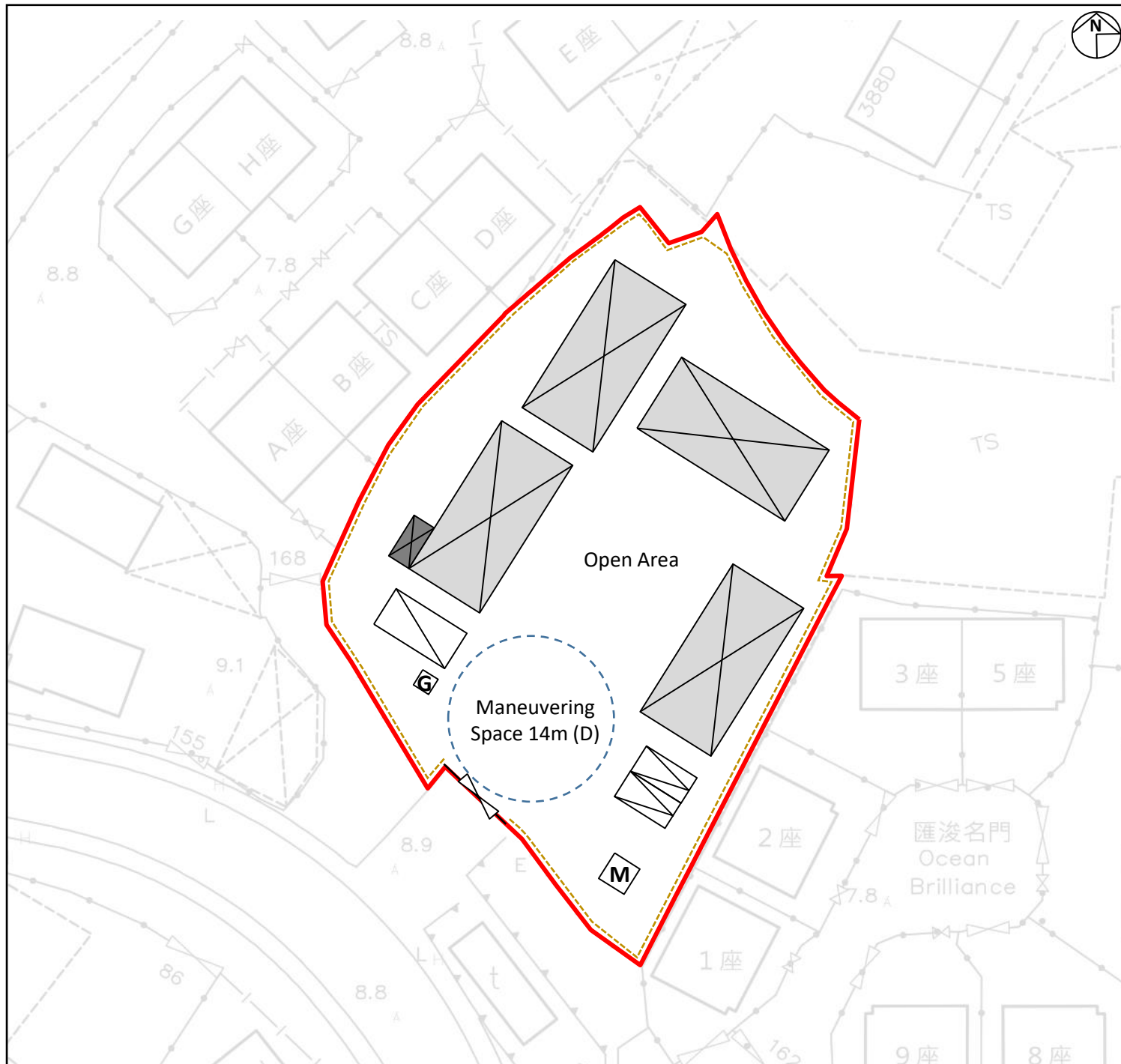
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**Date:**  
May 2022

Ref.: ADCL/PLG-10241-R002/F004

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# **LEGEND:**

(For Identification Only)



Application Site Boundary



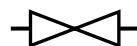
Peripheral Fencing (2m(H))



Proposed Temporary Structures for Shop and Services



Proposed Water Tank



Ingress/Egress (7.3m(W))



Proposed Guard Room



Proposed Meter Room



Proposed Parking Space (Private Cars)



Proposed Loading/Unloading Bay (LGVs)

## **Project:**

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

## **Title:**

Indicative Layout Plan

## **Figure:**

5

## **Scale:**

Not to Scale

## **Date:**

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Ref.: ADCL/PLG-10241-R002/F005

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,696 sqm (ABOUT)

COVERED AREA: 425.3 sqm (ABOUT)

UNCOVERED AREA: 1270.7 sqm (ABOUT)

NO. OF STRUCTURE : 7

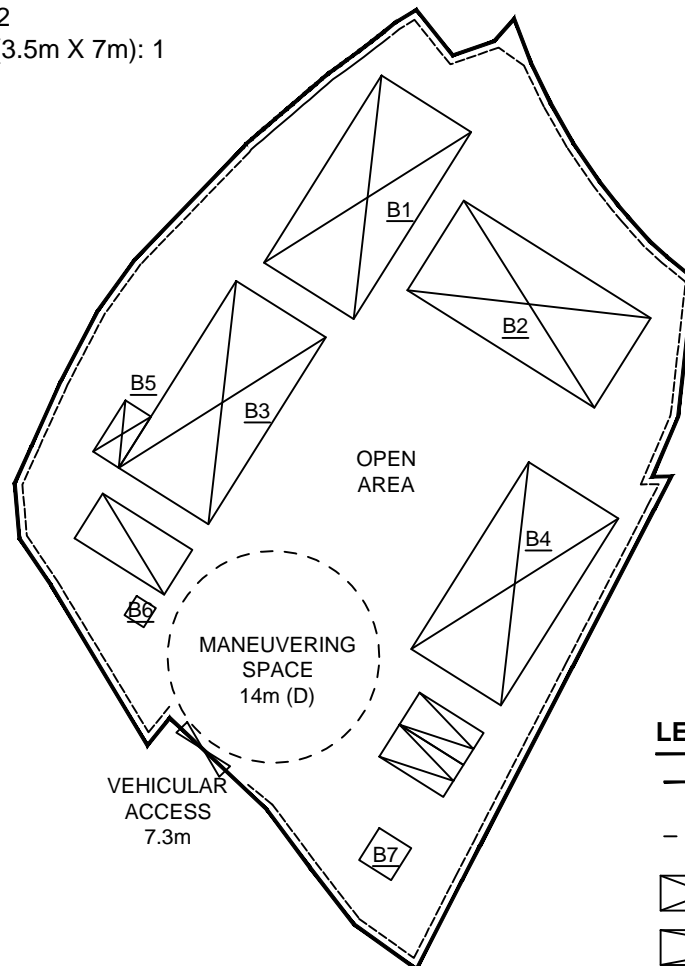
NON-DOMESTIC GFA: 834.1 sqm (ABOUT)

BUILDING HEIGHT : 2m - 7.5m (ABOUT)

NO.OF STOREY: 1 - 2 STOREY

NO. OF PARKING (2.5m X 5m) :2

NO. OF L/UL SPACE FOR LGV (3.5m X 7m): 1



### LEGEND

- APPLICATION SITE
- PROPOSED FENCING
- STRUCTURE
- PARKING SPACE
- L/UL SPACE FOR LGV

| STRUCTURE    | USE                  | COVERED AREA      | NON-DOM. GFA      | BUILDING HEIGHT          |
|--------------|----------------------|-------------------|-------------------|--------------------------|
| B1           | SHOP & SERVICES      | 102.2 sqm (ABOUT) | 204.4 sqm (ABOUT) | 7.5m (ABOUT) (2- STOREY) |
| B2           | SHOP & SERVICES      | 102.2 sqm (ABOUT) | 204.4 sqm (ABOUT) | 7.5m (ABOUT) (2- STOREY) |
| B3           | SHOP & SERVICES      | 102.2 sqm (ABOUT) | 204.4 sqm (ABOUT) | 7.5m (ABOUT) (2- STOREY) |
| B4           | SHOP & SERVICES      | 102.2 sqm (ABOUT) | 204.4 sqm (ABOUT) | 7.5m (ABOUT) (2- STOREY) |
| B5           | FS WATER TANK& PANEL | 8 sqm (ABOUT)     | 8 sqm (ABOUT)     | 2m (ABOUT) (1- STOREY)   |
| B6           | GUARD ROOM           | 2.25 sqm (ABOUT)  | 2.25 sqm (ABOUT)  | 3m (ABOUT) (1- STOREY)   |
| B7           | METER ROOM           | 6.25 sqm (ABOUT)  | 6.25 sqm (ABOUT)  | 3m (ABOUT) (1- STOREY)   |
| <b>TOTAL</b> |                      | 425.3 sqm (ABOUT) | 834.1 sqm (ABOUT) |                          |

