



**Section 16 Application for Temporary Shop and Services
(Metalware and Construction Materials and Equipment) with
Installation of Solar Photovoltaic System and Ancillary Facilities
for a Period of 3 Years at Lot 491RP (Part) in D.D. 130 and
Adjoining Government Land, Lam Tei, Tuen Mun, New Territories**

Planning Application No. A/TM-LTYY/500

Further Information 1

January 2026
Reference : PPC-PLG-10187

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environment and Ecology Bureau received on 8.10.2025 (Contact Officer: Ms. LOK Mei Bo, Mable (Tel: 3150 8195)		
	<p>I note from the planning statement that the proposed solar PV system comprises 300 solar panels to be affixed on top of the temporary structures. To facilitate better understanding of the applicant's proposal, please provide a plan showing the location of the proposed solar PV system, including a breakdown of the number of panels on each structure (where appropriate).</p>	<p>A Notice and Certificate of Completion of Class III Minor Works for the solar PV system at the Application Site with layout plan are provided at Annex 1 of this FI 1 submission. As indicated in the certificate, there are currently 291 nos. of solar panels installed at the Application Site. A replacement page of p.10 of the Planning Statement is provided at Annex 2 to update the number of solar panels.</p> <p>The Notice and Certificate of Completion of Class III Minor Works also indicated that the existing solar PV system at the Application Site has already been proven to be technically functional and acceptable to the Building Departments in terms of various aspects, including but not limited to installation methods, scale, and fire safety and compliance with relevant regulations.</p>
2. Comments from Transport Department received on 8.10.2025 (Contact Officer: Mr. CHAN Li San (Tel: 2399 2426)		
2.	<p>Please note the following comments from traffic engineering viewpoint:</p> <ol style="list-style-type: none"> The local access road between the proposed site entrance and Ng Lau Road is not a public road or footpath managed by this Office. Comments from relevant authorities should be sought. Please clarify if the existing vehicular run-in/out at the footpath of Ng Lau Road outside the proposed site will be used, and/or any modification of the vehicular run-in/out will be required for assessing the proposed site. If affirmative, it should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD. Please indicate the following information on the layout plan for clarity: <ul style="list-style-type: none"> - width of the proposed site entrance; - dimensions of the proposed private car parking spaces and light goods vehicle loading and unloading space in accordance with the HKPSG requirement. Please supplement the swept paths showing the proposed vehicles (i) entering the site from and leaving the site to the local access road adjoining Ng Lau Road via the site entrance; (ii) manoeuvring within the open area of the site; and (iii) entering and leaving the parking spaces and loading and unloading space. 	<p>Noted.</p> <p>The existing vehicular run-in/out will be modified and shown on the attached drawing at Annex 3. The proposed run-in/out should comply with HyD's standard and the construction of the proposed run-in/out would be to the satisfaction of HyD after obtaining approval from TPB.</p> <p>The width of the proposed site entrance is 6.0m. The dimensions of the proposed private car parking spaces and light goods vehicle loading and unloading space are <u>5.0m (L) X 2.5m (W)</u> and <u>7.0m (L) X 3.5m (W)</u> respectively. Please refer to the revised Layout Plan at Annex 4.</p> <p>The related swept path analysis is shown on the attached drawings at Annex 5 for your review.</p>

Item	Departmental Comments	Applicant's Responses
	e. Sufficient vehicle manoeuvring space should be reserved within the proposed site. Please ensure that no queuing and/or waiting of motor vehicles from the site onto Ng Lau Road would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Ng Lau Road.	Adequate space has been reserved within the Application Site for vehicle manoeuvring. No queuing and/or waiting of motor vehicles from the Application Site onto Ng Lau Road will occur, and no motor vehicles will reverse into and out of the Application Site onto Ng Lau Road.
3. Comments from Fire Services Department received on 8.10.2025 (Contact Officer: Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. CHUNG Chun-ho (Tel: 2733 7758)		
Please be informed that I have no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.		
Based on the submitted FSI proposal, I have the following comments:		
i.	Sprinkler system, Wheeled Type Dry Chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting and directional & exit sign shall be provided for enclosed structures with total floor area exceeding 230m ² ;	Noted.
ii.	In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	Noted.
iii.	The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";	Noted.
iv.	In relation to i. above, a 20-35kg wheeled type dry chemical fire extinguisher in every 500m ² on every floor of the premises shall be provided to ensure that every part of the premises can be reached by wheeled type dry chemical fire extinguisher from a distance of not more than 30m; and	Noted. Please refer to the revised FSIs Layout Plan at Annex 6 .
v.	Modified hose reel system and fire alarm system are considered as self-upgrade and not a mandatory requirement by this Department.	Noted.
However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.		
4. Comments from Drainage Services Department received on 8.10.2025 (Contact Officer: Ms. Jenny CHOW (Tel: 2300 1235)		
(a)	There are existing drainage facilities maintained by DSD in the vicinity of the site. The applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost. Please find the enclosed part print of our drainage record	Noted.