### Project:

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

### Title:

Indicative Layout Plan and Parameters

### Figure:

6

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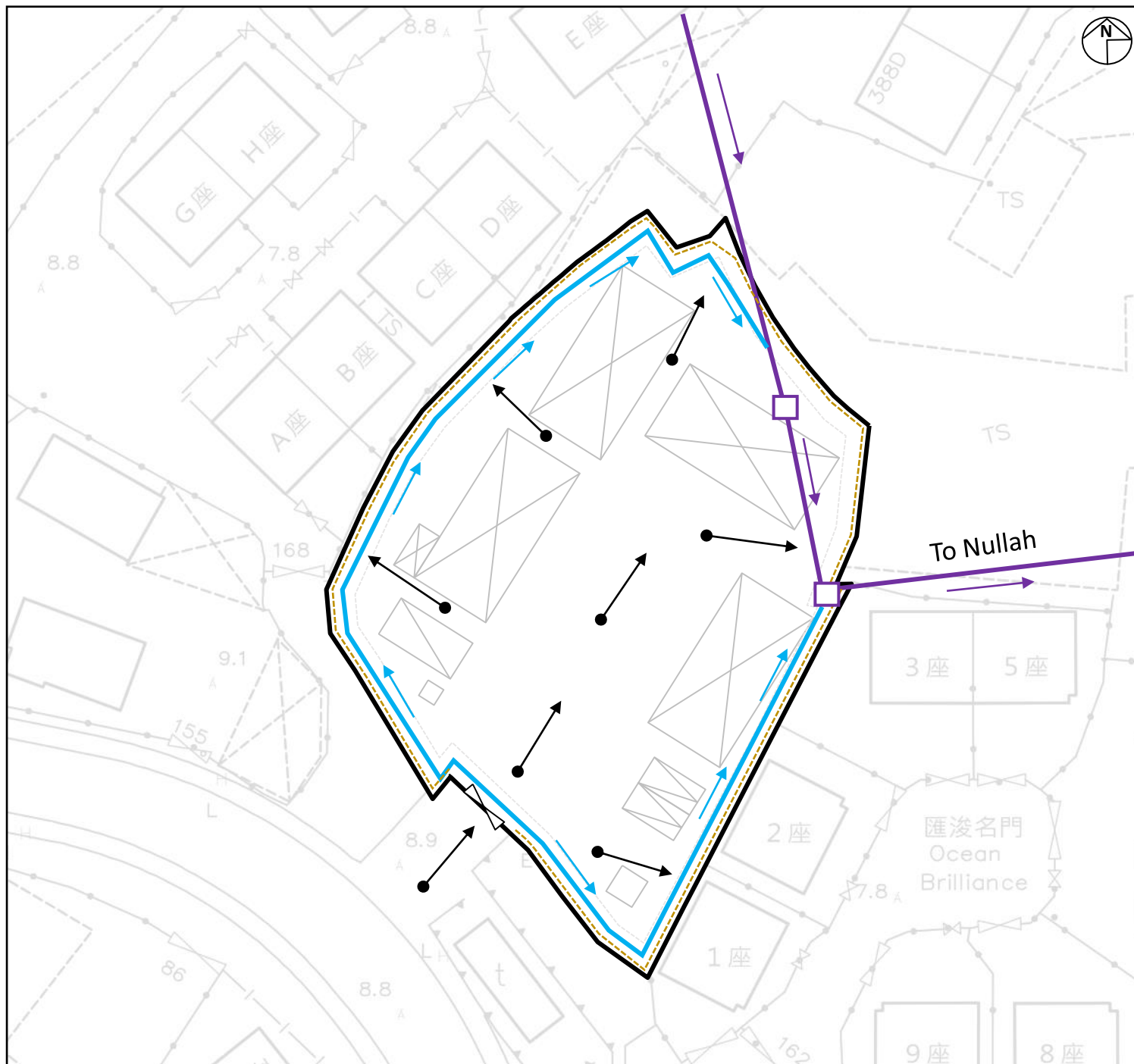
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### Date:

May 2022

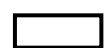
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#### LEGEND:

(For Identification Only)



Application Site Boundary



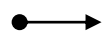
Peripheral Fencing (2m(H))



Proposed Internal Layout



Ingress/Egress



Rainfall Direction



Existing Catchpits



Existing Drainage Pipes



Proposed U-channel  
(1.6m in Diameter)



Flow Direction

#### Project:

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

#### Title:

Drainage Proposal

#### Figure:

7

#### Scale:

Not to Scale

#### Date:

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Ref.: ADCL/PLG-10241-R002/F007

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**LEGEND:**

Application Site

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

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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-10241-R002/I001-I

**Illustration:**

1-I

**Scale:**

Not to Scale

**Date:**

May 2022

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**Project:**  
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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:**  
2-1

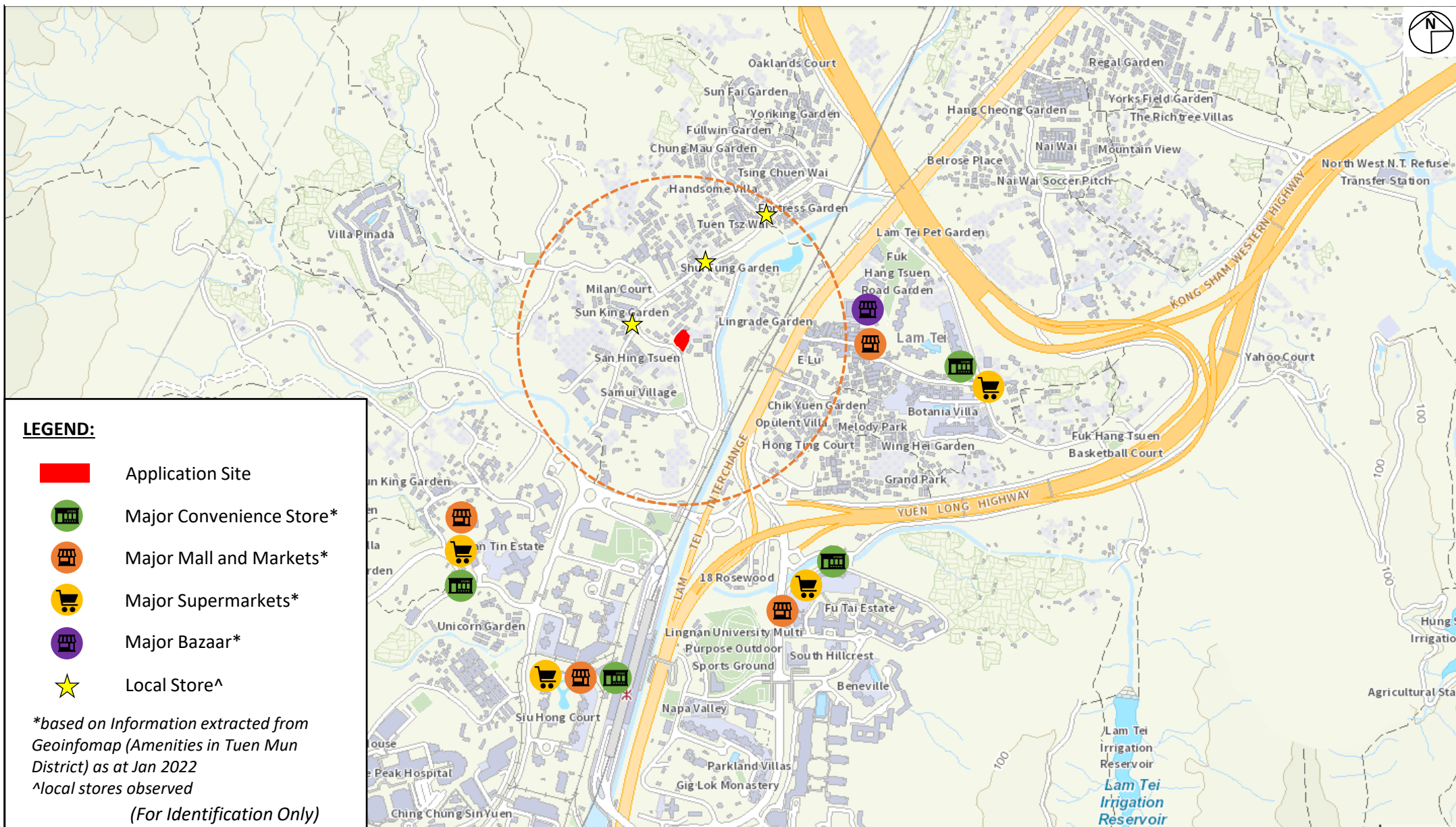
**Scale:**  
Not to scale

**Date:**  
May 2022

Man Chi Consultants and Construction Ltd.  
敏志顧問及建築工程有限公司

Ref.: ADCL/PLG-10241-R002/I002-1





**Project:**

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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:**

3-1

**Scale:**

Not to scale

**Date:**

May 2022

Man Chi Consultants and Construction Ltd.

敏志顧問及建築工程有限公司

Ref.: ADCL/PLG-10241-R002/1003-1





■ View towards the entrance of the Application Site



■ View towards the existing platform within Application Site



■ View towards local road (Ng Lau Road)



■ View towards the existing structures



■ View towards the existing structures



■ View towards the existing structures

**Project:**

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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

Ref.: ADCL/PLG-10241-R002/I004-I

**Illustration:**

4-I

**Scale:**

Not to Scale

**Date:**

May 2022

Man Chi Consultants and Construction Ltd.  
敏志顧問及建築工程有限公司





■ View towards the entrance of the Application Site



■ View towards existing structures



■ View towards existing structures and platform



■ View towards existing structures

**Project:**

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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 (Cont'd)

Ref.: ADCL/PLG-10241-R002/I004-II

**Illustration:**

4-II

**Scale:**

Not to Scale

**Date:**

May 2022

Man Chi Consultants and Construction Ltd.  
敏志顧問及建築工程有限公司



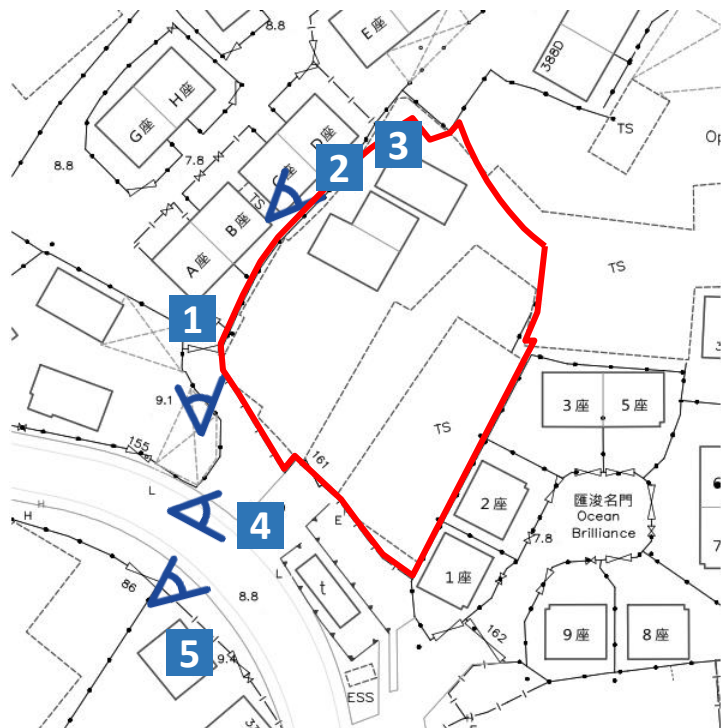
**LEGEND:**

Application Site

1 – 5 Surrounding Views



(For Identification Only)



1

Application Site



2

Application Site



4

Application Site



3

Application Site



5

Application Site

**Project:**

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) 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-10241-R002/1004-III

**Illustration:**

4-III

**Scale:**

Not to Scale

**Date:**

May 2022

Man Chi Consultants and Construction Ltd.

敏志顧問及建築工程有限公司



# LEGEND:



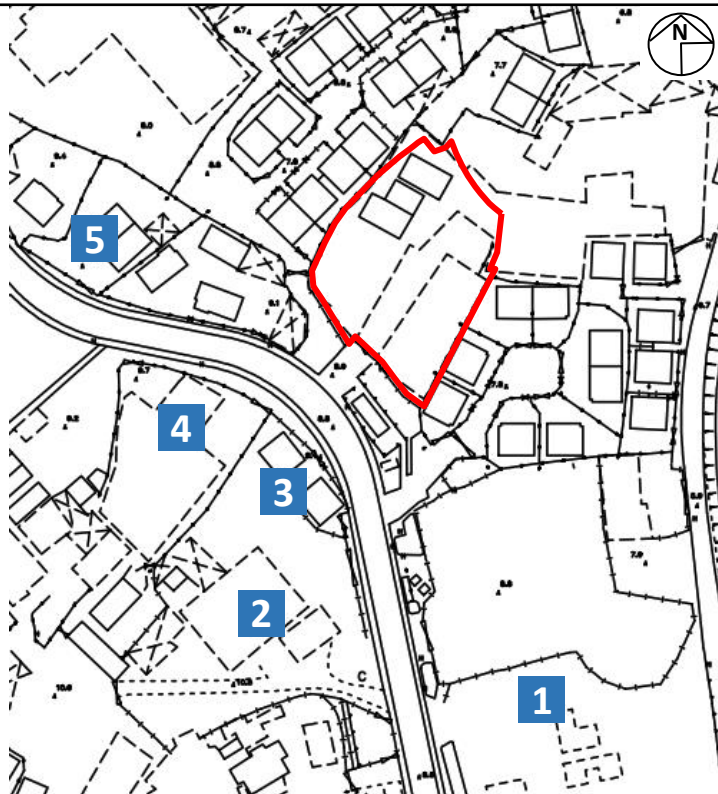
Application Site

1 – 5

Surrounding Views



(For Identification Only)



■ New Residential Development



■ Existing Warehouses and Open Storage



■ Existing Warehouses and Open Storage on the Opposite site of the Application Site



■ Elderly Care Home on the Opposite Site of the Application Site



■ Existing Village Houses

## Project:

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

## Title:

Surrounding Area

## Illustration:

5-I

## Scale:

Not to Scale

## Date:

May 2022

Man Chi Consultants and Construction Ltd.  
敏志顧問及建築工程有限公司

Ref.: ADCL/PLG-10241-R002/I005-I



# LEGEND:



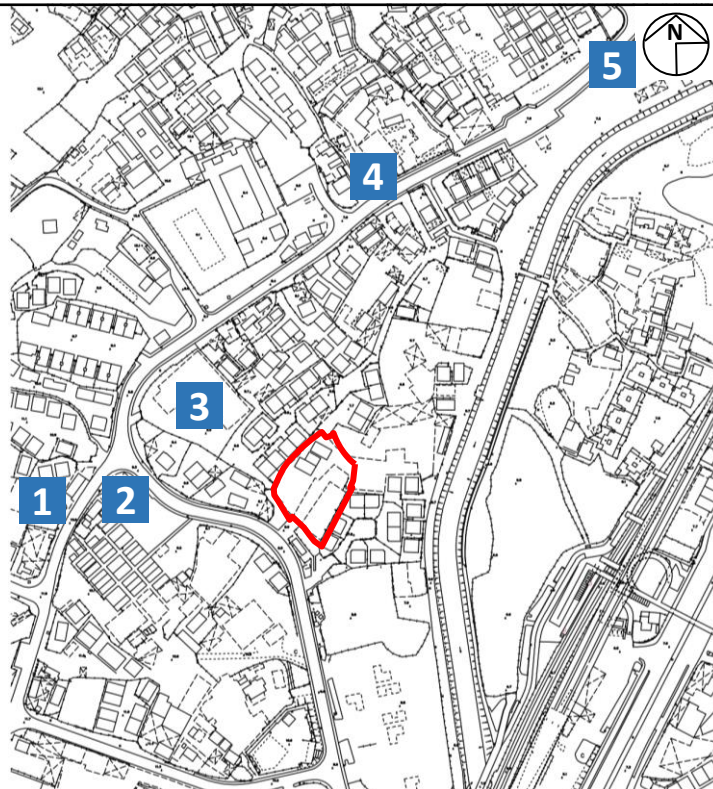
Application Site

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 Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) in D.D. 130, and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

## Title:

Surrounding Area (Cont'd)

Ref.: ADCL/PLG-10241-R002/1005-II

## Illustration:

5-II

## Scale:

Not to Scale

## Date:

May 2022

Man Chi Consultants and Construction Ltd.  
敏志顧問及建築工程有限公司

## List of Appendices

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|             |                            |
|-------------|----------------------------|
| Appendix I  | Short Term Waiver No .512  |
| Appendix II | Short Term Tenancy No. 858 |

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Appendix | I

Short Term Waiver No .512

屯 門 地 政 處

新界屯門屯喜路一號  
屯門政府合署八樓  
圖文傳真號碼：459 0795

451 3181

電 話 Tel:

本處檔號 Our Ref:

來函檔號 Your Ref:



DISTRICT LANDS OFFICE, TUN MUN

Tuen Mun Government Offices, 6/F.,  
1 Tuen Hi Road,  
Tuen Mun, New Territories  
Faxline No.: 459 0795

14 NOV 1994

BY RECORDED DELIVERY

STW NO. 512

Dear Sirs,

Lot No. 515 in Demarcation District No. 130

With reference to your application concerning the above lot :

- 1.0 (a) You are the registered owner of Lot No. 515 in Demarcation District No. 130 ("the Premises") held from the Government of Hong Kong ("the Government") under the Block Lease ("the Lease");
- (b) The Premises were, by the terms of the Lease, demised as agricultural or garden ground and your tenure thereof is subject to certain restrictive covenants, including a covenant ("the covenant") to the effect that you will not convert the Premises into use for building purposes other than for the proper occupation of the Premises as agricultural or garden ground without the previous licence of the Government. Breach of the covenant would give the Government a right to re-enter the Premises;
- (c) You wish to convert the Premises for non-agricultural building purposes, particulars of which are set out in paragraph 2.2 hereof and it is acknowledged that such conversion would, without the licence of the Government, be in breach of the covenant;
- (d) You have requested that the Government waive its right to re-enter the Premises for the said breach of covenant.
- 2.0 (a) I hereby grant on behalf of the Government a waiver ("the waiver") of the Government's right to re-enter the Premises for breach of the covenant, such waiver being for the consideration and upon the terms and conditions hereinafter mentioned.
- 2.0 (b) In consideration of the waiver hereby granted, Short Term Waiver No. 271 and the Supplementary Agreement thereto registered in the District Land Registry Tuen Mun by Memorial Nos. 253465 and 504732 on 21.12.1984 and 30.8.1991 respectively, shall be deemed to be revoked with effect from the 1st day of April 1994 and the Government shall not be liable to pay any compensation to you in respect of such revocation.