Item	Departmental Comments	Applicant's Responses
	(Annex A) for your reference.	
(b)	The applicant should construct and maintain the proposed drainage facilities properly whether within or outside the subject lots and rectify them if they are found to be inadequate or ineffective during operation at their own expense. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of their facilities/systems.	Noted.
(c)	For any works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/TM and/or the relevant private lot owners.	Noted.
5. Comments from Tuen Mun and Yuen Long West District Planning Office, Planning Department (DPO/TM&YLW, PlanD) received on 8.10.2025 (Contact Officer: Mr. Steven MA (Tel: 2158 6306) or Ms. Sharon WAN (Tel: 2158 6331)		
(1)	<p>Please provide:</p> <p>Layout plan(s) and section plan(s) of solar panels with dimensions</p> <p>Please confirm if there is any ancillary structure(s) (e.g. transformer and electric meter box) for the solar panels with dimensions</p> <p>The dimensions shall include length, width, and height</p> <p>Total coverage area of solar panels</p> <p>Total generation capacity of the SPV system (in the form of kW)</p>	<p>A Notice and Certificate of Completion of Class III Minor Works for the solar PV system at the Application Site with layout plan are provided at Annex 1 of this FI 1 submission. As indicated in Annex 1, the dimensions of each solar panel are 2.108m (L) x 1.048m (W) with a height not exceeding 1.5m.</p> <p>Please note that there are currently 291 nos. of solar panels installed at the Application Site. A replacement page of p.10 of the Planning Statement is provided at Annex 2 to update the number of solar panels.</p> <p>There are three transformers (in 950(W) x 1000(H) x 540(D) mm), three inverters (in 520(W) x 660(H) x 230(D) mm) and three DC Boxes (in 400(W) x 500(H) x 150(D) mm) as ancillary structures for the solar panel system.</p> <p>The solar panels are installed on the rooftop of Shelter K, of which the area is about 1,069.6m². The area of 291 nos. of solar panels is about 642.9m² (2.108 x 1.048 x 291). The total coverage area of the solar panels is therefore about 60.1% of Shelter K.</p> <p>The generation capacity is 120,765W (about 120.765kW), as indicated in the layout plan at Annex 1.</p> <ul style="list-style-type: none"> The SPV at the Application Site has already been connected to the existing electrical power network of CLP Power Hong Kong Limited ("CLP") under the "Renewable Energy Feed-in Tariff Scheme" ("FiT Scheme") for since 2020. The
(2)	Justifications for installing the SPV and any/known impacts	

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		<p>SPV system is in line with the prevailing Government's policy in promoting the use of renewable energy through community participation.</p> <ul style="list-style-type: none"> While the Applied Use under the current application is primarily for temporary 'Shop and Services' use, the Applicant utilises the rooftop of the shelter to install the SPV system for the purposes of energy savings and contributing to the use of renewable energy. The Applicant has always committed to complying with the requirements and regulations to ensure that no adverse impacts are generated from the SPV system.
6. Comments from Lands Department received on 9.10.2025 (Contact Officer: Mr. NG Cheuk Hang (Tel: 2451 3249)		
1.	The application site ("the Site") comprises Old Schedule Agricultural Lot No. 491 RP in D.D.130 ("the Lot") held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government land.	Noted. The current application aims to better utilise available land resources and the Applicant will apply a Short Term Waiver to rectify/regularise the user restriction of the structures.
2.	(i) <u>Unauthorized structures within the Lot covered by the planning application</u> Lands Department ("LandsD") has reservation on the planning application since there are unauthorized structures within the Lot which are already subject to lease enforcement actions according to case priority. The Lot owner should rectify/regularize the lease breaches as demanded by LandsD.	Noted. The current application aims to better utilise available land resources and the Applicant will apply a Short Term Waiver to rectify/regularise the user restriction of the structures.
	(ii) <u>Unlawful occupation of Government land adjoining the Lot with unauthorized structure covered by the planning application</u> The Government land ("GL") within the Site (about 131.9m ² as mentioned in the application form) has been fenced off and illegally occupied with unauthorized structure without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.	Noted. The current application aims to better utilise available land resources and the Applicant will apply a Short Term Tenancy to rectify/regularise the occupation of Government land.

Item	Departmental Comments	Applicant's Responses
3.	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office during the site inspection conducted in October 2025:</p> <p>(i) <u>Unauthorized structures within the Lot not covered by the planning application</u></p>	<p>The structures extended from Lot 495 in D.D.130 are not owned/utilised by the Applicant. The Applicant is committed to liaise with the adjoining lot owner to remove the said structures.</p>
	<p>(ii) <u>Unlawful occupation of GL not covered by the planning application</u></p>	<p>Noted. The Applicant is committed to remove the electric meter back to the Application Site.</p>
4.	<p>The applicant proposed under Section 4.6 of the Planning Statement to install a septic tank system and Section 4.7 of the Planning Statement to install firefighting equipment with details provided in the "Proposed Fire Service Installation Layout Plan" at Annex 4. All these installations are not included under the development schedule/parameter (e.g. floor/built-over areas and number of structures/shelters) of the application. Please clarify with the applicant. Again, this office reserves the rights to take necessary lease enforcement action against any lease breaches.</p>	<p>Noted. Please be advised that the septic tank system is installed within the temporary toilet structure and does not constitute an additional structure.</p>
5.	<p>The Lot owner/applicant shall <u>either</u> (i) remove the unauthorized structures within the Lot covered and not covered by the subject planning application and cease the illegal occupation of the GL covered and not covered by the subject planning application immediately; <u>or</u> (ii) include the unauthorized structures and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as</p>	<p>The Applicant is committed to remove the unauthorised structures not covered by the subject planning application within the Application Site.</p>
		<p>Upon approval of the application, the Applicant will apply to the Lands Department for the Short Term Waiver and Short Term Tenancy to permit the structure erected within the lots and the occupation of Government land within the Application Site boundary.</p>

Item	Departmental Comments	Applicant's Responses
	aforesaid, required, apply to this office for Short Term Waiver ("STW") and Short Term Tenancy ("STT") to permit the structures erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fees as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL.	
6.	Unless and until the unauthorized structures and the unlawful occupation of GL are duly rectified by the Lot owner/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	Ditto.
7.	The Site is accessible via Ng Lau Road via a strip of GL. This office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.	Noted.
<p>7. Comments from Tuen Mun and Yuen Long West District Planning Office, Planning Department (DPO/TM&YLW, PlanD) received on 16.10.2025 (Contact Officer: Mr. Steven MA (Tel: 2158 6306) or Ms. Sharon WAN (Tel: 2158 6331)</p> <p>SPV system:</p> <ol style="list-style-type: none"> 1. Please clarify the method(s) of mounting the solar panels on the roof of shelter K and advise if any supporting frame/structure(s) were used. If affirmative, please also clarify the material(s) of the supporting frame/structure(s). 2. The FI states that each solar panel is "with a height not exceeding 1.5m". Please clarify whether the height refers only to the thickness of the solar panel or includes the supporting frame/structure. If it includes the supporting frame/structure, please specify the height of each component (i.e. the solar panel and supporting frame/structure). 3. The FI states that some ancillary structures for the SPV system (i.e. transformers, inverters, DC Boxes) were adopted. Please update relevant layout plans in the Annexes accordingly. Please also note that these structures should be counted 		

Item	Departmental Comments	Applicant's Responses
	towards the total floor area of the proposal.	
Annex 1:		
1.	Please overlay the layout plan of the SPV system (Annex 1) onto the revised layout plan (Annex 4) and include all the ancillary structures with relevant dimensions for clarity.	Noted and updated on the Layout Plan at Annex 4 .
Annex 5:		
1.	Please indicate which drawing(s) in the swept path analyses are for 'run-in' and which are for 'run-out'.	Noted and updated in Annex 5 of this FI submission.
General:		
1.	Since two new structures (i.e. sprinkler and F.S. pump room) and three ancillary structures for the SPV system were included in the FI. Please revise the total floor area as stated in the revised layout plan (Annex 4), FSIs proposal (Annex 6) and application form accordingly.	Table 2 Major Development Parameters of the Planning Statement has been updated to include the structures proposed under the FSI Layout Plan and ancillary facilities for SPV system. The floor area has also been revised accordingly to include these structures. Please refer to the replacement page of p.10 of the Planning Statement at Annex 2 and the replacement pages of the Application Form at Annex 7 of this FI submission.
2.	The dimensions of the site entrance (i.e. 6m), parking spaces, and L/UL space should be annotated clearly in relevant plans.	Noted and updated on the Layout Plan at Annex 4 .
3.	Per our site inspection to the application site in late September 2025, 2-3 storey containers were observed within the existing structures. Please clarify if these structures would be retained/demolished if the application is approved by the Town Planning Board. If these structures are proposed for retention, please update relevant layout plans, floor area, and relevant development parameters accordingly.	The Applicant would like to clarify that the interior 2-3 storeys containers within the existing structures will be removed and demolished. Upon approval of the planning application, the maximum number of storeys of the Applied Use will remain at 1 storey.

Annex 1

Notice and Certificate of Completion of Class III Minor Works

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表格 Form

MW05

第 III 級別小型工程完工通知及證明書

Notice and Certificate of Completion of Class III Minor Works

- 本表格及所有證明文件最遲須在工程完成後14天內呈交。
- 請以正楷填寫，並在適當方格內加上『√』號。填寫前，請細閱《注意事項》。
- Submit this form and all supporting document(s) within 14 days after the completion of works.
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

甲部 獲委任訂明註冊承建商的委任通知

Part A Notice of Appointment of the Appointed Prescribed Registered Contractor

由安排進行小型工程的人填寫
To be completed by the person who arranged for the minor works to be carried out

1 已完成小型工程的位置或地址

Location or Address of the Completed Minor Works

區域 Area	<input type="checkbox"/> 香港 Hong Kong	<input type="checkbox"/> 九龍 Kowloon	<input checked="" type="checkbox"/> 新界 New Territories
地區 District	屯門		
街道/鄉 Street/Village	新慶村	街道號碼 Street No.	
大廈/屋苑 Building/Estate	DD130 LOT491		
樓層 Floor	倉頂	單位/室 Flat/Room	

2 已完成小型工程的詳情

Details of the Completed Minor Works

小型工程項目 Minor Works Item	工程描述 Description of Works (包括性質、位置和數量 Including the nature, location and quantity)	相關命令 / 指示 / 通知 / 屋宇署檔案編號 (如有) Relevant Order / Direction / Notice / BD Reference No. (if any)
3.15	在天面安裝太陽能板，不涉及改動任何其他結構件， 太陽能板高不超過1.5米，太陽能板一塊長2108長X1048闊， 重23.4kg，總數291塊。	

3 獲委任訂明註冊承建商的資料

Details of the Appointed Prescribed Registered Contractor

a. 根據《建築物（小型工程）規例》第28條的規定，本人/我們已就本部所述工程委任上述的訂明註冊承建商。
In accordance with the provisions of section 28 of the Building (Minor Works) Regulation, I/we have appointed the **prescribed registered contractor** as below.

訂明註冊承建商名稱(中文)* Name of Prescribed Registered Contractor (Chinese)*

韋奧工程公司

訂明註冊承建商名稱(英文)* Name of Prescribed Registered Contractor (English)*

RAYAL ENGINEERING CO.

另加附加頁
Additional 張
Pages

① 如空位不敷應用，請另加紙張填寫
If space is insufficient, please attach additional sheet(s).

註冊證明書編號* Certificate of Registration Number*

	M	W	C	2	3	4	0	/	2	0	1	1
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* 根據註冊記錄

* In accordance with the registration record

4 安排進行小型工程的人的詳情**Particulars of the Person Who Arranged for the Minor Works to be Carried Out**

中文名稱 Name in Chinese

(i) 姓氏先行 Surname first

通訊地址 Correspondence Address

啟創能工程有限公司

 與甲1部份地址相同

Same address as in Part A1

→ 不用填寫地址

Skip the address

英文名稱 Name in English

(i) 姓氏先行 Surname first

CHASE SOLAR ENGINEERING LIMITED

身份證明 (任擇其一) Identification (Choose one)

 香港身份證號碼:HKID No.: 商業登記號碼:Business Registration No.: 護照號碼:Passport No.:

簽發國家:

Country of Issue: 其他 (請註明):Others (Please specify):

號碼:

No.:

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

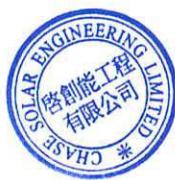
電郵地址 E-mail Address

本人/我們已閱讀並同意於《注意事項》內所列之條款。

I/we have read and hereby agree the terms and conditions as stated in the "Matters to Note" section.