- 2.1 (a) The waiver is granted in consideration of payment by you to the Government, of an administrative fee in the sum [REDACTED] and a waiver fee in the sum of [REDACTED] (receipt of which is acknowledged) for the period of 9 months commencing on the 1st day of April 1994.
- (b) You have deposited with the Director of Lands ("the Director") the sum of [REDACTED] as security for the due performance and observance of the terms and conditions hereof. Such sum may be used to offset any monetary loss or damage sustained by the Government in respect of the breach by you of the terms and conditions herein contained, but without prejudice to the Government's right to claim for any further or additional damages which it shall have sustained or may sustain as a result of your breach should the deposit be insufficient to offset the loss.
- 2.2 No building or part thereof on the Premises may be used for any purpose other than marble workshop and plastic factory.
- 2.3 Upon the expiry or sooner determination of the waiver the Government's right to re-enter shall be forthwith restored and in the event of any breach of the covenant thereafter the Government's right to re-enter may be exercisable as if the waiver had not been granted.
- 2.4 Except as herein provided, all the covenants, conditions and provisions contained in the Lease shall remain in full force and effect.
- 2.5 (a) (i) Subject to paragraph 2.5(a)(ii) below, you may not erect or maintain or permit or suffer to be erected or maintained on the Premises or any part thereof any structure or structures.
- (ii) You may, during the subsistence of the waiver, erect or maintain or permit or suffer to be erected or maintained on the Premises or any part thereof a structure or structures provided that :
- (I) The total site coverage of any structure or structures erected or maintained or to be erected or maintained on the Premises shall not exceed 505.86 square metres;
- (II) The height of any structure or structures erected or maintained or to be erected or maintained on the Premises shall not exceed 4 metres above the level of the ground on which it is erected; and
- (III) No building work in respect of any structure or structures permitted or suffered to be erected on the Premises shall commence without my prior written approval.
- (b) (i) No building may be erected on the Premises of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance and any regulations made thereunder is exempted from the provisions of the Buildings Ordinance and any regulations made thereunder.



- (11) Any building or buildings erected on or to be erected on or development on or proposed development on or use of or proposed use of the Premises or any part thereof and/or of any area or areas outside the Premises shall in all respects comply with the requirements of the Town Planning Ordinance and any amending legislation.
- (c) You shall fence and screen the Premises in all respects to my satisfaction if so required.
- (d) Throughout the duration of the waiver :
  - (i) You shall at your own expense and to the satisfaction of the Director of Fire Services :
    - (I) Provide suitable means of access for the passage of fire services appliances and fire services personnel to any building or buildings, structure or structures erected or placed or to be erected or placed on the Premises; and
    - (II) At all times permit such fire services personnel and fire services appliances the free and uninterrupted use of such means of access; and
    - (III) Maintain such means of access and keep the same free from obstruction;
  - (ii) You shall permit the Director of Fire Services his officers, servants or agents at all reasonable times with or without notice to enter upon the Premises or any part thereof or any building or buildings, structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (i) hereof have been complied with.
- (e) You shall at your own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire services installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the Premises or any adjacent or adjoining Government land and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. You shall maintain at your own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire services installations and equipment in good condition and to the satisfaction of the Director of Fire Services.
- (f) You shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amendments thereto.
- (g) You shall comply with and observe all Ordinances, bye-laws, regulations and rules for the time being in force in Hong Kong governing the control of any form of pollution, including air, noise, water and waste pollution, and for the protection of the environment.

- (h) You shall not do or permit or suffer anything to be done at any time in or upon the Premises or any part thereof or any building or any part of any building erected or to be erected thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or land.
- (i) Except with the prior written consent of the Director of Environmental Protection, you shall not, in or upon the Premises or any part thereof or any building or part of any building erected or to be erected thereon, install or permit or suffer to be installed any machinery, furnace or boiler or any other equipment or use or permit or suffer to be used any fuel or any method or process of manufacture or treatment that might in any circumstance result in the discharge or emission of any pollutant or any noxious, harmful or corrosive matter, whether it be in the form of gas, smoke, liquid, solid or otherwise. The granting of such consent shall not be deemed to modify or alter in any way the Government's powers for controlling pollution now or hereafter imposed by any Ordinance, byelaw, regulation or other enactment.
- (j) You shall not use any fuel on the Premises or any part thereof or in any building or any part of any building erected or to be erected thereon other than town gas, liquefied petroleum gas, natural gas, kerosene or other conventional liquid fuel with a sulphur content not exceeding 0.5% by weight and a viscosity of not more than 6 centistokes at 40°C, or a conventional solid fuel with a sulphur content not exceeding 1% by weight.
- (k) You shall not permit any sewage, waste water or effluent containing sand, cement, silt or any other suspended or dissolved material to flow from the Premises onto any adjoining land or allow any waste matter which is not part of the final product from waste processing plants to be deposited anywhere within the Premises and shall have all such matter removed from the Premises or any building erected or to be erected thereon in a proper manner to the satisfaction of the Director of Environmental Protection.
- (l) You shall not discharge directly or indirectly or cause or permit or suffer to be discharged into any public sewer, storm-water drain, channel, stream-course or sea any trade effluent or foul or contaminated water or cooling or hot water without the prior written consent of the Director of Environmental Protection, who may as a condition of granting his consent require you to provide, operate and maintain at your own expense, within the Premises or otherwise and to the satisfaction of the Director of Environmental Protection suitable works for the treatment and disposal of such trade effluent or foul or contaminated or cooling or hot water.
- (m) Except as provided in para. 2.5(a)(ii), you shall not erect or construct any building or structure within the area shown coloured pink on the plan annexed hereto without the prior written approval of the Director of Lands other than boundary walls and fences.
- (n) Wherever in the conditions herein contained it is provided :

- (a) that the Government or its duly authorized officers shall or may carry out works of any description on the Premises or any part thereof or outside the Premises (whether on your behalf or on your failure to carry out such works or otherwise) at your cost or that you shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or its duly authorized officers; or
- (b) that the prior approval or consent in writing of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

2.6 Notwithstanding anything to the contrary herein contained the waiver shall be determined :

- (a) forthwith upon the breach, non-performance or non-observance of any of the terms and conditions hereof;
- (b) forthwith in the event of any change, cessation or variation of the permitted use of any building on the Premises as specified in paragraph 2.2 hereof;
- (c) upon three calendar months' notice of determination in writing given by either party to the other to expire at any time but not before the 1st day of April 1995, PROVIDED THAT in the event of an order for resumption of the Premises or any part thereof taking effect under any Ordinance the aforesaid notice of determination may expire at any time after the commencement of the waiver;
- (d) forthwith upon the taking of effect of an order for resumption of the Premises or any part thereof under any Ordinance;
- (e) forthwith upon any change of registered owner of any part of the Premises.

Upon determination pursuant to paragraph 2.6(a), (b), (c), (d) or (e) hereof no compensation will be payable to you in respect of any loss or damage thereby occasioned.

2.7 Provided that no notice of determination or resumption has been given by either party under paragraphs 2.6(c) or 2.6(d) hereof, the waiver shall be deemed to have been renewed subject to the waiver fee for the sum of [REDACTED] being paid by you by four equal three monthly instalments in advance for the period from the 1st day of January 1995 to the 31st day of December 1995 and thereafter quarterly on 1st January, 1st April, 1st July and 1st October of each year at the rate of [REDACTED] per quarter or at such revised rate as may from time to time be fixed by Government, not less than six months' notice of such revised rate being given to you in writing before it shall take effect and become payable in the above manner.

- 2.8 Any notice to be served by the Government under the terms of the waiver shall be sufficiently served on you if left addressed to you on the Premises or forwarded to you by post or left at your last known address or (in the case of a corporation) forwarded to you by post or left at your registered office, and such notice, if sent by post, shall be deemed to be delivered in due course of post at the address to which it is sent.
- 2.9 That in the event of the waiver fee hereby reserved or any part thereof not being paid on the due date for payment thereof (whether formally demanded or not) you shall pay interest to Government on such amount of the waiver fee reserved as is unpaid on the due date or dates calculated from the due date or dates until payment of all fee due and interest thereon has been paid by you to the Government, such interest to be at a rate or percentage to be fixed by Government in its absolute discretion and notified in writing to you.
- 2.10 The Government has given no warranty, express or implied as to the suitability, physical condition or state or safety of any structure or building or structures or buildings erected on the Premises or any part or parts thereof for the use hereby permitted, whether in accordance with the terms and conditions in the waiver or otherwise.
- 2.11 By execution of the waiver and in consideration thereof, you for yourself, your successors or assigns undertake not to make any claim against the Government for any loss or damage whatsoever which you may suffer as a result of or arising from the physical condition or state of the structure or building or structures or buildings erected on the Premises.
- 2.12 By execution of the waiver and in consideration thereof, you expressly acknowledge and agree that the Government shall have no liability whatsoever to you, your successors, assigns, mortgagees or tenants for any loss, damage or delay of whatsoever kind howsoever arising or resulting directly or indirectly from any act, omission, neglect or default whatsoever or howsoever arising from or in connection with or in consequence of the grant of this waiver.
- 2.13 You shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, demands, costs, expenses and claims of whatsoever nature arising out of or in connection with -
- (a) anything done or omitted to be done by you, your servants, workmen and contractors in respect of the repair, maintenance, alteration, removal of the structure or building or structures or buildings erected on the Premises;
  - (b) any accident, damage, loss or injury to any person or property resulting directly or indirectly from the existence and collapse of the structure or building or structures or buildings erected on the Premises;
  - (c) any damage whatsoever occurring within adjacent or adjoining Government or leased land, which damage in the opinion of the Director (whose opinion in each case shall be final and binding upon you) has been caused as a result or in consequence, whether direct or otherwise, of the use of the Premises or any part or parts thereof for which the waiver is granted and you are required to undertake in compliance with the conditions contained in the waiver or the cause of which damage cannot in the opinion of the Director (whose opinion in each case shall be final and binding upon you) be ascribed to any other factor.