安排進行小型工程的人簽署及 (如適用) 蓋上公司印鑑

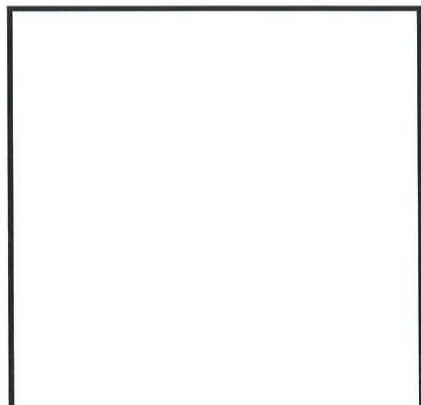
Signature of the person who arranged for the minor works to be carried out & (if applicable) affixed with company seal



任何失實核證或聲明可引致法律行動。##
Any false certification or declaration
may be subject to legal action.##

日期 Date

1 5 0 4 2 0 2 0

日 dd 月 mm 年 yyyy



乙部 訂明註冊承建商的委任確認書、完工通知及證明書

Part B Confirmation of Appointment, Notice and Certificate of Completion by the Prescribed Registered Contractor

由已獲委任的訂明註冊承建商填寫
To be completed by the appointed prescribed registered contractor

訂明註冊承建商名稱 Name of the Prescribed Registered Contractor

中文名稱* Name in Chinese*

韋奧工程公司

英文名稱* Name in English*

RAYAL ENGINEERING CO.

早前相關的小型工程呈交編號 (如適用)

Previously Related Minor Works Submission Number (if any)

MW

① 只適用於早前已獲分配相關呈交編號的文件而不能繼續處理時
Only applicable where the previous submission with Minor Works Submission Number assigned but cannot be further processed

工程展開日期

Date of Commencement of the Works

0 5 0 2 2 0 2 0
日 dd 月 mm 年 yyyy

工程完成日期

Date of Completion of the Works

1 4 0 4 2 0 2 0
日 dd 月 mm 年 yyyy

本人/我們，根據《建築物（小型工程）規例》第 36 條及第 37 條的規定，

- 確認本人/我們已獲委任為甲部所述工程的訂明註冊承建商；
- 確認甲部所述工程已分別於上述日期展開並完成；
- 現呈交顯示有關的處所在緊接甲部所述的工程展開前及完工後的實際狀況的照片，及顯示已完成工程的圖則或工程描述；
- 核證所有甲部所述的工程，已按照《建築物條例》及於本部所呈交的圖則或工程描述進行，（如適用）而該些圖則均由本人/我們製備和簽署（作為已簽署有關圖則的人，本人/我們同意為該等圖則負起《建築物條例》下的所有責任）；
- 當本人屬於根據《建築物（小型工程）規例》第 11 條註冊的小型工程承建商【亦即註冊小型工程承建商（個人）】時，核證甲部所述工程已由本人親自進行；
- 當甲部所述的工程涉及豎設招牌時，確認有關招牌是為某人而豎設的人士已在內部提供建築事務監督所要求的詳情。

I/We, in accordance with the provisions of sections 36 and 37 of the Building (Minor Works) Regulation,

- confirm that I/we have been appointed as the prescribed registered contractor of the works detailed in Part A;
- confirm that the works detailed in Part A had been commenced and completed on the above dates respectively;
- submit herewith the photographs showing the physical condition of the premises immediately before the commencement and after the completion of the works detailed in Part A, and the plans or description of works showing the works as completed;
- certify that all the works detailed in Part A, have been carried out in accordance with the Buildings Ordinance and the plans or description of works submitted in this Part; and the said plans have been prepared and signed by me/us (as the person who has signed the plans, I/we agree to assume all responsibilities under the Buildings Ordinance regarding the plans) (if applicable);
- where I am a contractor registered under section 11 of the Building (Minor Works) Regulation [also known as Registered Minor Works Contractor (Individual)], certify that I have personally carried out the works detailed in Part A; and
- where the works detailed in Part A involve the erection of a signboard, confirm that the person for whom the signboard is to be erected has provided the particulars of the person as required by the Building Authority in Part C.

獲授權簽署人姓名(中文)* Name of the Authorized Signatory (Chinese)*

文國榮

註冊證明書編號* Certificate of Registration Number*

M W C 2 3 4 0 / 2 0 1 1

獲授權簽署人姓名(英文)* Name of the Authorized Signatory (English)*

MAN KWOK WING

註冊屆滿日期* Date of Expiry of Registration*

1 1 0 7 2 0 2 1

日 dd 月 mm 年 yyyy

聯絡電話 Contact Tel. No.

傳真號碼* Fax No.*

訂明註冊承建商簽署（獲授權簽署人，如適用）*

Signature* of the Prescribed Registered Contractor (Authorized Signatory, if applicable)*



任何失實核證或聲明可引致法律行動。##
Any false certification or declaration
may be subject to legal action.##