- 2.14 Notwithstanding the grant of the waiver, the Government reserves the right to take appropriate action under the Buildings Ordinance, any regulations made thereunder and any amending legislation in respect of any structure or building erected on the Premises in the event that any of such structure or building is considered to constitute an imminent danger to life or property or to have been rendered dangerous or to be liable to become dangerous by the Building Authority (the decision of the Building Authority shall be final and binding upon you).
- 3.0 If the foregoing terms and conditions are acceptable to you, please signify your acceptance thereof by signing the docket on both copies of the waiver. Your signature must be duly witnessed. After you have signed please return all copies of the waiver to me, whereupon the waiver will be registered by memorial at the District Land Registry, Tuen Mun. After registration the original of the waiver will be returned to you for retention with the documents of title in your possession.
- 4.0 If on the expiration of 28 days from the date of the waiver your acceptance of the above terms has not been formally signified in accordance with paragraph 3 above, the Government's approval of the waiver on these terms shall be deemed to have been automatically withdrawn.

Yours faithfully,



(Mrs. Olga PANG)  
for District Lands Officer, Tuen Mun

We hereby agree to and accept the foregoing terms and conditions.

Witness

(Signature and name in block letters)

(Seal of and signatures and names in block letters of its attesting officers and description of their offices.)

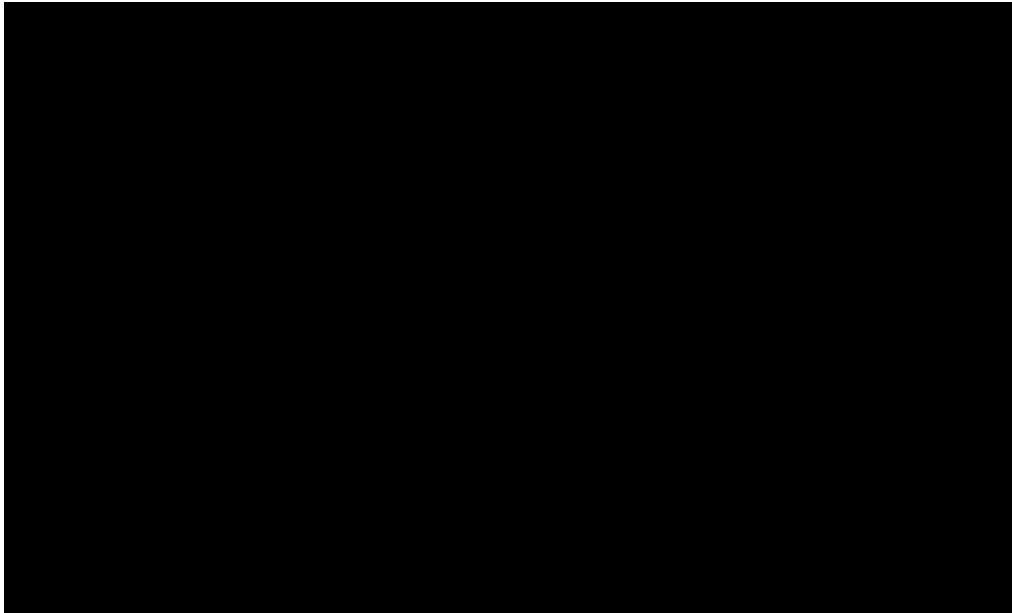
Address :

Occupation :

0008753

RECEIPT ON DISCHARGE OF A CHARGE

KWONG ON BANK, LIMITED ("the Bank") acknowledges receipt  
of all monies secured by the within written Legal Charge  
Memorial No. 541884.



REGISTERED in the Tuen Mun  
New Territories Land Registry by  
Memorial No. 664443  
ON 28 OCT 1994  
*[Signature]*  
for Land Registrar

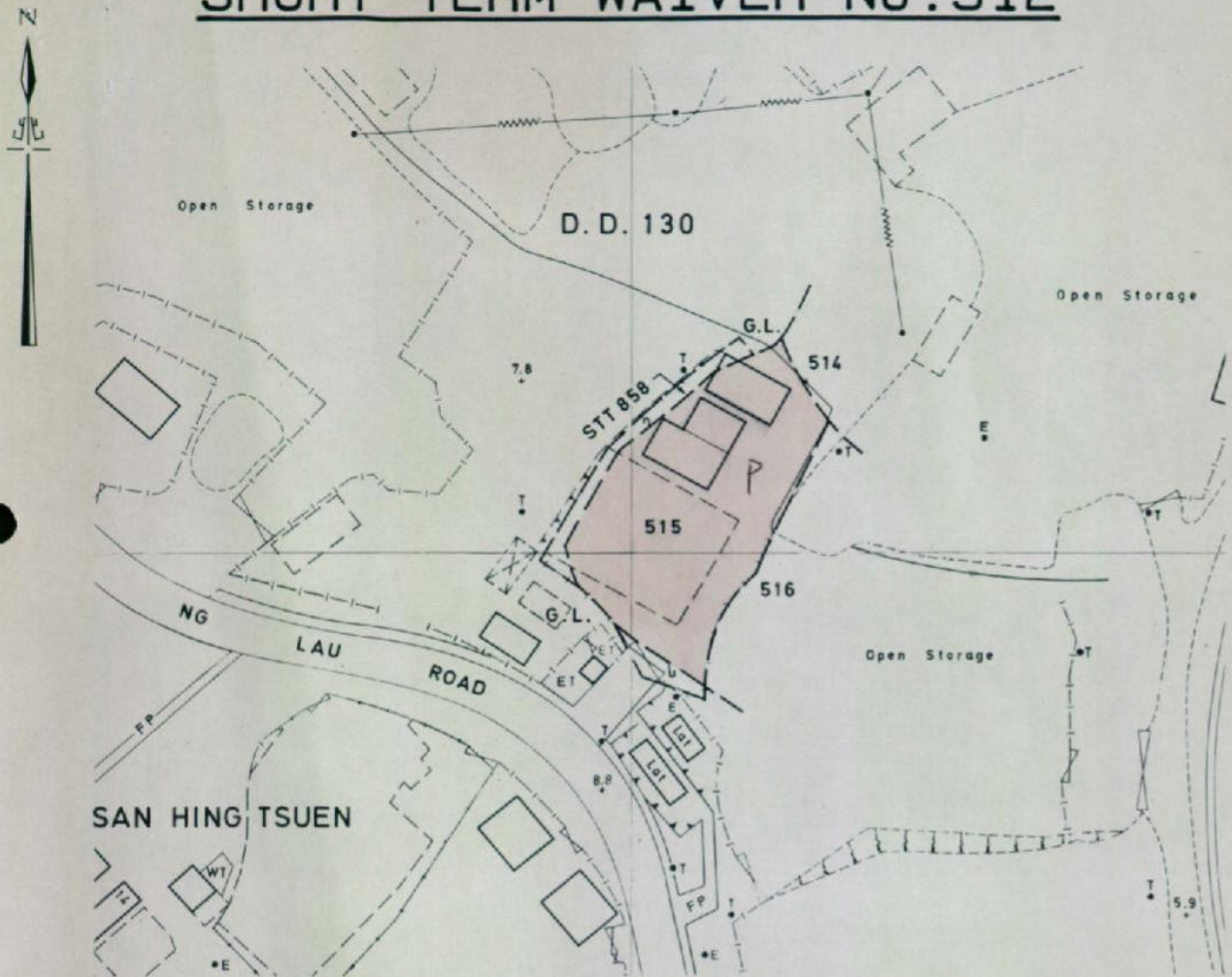
to any of the  
contained in  
NEW TERRITORY

668808

MEMORIAL NO. 668808  
ON 6 DEC 1994

REGISTERED in the Tuen Mun  
New Territories Land Registry by  
Memorial No. 668808  
ON - 6 DEC 1994  
for Land Registrar



**SHORT TERM WAIVER No.512**

COLOURED PINK AREA (REGISTERED) 1011.71 SQUARE METRES (ABOUT)

SCALE 1 : 1 000

METRES 20 0 20 40 60 80 100 METRES

**LOCATION**

SCALE 1 : 20 000

NOTE :- The lot boundaries on this plan have been derived by re-conciliation between the original land registration boundaries and mapping detail as shown on contemporary survey sheets. The boundaries should not be interpreted as a definitive record of land status, they are for identification purposes only.

**FOR IDENTIFICATION PURPOSES ONLY**

District Lands Office, Tuen Mun  
Lands Department

Plan prepared by District Survey Office

File Ref.No. DLOTM LNT 264/MAT/75

Survey Sheet No.6-NW-21B

Layout Plan No.-----

Engineering Drg.No.-----

**PLAN No. TMW 506-DF**

---

Appendix III

Short Term Tenancy No. 858



門地政處

新界屯門屯喜路一號  
屯門政府合署六樓  
圖文傳真號碼：459 0795



DISTRICT LANDS OFFICE, TUN MUN

Tuen Mun Government Offices, 6/F.,  
1 Tuen Hi Road,  
Tuen Mun, New Territories  
Faxline No.: 459 0795

電話 Tel: 458 3185

本處檔號 Our Ref: (134) in DLOTM LNT 264/MAT/75

來函檔號 Your Ref:

9 AUG 1994

BY RECORDED DELIVERY

Dear Sirs,

**Proposed New Short Term Tenancy No. 858**  
**Government Land in D.D. 130**  
**San Hing Tsuen, Tuen Mun, N.T.**

I have been instructed to offer you a Short Term Tenancy in respect of the captioned government land which will allow you to continue to use the land for the purpose of a plastic factory.

The basic terms are as follows :-

- Term : One year certain as from 1st day of April, 1994 and thereafter 3 monthly (subject to three calendar months notice by either party.)
- Area : 157.93 sq.m. as coloured red on the attached plan.
- Coverage : (i) Built over area shall not exceed 32.47 sq.m.  
(ii) Building shall not exceed 4.0m in height.
- Other Conditions : (i) Pollution and nuisance control measures as required by Environmental Protection Department,  
(ii) Fire prevention measures as required by Fire Services Department, and  
(iii) No part of the premises shall be used for residential purposes.  
(iv) Such other conditions as I may impose.

Rent : From 1.4.1994 onwards [REDACTED] per annum. The rent for the period from 1.4.1994 to 31.12.1994 in the sum of [REDACTED] is payable before the signing of the agreement. Subsequent payment will, subject to renewal of the tenancy, be made each 3 months in advance.

A Demand Note No. [REDACTED] to the order of [REDACTED] being the adjusted tenancy rent for the period from 1.4.1994 to 31.12.1994 is attached for settlement within the period specified therein.

Administrative fee : [REDACTED] A Demand Note No. [REDACTED] for this amount is attached for settlement within the period specified therein.

Deposit : [REDACTED] A Demand Note No. [REDACTED] for this amount is attached for settlement within the period specified therein.

Cancellation of existing STT : The existing Short Term Tenancy No. 366 is deemed to have been cancelled & superseded by this new Short Term Tenancy w.e.f. 1.4.1994.

If you wish to take up the offer of the new Short Term Tenancy, I should be grateful if you would complete the docket on page 3 and return it to me within 21 days from the date of this letter whereupon a tenancy agreement will be prepared for your signature. An additional copy of this letter is enclosed for your retention. I must emphasize that there is no agreement binding on the Government unless and until a formal tenancy agreement between you and the Government has been duly signed after your complete settlement of all outstanding rent.

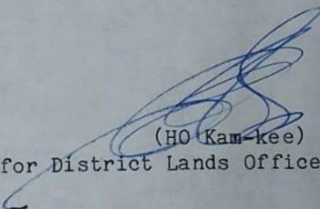
I would further advise that if you do not wish to avail yourself of the offer of the new Short Term Tenancy you are required to inform me in writing within 21 days from today of your decision.

If I do not receive your acceptance of the new Short Term Tenancy within the time limit specified above, the existing Short Term Tenancy will be cancelled accordingly and control action will be taken to remove all structures on site.

A Chinese translation of this letter is attached for your information. In the event of any dispute in the contents of this letter, the English version thereof shall prevail.

Should you be in doubt about the contents of this letter, please contact Mr. S.K. HUI at District Lands Office, Tuen Mun during office hours or Tel. 451 3242.

Yours faithfully,

  
(HO Kam-kee)  
for District Lands Officer, Tuen Mun

Encls.



To : District Lands Officer, Tuen Mun

Proposed Short Term Tenancy 858

We accept the terms for a Short Term Tenancy as set out in your letter  
ref. (134) in DLOTM LNT 264/MAT/75 dated

- 9 AUG 1994

\_\_\_\_\_  
(Signature of Tenant)

Name :

I.D. Number :

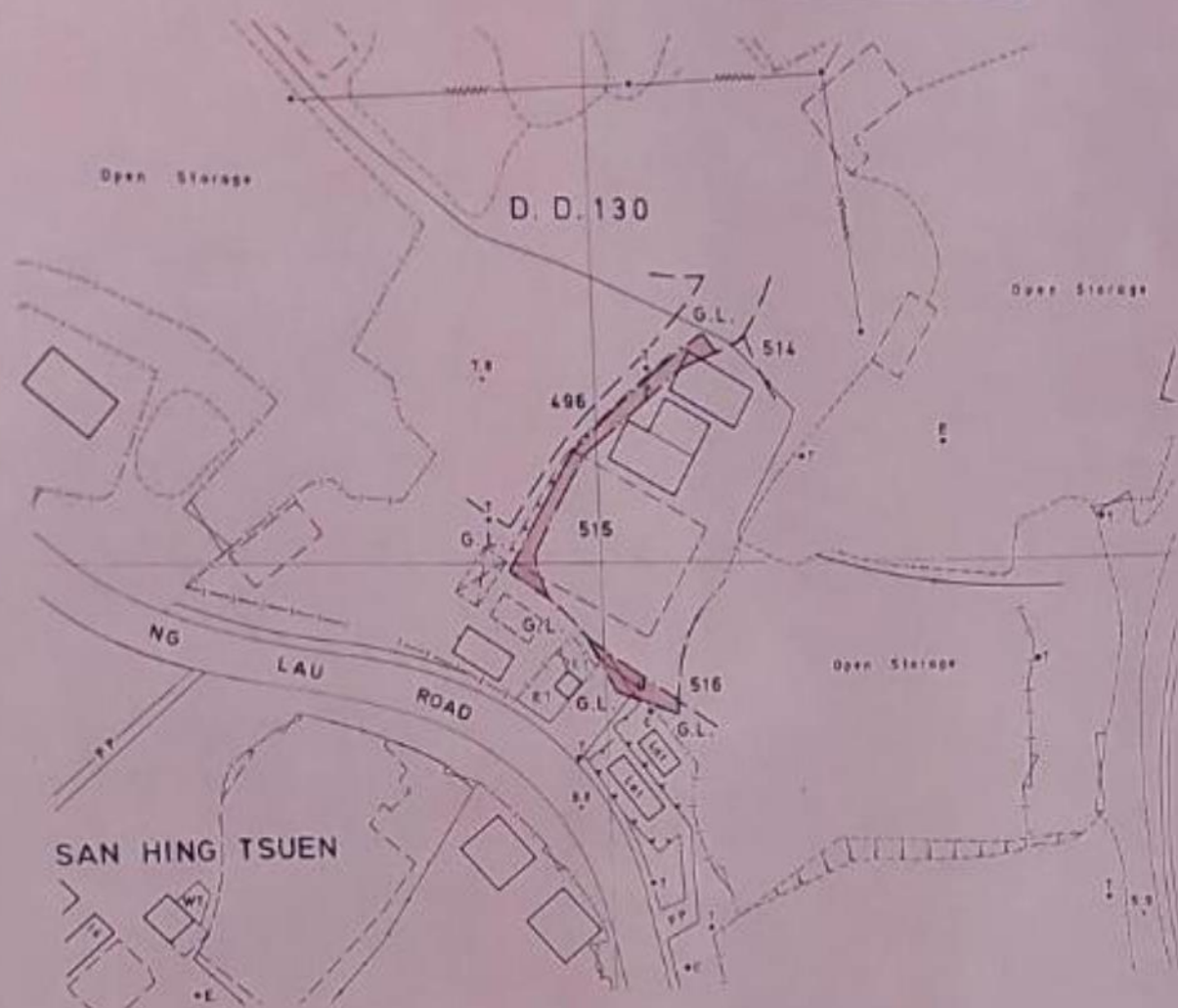
Date \_\_\_\_\_

My correspondence address is :

Tel Number :

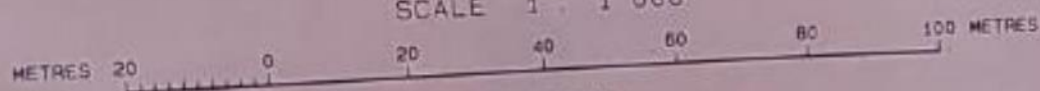
Encl. Chinese Translation

SHORT TERM TENANCY No.858

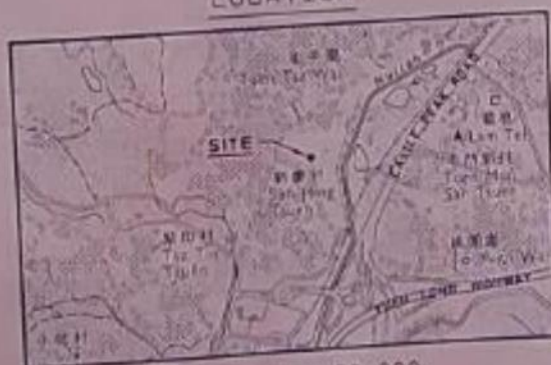


COLOURED PINK AREA 157.93 SQUARE METRES (ABOUT)