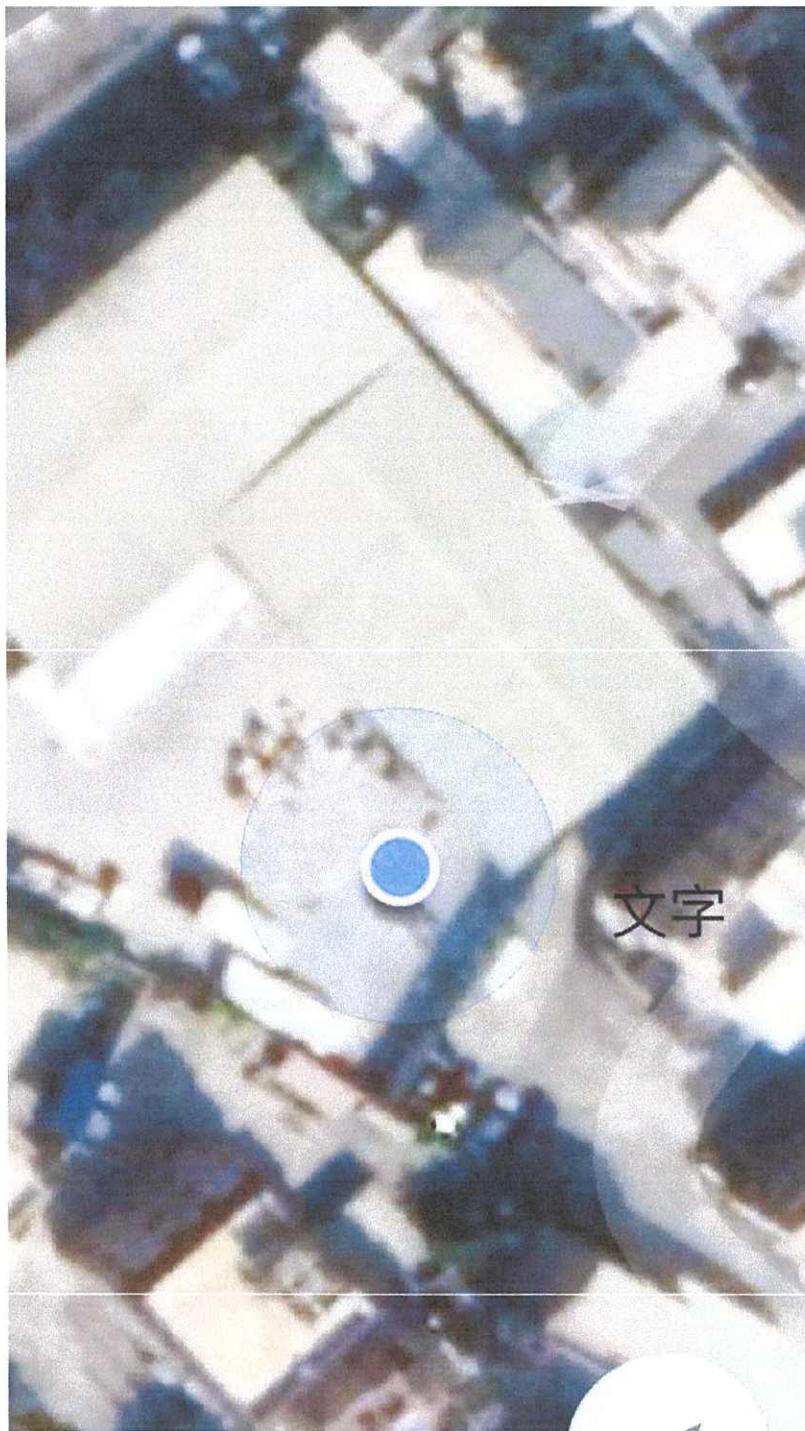
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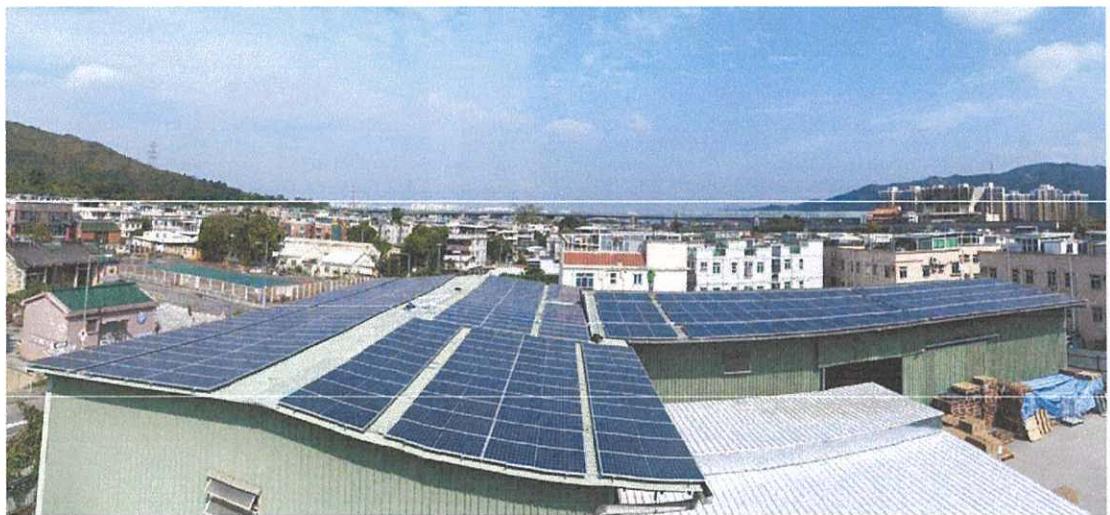
日 dd 月 mm 年 yyyy