SCALE 1 : 1 000



LOCATION



SCALE 1 : 20 000

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Tuen Mun  
Lands Department

Plan prepared by District Survey Office

File Ref. No. DLDTM LNT 264/MAT/75

Survey Sheet No. 6-NW-218

Layout Plan No.-----

Engineering Dwg. No. -----

PLAN No. TMT 822-DF

Date: 8.6.94

Man Chi Consultants and Construction Limited  
敏志顧問及建築工程有限公司

Date : 26<sup>th</sup> May, 2022  
Your Ref. : A/TM-LTY/427  
Our Ref. : ADCL/PLG-10241/L003

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

By Email

Dear Sir/Madam,

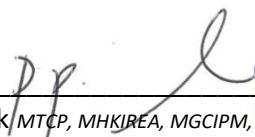
**Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) in D.D. 130, and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories**

We refer to our submission dated 21.04.2022 (Ref.: ADCL/PLG-10241/L001). In support of the application, we would like to provide supplementary information for your onward processing.

1. The proposed use aims at providing shop and services that mainly serves the villagers and surrounding residential communities. Due to the recent unexpected economic situation, the exact type of shop and services has yet to be confirmed. 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. Under the subsumed use term(s) and remarks of "Shop and Services" of DoT, the proposed use may include use/uses such as bank (including automated teller machine), barber shop, beauty parlour, clinical laboratory, fast food shop, money exchange, photographic studio, retail shop, convenience store, health centre, medical consulting room (including medical clinic, dental clinic, physiotherapy clinic and veterinarian clinic), real estate agency, employment agency, travel/ticket agency. The proposed use would not include uses such as service trade, showroom (including motor-vehicle showroom), supermarket and department store, as such, no adverse traffic impact is anticipated.
2. The proposed use aims to provide a spacious environment in support of shop and services within the village by proposing an open area within the application site. The open area would be turfed and provide visual amenity in the area. The open area is also served as a fire gathering point in case of emergency.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas Luk at 3180 7811.

Yours faithfully,  
**Man Chi Consultants and Construction Limited**

  
Thomas Luk, MTCP, MHKIREA, MGCIPM, MATPI, RPP  
Managing Director



Encl.



Man Chi Consultants and Construction Limited  
**敏志顧問及建築工程有限公司**

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611

Date : 4<sup>th</sup> July, 2022

Your Ref. : A/TM-LTYT/427  
Our Ref. : ADCL/PLG-10241/L004

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

**By Email and Fax (No. 2877 0245)**

Dear Sir/Madam,

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

We refer to the comment from Transport Department (TD) on 30.6.2022 and would like to attach hereto our Response-to-Comments as per **Appendix 1** with a view to addressing comments from TD.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas Luk at 3180 7811.

Yours faithfully,

**Man Chi Consultants and Construction Limited**



Thomas Luk MTCP, MHKIREA, MGCIPM, MRTP (REPLYING)  
Managing Director

Encl.



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

30.6.2022

| Date      | Department | Comments   | Responses  |
|-----------|------------|--|--|
| 30.6.2022 | TD         | <p><u>Comments of the Commissioner for Transport</u></p> <p>a) Apart from the estimated frequency of loading / unloading activities of twice per week, please advise the trip generations and attractions due to the proposed site;</p> <p>b) Please advise the swept path of vehicles from Ng Lau Road to the proposed site to ensure sufficient manoeuvring spaces;</p> <p>c) It is noted that a manoeuvring space is reserved in the open area of the proposed site. Please ensure that no queuing and/or waiting of motor vehicles from the subject site onto public roads would occur and no motor vehicles shall be permitted to reverse into and out of the subject site onto adjacent public roads or Government Land.</p> <p>d) Please clarify whether the proposed two private car parking spaces and one loading and unloading bay will be opened for use by the public/villagers outside operation hours (i.e. 6pm-9am).</p> | <p>It is anticipated that only an average of 4-6 trips will be made by LGVs for loading and unloading activities per week.</p> <p>The current application would make use of existing ingress/egress for the proposed use. There are currently sufficient manoeuvring spaces in accessing the application site for MGVs and LGVs. In current application, sufficient manoeuvring space is allowed for LGVs in accessing the application site and the indicative vehicular route to/from the application site is illustrated in Figure 1 (<b>Appendix A</b> refers). The applicant will ensure that no queuing and/or waiting of motor vehicles from the subject site onto public roads would occur and no motor vehicles shall be permitted to reverse into and out of the subject site onto adjacent public roads or Government Land.</p> <p>Ditto.</p> <p>The proposed two private car parking spaces and one loading and unloading bay will not be opened for use by the public/villagers outside operation hours.</p> |

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Appendix | A

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Indicative Vehicular Route To/From the Application Site



Man Chi Consultants and Construction Limited  
**敏志顧問及建築工程有限公司**

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611

Date : 5<sup>th</sup> July, 2022

Your Ref. : A/TM-LTYT/427

Our Ref. : ADCL/PLG-10241/L005

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

**By Email and Fax (No. 2877 0245)**

Dear Sir/Madam,

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

We refer to the comment from Transport Department (TD) on 5.7.2022 and would like to attach hereto our Response-to-Comments as per **Appendix 1** with a view to addressing comments from TD.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas Luk at 3180 7811.

Yours faithfully,

**Man Chi Consultants and Construction Limited**



Thomas Luk *MTCP, MHKIREA, MGCIPM, MRTPI, MRPI*  
Managing Director

Encl.





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

5.7.2022

| Date     | Department | Comments   | Responses   |
|----------|------------|--|---|
| 5.7.2022 | TD         | <p><u>Comments of the Commissioner for Transport</u></p> <p>a) Response to item (a) refers. Other than the LGV for loading/unloading activities, please also clarify the trip generation and attraction (e.g. from visitors / private vehicles) etc.</p> <p>b) Please clarify whether the loading/unloading activities would be carried out during non-peak periods (e.g. 1000 to 1600 on Mon to Fri). outside operation hours (i.e. 6pm-9am).</p> | <p>a) It is anticipated that only an average of 2-4 trips will be made daily from visitors and private vehicles.</p> <p>b) Loading/unloading activities would be carried out during non-peak periods (e.g. 1000 to 1600 on Mon to Fri).</p> |

Man Chi Consultants and Construction Limited  
**敏志顧問及建築工程有限公司**

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611

Date : 8<sup>th</sup> July, 2022

Your Ref. : A/TM-LTYT/427

Our Ref. : ADCL/PLG-10241/L006

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

**By Email and Fax (No. 2877 0245)**

Dear Sir/Madam,

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

Further to our submission dated 21.4.2022 (Ref: ADCL/PLG-10241/L001), we would like to clarify certain points in facilitating your consideration.

It is clarified that all existing structures within the application site will be duly demolished, and the applicant will strictly follow the approved scheme should the current application be approved.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas Luk at 3180 7811.

Yours faithfully,

**Man Chi Consultants and Construction Limited**


Thomas Luk *MTCP, MHKIREA, MGCIPM, MRTP(I)*  
Managing Director

Encl.

**Similar Applications within the Subject “V” zone on the OZP**

**Approved Applications**

| <b><u>Application No.</u></b> | <b><u>Proposed Uses</u></b>   | <b><u>Date of Consideration<br/>(RNTPC)</u></b> |
|-------------------------------|---|---|
| A/TM-LTY Y/246                | Proposed Temporary Shop and Services<br>(Real Estate Agency) for a Period of 3 Years                            | 3.5.2013<br>[Revoked on 3.11.2013]              |
| A/TM-LTY Y/276                | Proposed Temporary Shop and Services<br>(Real Estate Agency) for a Period of 3 Years                            | 25.7.2014                                       |
| A/TM-LTY Y/323                | Temporary Shop and Services<br>(Real Estate Agency) for a Period of 5 Years                                     | 23.12.2016                                      |
| A/TM-LTY Y/419                | Renewal of Planning Approval for<br>Temporary Shop and Services<br>(Real Estate Agency) for a Period of 5 Years | 29.10.2021                                      |

**Government Departments' General Comments**

**1. Lands Administration**

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- there is no small house application approved nor under processing within the application site (the Site).

**2. Traffic**

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW,HyD):

- no adverse comment on the application.

**3. Environmental**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no complaint case related to the Site in the past three years.

**4. Drainage**

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

- should the application be approved, a condition is suggested requiring the applicant to submit a drainage proposal for the development and to implement and maintain the drainage facilities proposed in the drainage proposal to his satisfaction.

**5. Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

**6. Landscape**

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

- no adverse comment on the application; and
- as no adverse landscape impact due to the proposed development is anticipated, it is considered not necessary to impose a landscape condition should the application be approved by the Town Planning Board.

**7. District Officer's Comments**

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- no specific comments the application.

**8. Other Departments**

The following departments have no comment on the application:

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Project Manager(West), Civil Engineering and Development Department (PM(W),CEDD);
- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Executive Secretary (Antiquate and Monuments), Antiquate and Monuments Office (ES(A&M), AMO); and
- Commissioner of Police (C of P).



**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the Site comprises Lots No. 515 and 516 both in D.D. 130 (the Lots) and the adjoining Government land (GL). The Lots are Old Schedule Agricultural Lots held under the Block Government Lease (BGL) which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. A Short Term Waiver No. 512 (the STW) is granted to the Applicant for the erection of structures of not exceeding 505.86 square metres with maximum height of 4 metres above the ground level on Lot No. 515 in D.D. 130 for marble workshop and plastic factory use. No permission has been given for the erection of the structures on Lot No. 516 in D.D. 130;
  - (ii) as for the GL portion of the Site, the majority of the land falls within Short Term Tenancy No. 858 (the STT) which is granted to the Applicant for erection of structures not exceeding 32.47 square metres with maximum height of 4 metres above ground level for plastic factory only. A small portion of the GL has been occupied without permission;
  - (iii) the Site is accessible via a strip of GL sandwiched between the Lots and Ng Lau Road. Her office is not responsible for the maintenance of the said access nor guarantee that right-of-way will be given to the Site to connect to Ng Lau Road;
  - (iv) the existing structures are found to be used for storage purpose and the existing site coverage exceeds those permitted under the STW and the STT. As revealed from the subject application, both the BOA and the usage of the existing structures do not tally with those approved under the STW and the STT. Besides the area of the Site has not been checked and she reserves her comments on the said area at a later stage when more details are available. The lot owner is required to apply to her office for STW and STT to permit the erection of the structures and occupation of the GL concerned. However, there is no guarantee that the application will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, rent, and the respective deposits and administration fees etc.;
  - (v) notwithstanding the above, her office reserves the right to take lease enforcement actions and land control actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected within the subject lots and illegal occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure is found erected without prior approval given by her office or in case of any unauthorized occupation of GL.

- (b) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the existing access from the application site to Ng Lau Road is not and will not be maintained by HyD; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (c) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department;
- (d) to note the comments of the Director of Environmental Protection (DEP) that if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person (AP);
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised on the following points:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans.

However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (the BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;

- (f) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO) that as a precautionary measure, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if there are existing structures which had been erected on the leased land without approval of the Buildings Authority (BA) (not being a New Territories Exempted House (NTEH), they are unauthorized under the BO and should not be designated for any approved use under the application;

- (ii) before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should be no construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) if the proposed use under the application is subject to issuance of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as maybe imposed by the licensing authority;
- (v) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage; and
- (vii) Detailed comments under the BO will be provided at the building plan submission stage.

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

參考編號

**Reference Number:**

220613-094955-21750

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

13/06/2022 09:49:55

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTYT/427

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 陳

意見詳情

**Details of the Comment :**

我支持這宗申請。

附近一帶缺乏商舖，批准這宗申請可以協助提供更多元化及更方便的零售服務給附近居民。

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

參考編號

Reference Number:

220613-095437-34053

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

13/06/2022 09:54:37

有關的規劃申請編號

The application no. to which the comment relates: A/TM-LTY Y/427

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 何

意見詳情

Details of the Comment :

支持。

申請地點附近主要為住宅地帶，現有的貨倉用途跟周圍的環境不太融合。我認為將土地改為商店及服務行業用途可以服務居民，更為適合。

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

參考編號

Reference Number:

220613-102410-41067

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

13/06/2022 10:24:10

有關的規劃申請編號

The application no. to which the comment relates: A/TM-LTYT/427

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lam

意見詳情

Details of the Comment :

支持。有關申請可以取締現有的貨倉，減少噪音，締造更宜居的生活環境。申請地點附近亦有小巴士站，方便區內外居民前往。



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

參考編號

**Reference Number:**

220613-103723-41129

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

13/06/2022 10:37:23

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTYY/427

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 徐

意見詳情

**Details of the Comment :**

支持。新慶村一帶缺乏便利商店，居民經常要乘車去其他地區才能夠購買物資應付日常所需。將申請地點改建成商舖能夠方便居民生活，以及帶來經濟機會。

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

參考編號

**Reference Number:**

220613-113708-47183

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

13/06/2022 11:37:08

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTYT/427

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 黃

意見詳情

**Details of the Comment :**

支持，原因如下：

拆除貨倉有助改善當區環境

加建商店可以提供零售服務給予居民

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

參考編號

Reference Number:

220613-162200-38330

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

13/06/2022 16:22:00

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTYT/427

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 王

意見詳情

Details of the Comment :

申請人所建議的商店/服務行業比現有用途更能融入當區環境。加上只屬臨時性質，所以我支持有關申請

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

參考編號

Reference Number:

220613-153114-91264

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

13/06/2022 15:31:14

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTY/427

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 張

意見詳情

Details of the Comment :

|  |
|--|
| 支持提供零售服務給予居民，但商店須以服務附近一帶為主，避免吸引太多外區人流。 |
|--|

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

參考編號  
**Reference Number:** 220615-102442-60190

提交限期  
**Deadline for submission:** 21/06/2022

提交日期及時間  
**Date and time of submission:** 15/06/2022 10:24:42

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM-LTY Y/427

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

意見詳情  
**Details of the Comment :**

支持，因為附近太少商店

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

參考編號

**Reference Number:**

220615-114934-92323

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

15/06/2022 11:49:34

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTYT/427

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 陳

意見詳情

**Details of the Comment :**

支持，因為貨倉不能服務居民，但商店可以



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

參考編號

**Reference Number:**

220615-115239-89206

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

15/06/2022 11:52:39

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTYT/427

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. 陳

意見詳情

**Details of the Comment :**

支持：

申請地點旁邊就是住宅，繼續現有的貨倉用途有可能對居民帶來污染；所以支持改建成商店

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

參考編號

**Reference Number:**

220615-140047-30226

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

15/06/2022 14:00:47

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM-LTY Y/427

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Cheung Suk Kuen

意見詳情

**Details of the Comment :**

支持。商店只是兩層高，不會阻礙景觀

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

參考編號

**Reference Number:**

220615-141422-39019

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

15/06/2022 14:14:22

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTYT/427

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 歐

意見詳情

**Details of the Comment :**

擬議臨時商店及服務行業的規模很小，且只是臨時性則，所以不反對。

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

參考編號

Reference Number:

220613-104605-33171

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

13/06/2022 10:46:05

有關的規劃申請編號

The application no. to which the comment relates: A/TM-LTY Y/427

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘

意見詳情

Details of the Comment :

我不反對這份規劃申請 因為只是屬於臨時用途

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

參考編號  
**Reference Number:** 220613-145146-23376

提交限期  
**Deadline for submission:** 21/06/2022

提交日期及時間  
**Date and time of submission:** 13/06/2022 14:51:46

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM-LTYY/427

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

意見詳情  
**Details of the Comment :**

根據申請人所提交的資料，擬議發展並不會帶來交通、建設、景觀、視覺及環境上的負面影響。故此，我不反對這則申請。

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

參考編號

**Reference Number:**

220615-140531-53361

提交限期

**Deadline for submission:**

21/06/2022

提交日期及時間

**Date and time of submission:**

15/06/2022 14:05:31

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM-LTY Y/427

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 馬

意見詳情

**Details of the Comment :**

申請地點附近的零售設施嚴重不足，且以士多為主。批准申請有助提供更多零售的選擇給予居民，可以促進良性競爭。



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

參考編號

Reference Number:

220602-145844-17163

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 14:58:44

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTY/427

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

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

參考編號

Reference Number:

220613-111159-71869

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

13/06/2022 11:11:59

有關的規劃申請編號

The application no. to which the comment relates: A/TM-LTYT/427

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 羅

意見詳情

Details of the Comment :

根據申請人的資料，擬建的商店只會在上午九時至晚上六時營業。若批准申請，政府應確保申請人遵從上述營業時間，以免商店於晚間為附近民居造成滋擾。

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



**A/TM-LTYT/427 DD 130 San Hing Tsuen**  
20/06/2022 03:06

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

**A/TM-LTYT/427**

**Lots 515 and 516 (Part) in D.D.130 and Adjoining Government Land, San Hing Tsuen, Lam Tei**

**Site area : About 1,696sq.m Includes Government Land of about of 213sq.m**

**Zoning : "VTD"**

**Applied development : Shop and Services / 3 Vehicle Parking / 5 Years**

Dear TPB Members,

As stated by the applicant and confirmed by Google Maps, the site has been a brownfield operation for many years.

*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*

*The proposed use at the Application Site is fully in line with the planning intention of the "V" zone*

Serving the villagers is all very well but this is not the planning intention of the 'V' zone. While a number of applications for similar uses have been approved, these are for much smaller operations. A number of lots in the 'V' zone have already been developed into villas for sale to outsiders.

No data with regard to the demand for and available land for small houses but clearly there are very few lots left to accommodate such.

In addition no information provided on what would be sold in the shops.

Approval of the application would encourage similar applications when the intention is that retail services be accommodated on the ground floor of village houses.

Mary Mulvihill