* 根據註冊記錄

* In accordance with the registration record



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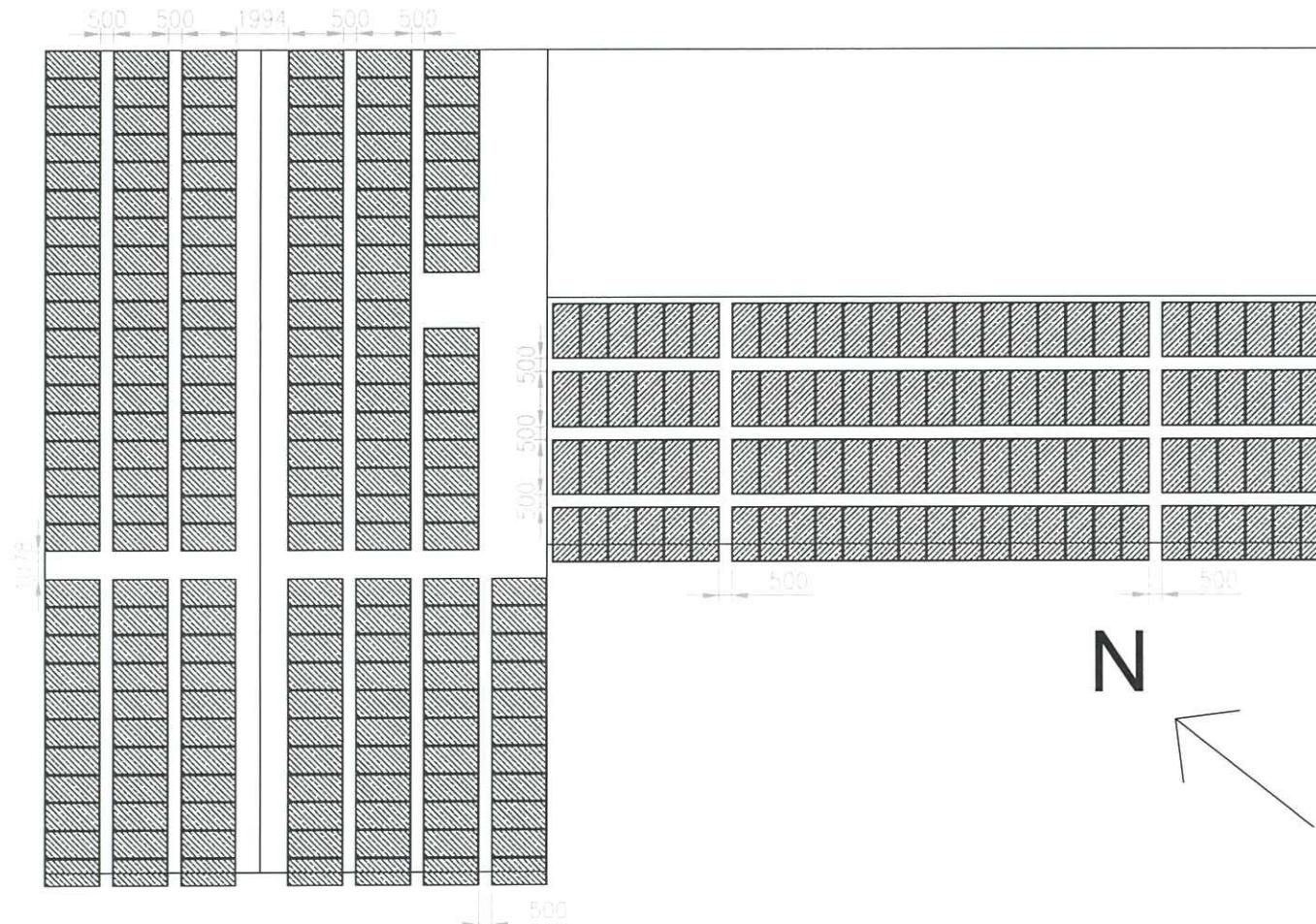


施工後 14-04-2020



施工後14-04-2020

FOR REFERENCE ONLY



TOTAL RATED POWER :
291 NOS. x 415W PV
PANEL(2108 x 1048 mm)
= 120,765W

PLAN VIEW
SCALE 1:175

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consent of Chase Solar Limited.

圖例 (不設比例)
LEGEND (N.T.S.)
太陽能板
SOLAR PV PANEL

DEC 2019 1 TH CHENG KC LUK CLP Submission

NOV 2019 0 TH CHENG KC LUK CLP Submission

日期 签名 設計人 檢查人 批准人

備註

項目地址
DD 130, LOT 491, SAN HANG TSUEN
TUEN MUN, N.T.

RE SYSTEM LOCATION
PLAN IN THE PREMISES

簽名 KC LUK 設計人 TH CHENG

CAD編號 TM-7182-DESIGN(REV_1)

項目代號 TM-7182 日期 23/12/2019

圖號 DESIGN 版次 1

比例 1:175 @A3



TH

CHASE SOLAR LTD.

Aerial Photo of the Application Site



Annex 2

Replacement Pages of Planning Statement

Planning Statement

EXECUTIVE SUMMARY

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

This Planning Statement is submitted, on behalf of Chun Kai Property Development Company Limited (“**the Applicant**”), to the Town Planning Board (“**the Board**”) in support of a Section 16 planning application for Temporary Shop and Services (Metalware and Construction Materials and Equipment) with Installation of Solar Photovoltaic System and Ancillary Facilities for a Period of 3 Years (“**the Applied Use**”) at Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories (“**the Application Site**”).

The Application Site falls entirely within an area zoned as “Village Type Development” (“V”) Zone on the draft Lam Tei and Yick Yuen Outline Zoning Plan No. STM-LTYY/13 (“**the OZP**”). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ is a Column 2 Use which requires planning permission from the Board.

The Applied Use is mainly for the retail of metalware, construction materials and equipment on a temporary basis. The Application Site has an area of 2,378.5m², occupied by **nine** temporary structures and three shelters with building heights of not exceeding 7.4m. The total **floor area** is about **1,393m²**.

The Applied Use is fully supported by the planning justifications below:

- Not jeopardising the long-term planning intention of the “V” zone of the OZP;
- Similar approved applications for Temporary Shop and Service within the same “V” zone;
- Compatible with the surrounding land use and environment;
- There is a genuine need for a retail shop for metalware and construction materials and equipment; and
- No adverse technical impacts will be generated.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表駿佳置業發展有限公司（下稱「申請人」），根據《城市規劃條例》第16條，現就新界屯門藍地新慶村丈量約份第130約地段第491號餘段（部分）和毗連政府土地的用地（下稱「申請地盤」），向城市規劃委員會（下稱「城規會」）申請作臨時商店及服務行業（金屬製品和建築物料及器材）連太陽能光伏系統及附屬設施（為期三年）（下稱「申請用途」）。

申請地盤位於《藍地及亦園分區計劃大綱草圖編號 S/TM-LTYY/13》（下稱「大綱草圖」）上劃作「鄉村式發展」地帶的範圍內。根據大綱草圖的《註釋》，「商店及服務行業」屬「鄉村式發展」地帶的第二欄用途，須向城規會申請規劃許可。

申請用途主要作為金屬製品和建築物料及器材的臨時零售商店之用。申請地盤面積約為2,378.5平方米，由九個臨時構築物及三個遮蔽棚組成，而所有構築物的高度為不多於7.4米。申請用途的總樓面面積約為 1,393 平方米。

申請用途具備充分的理據，包括以下規劃考量因素：

- 不會違背大綱草圖上「鄉村式發展」地帶的長遠規劃意向；
- 在同一「鄉村式發展」地帶內有類似的申請獲批給規劃許可；
- 與周邊土地用途及環境相協調；
- 該社區有對金屬製品、建築材料和設備的零售點的需要；及
- 不會帶來不良的技術影響。

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

2. APPLICATION SITE AND SURROUNDINGS

2.1 Location and Current Conditions of the Application Site

2.1.1 The Application Site is in San Hing Tsuen of Lam Tei, Tuen Mun, on Lot 491 RP (Part) in D.D. 130 and adjoining Government Land (**Figure 1** refers). With a site area of about 2,378.5m² (including 131.9m² Government Land), the Application Site is currently paved, fenced and largely occupied by several temporary structures, but they are not in operation for any activities.



Figure 1 Location Plan (Source: Lands Department)

2.2 The Accessibility and Surroundings of the Application Site

2.2.1 The Application Site abuts Ng Lau Road to its north, which connects to San Hing Road to the south. The surrounding areas of the Application Site have a predominantly rural character, with a mixture of residential dwellings/structures, village houses, open storage yards, warehouses/godowns, workshops and vacant/unused land.

2.2.2 To the immediate north of the Application Site along Ng Lau Road is the Former Tuen Mun School and Tuen Tsz Wai Children's Playground. To the east is a mix of clusters of low-rise residential houses, including Wilhelmina Garden and Ocean Brilliance, and warehouses/open storage. To the south across Ng Lau Road is a Recognised Village of San Hing Tsuen, with the presence of temporary structures. To the west is also a cluster of low-rise residential houses, namely Hanison Garden, Sun King Garden and The Emperor Villa (**Figure 2** refers).

4. DEVELOPMENT PROPOSAL

4.1 Development Scheme

4.1.1 The Applied Use is for the sale of metalware, construction materials and equipment, primarily serving customers who want to undertake DIY construction projects. The Application Site covers an area of about 2,378.5m², including Government land of about 131.9m². There is a total of **nine** temporary structures, comprising a shop, three ancillary offices, a toilet, two storage spaces and **an ancillary sprinkler and F.S. pump room and a water tank**. The existing two storeys within Feature A (as shown in the Layout Plan) will be demolished, and all structures will be retained as one storey upon approval of the application. In support of the Solar Photovoltaic ("SPV") System, there are **nine** ancillary structures mounted on the hoarding, which include three transformers, three inverters and three DC boxes. The three shelters are intended to shield the structures from weather conditions and to support the provision of solar panels. The total floor area of the Applied Use is about **1,393m²**. The uncovered land area would mainly serve as circulation/manoeuvring space as well as the provision of one loading/unloading ("L/UL") bay for light goods vehicles ("LGVs") and two parking spaces for private cars ("PCs"), which are intended for the commuting of the staff. The Indicative Layout Plan is attached at **Annex 2** whilst major development parameters for the Applied Use are shown in **Table 2**.

Table 2 Major Development Parameters

Site Area (About)	2,378.5m ² (including Government land of 131.9m ²)
Total Floor Area (About) *	1,393m²
No. of Temporary Structures	Total 9 <ul style="list-style-type: none"> - Shop: 1 - Office: 3 - Storage: 2 - Toilet: 1 - Sprinkler and F.S. Pump Room: 1 - Water Tank: 1
No. of Storeys	1
No. of Ancillary Structures for SPV System	9
No. of Shelters	3
Maximum BH of Structures ^	7.4m
No. of Parking Spaces for PCs	2
No. of L/UL Bay for LGVs	1

Remarks

* Including sprinkler & F.S. Pump Room, Water Tank and ancillary structures for SPV system, but excluding overlapped areas.

^ Excluding the 0.035m thickness of the solar panels on Shelter K and the anchor rods underneath.

4.2 Installation of Solar Photovoltaic System

4.2.1 The Applied Use involves the provision of **291** solar panels (each about 2m long x 1m wide) on the roof of the temporary structures. The solar panel system has been connected to the existing electrical power network of CLP Power Hong Kong Limited ("CLP") under the "Renewable Energy Feed-in Tariff Scheme" ("FiT Scheme") **since around mid-2020**. The electricity generated by the solar panels is not intended for consumption by the structures on the Application Site but is sold to CLP on a commercial basis.

4.3 Operational Arrangements

4.3.1 The Applied Use is exclusively for retail sales of a variety of metalware and construction materials and equipment. All the commodities under the current development proposal will also be accommodated within the designated storage area will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All activities of the Applied Use will only be confined within the Application Site without affecting the neighbouring uses. No activities such as dismantling, maintenance, repair, cleaning or workshop-related works will be held within the Application Site during the planning approval period.

Annex 3

Proposed Modification to the Vehicular Run-in/Out

Proposed Extension of the Vehicular Run-in/out

7710mm

30mm

8.8

6000m 884

– Existing Run-in/out

LEGEND

PROPOSED EXTENSION OF THE VEHICULAR RUN-IN/OUT

EXISTING EXTENSION OF THE VEHICULAR RUN-IN/OUT

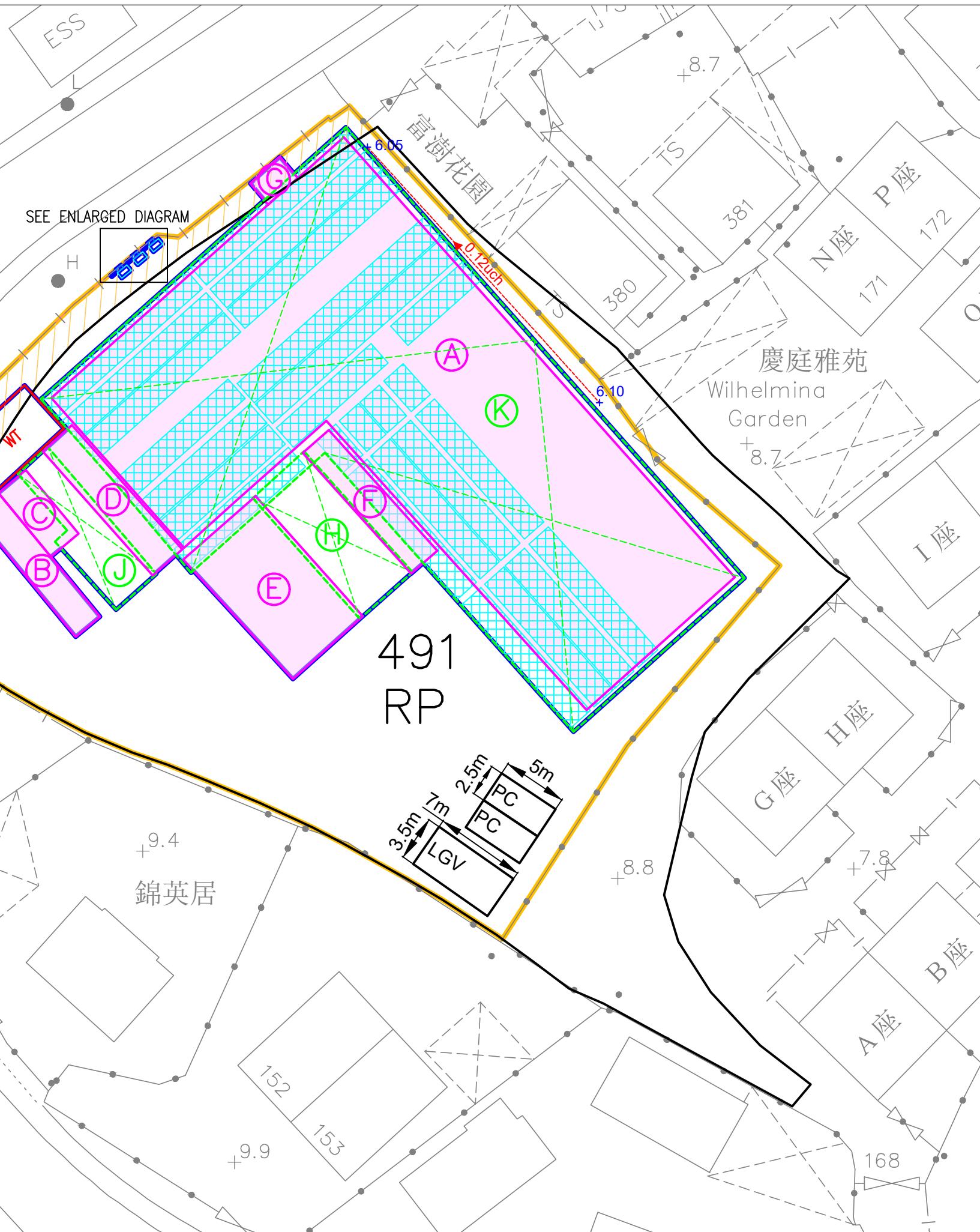
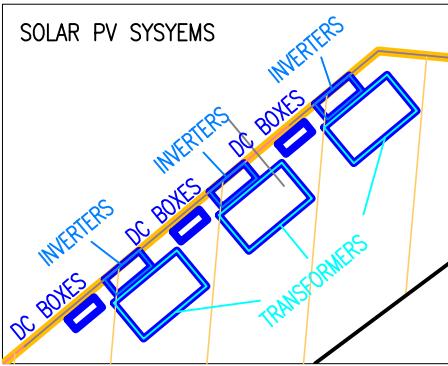
PROPOSED VEHICULAR RUN-IN / OUT

Annex 4

Revised Layout Plan

LOT 491 RP IN D.D.130 LAM TEI

ENLARGED DIAGRAM



PROPOSED APPLICATION:

LOT 491 RP BOUNDARY

APPLICATION SITE: 2378.5 sq.m (about)

AREA WITHIN GOVERNMENT LAND

APPLICATION SITE: 131.9 sq.m (about)

AREA WITHIN LOT 491 RP

APPLICATION SITE: 2246.6 sq.m (about)

STRUCTURES

LEGEND	FEATURE	TYPE	HEIGHT (m)	FLOOR AREA (sq.m. about)	OVERLAPPED AREA (for information)	STOREY
	A	SHOP	6.0	929.2	—	2^
	B	OFFICE	2.9	30.0	—	1
	C	OFFICE	2.7	17.7	—	1
	D	OFFICE	2.8	38.9	—	1
	E	STORAGE	3.8	91.4	—	1
	F	STORAGE	3.4	33.4	—	1
	G	TOILET	2.7	6.6	—	1
	H	SHELTER	4.5	61.9*	5.5	—
	J	SHELTER	3.1	38.0*	9.9	—
	K	SHELTER	7.4	99.4*	970.2	—
TOTAL FLOOR AREA OF A TO K						1346.5

FIRE SERVICES FACILITIES

LEGEND	FEATURE	AREA (sq.m. about)
PUMP	SPRINKLER & F.S PUMP ROOM	12.9
WT	WATER TANK	31.5
TOTAL AREA		44.4

SUPPORTING FACILITIES FOR SOLAR PV SYSTEMS

LEGEND	FEATURE	DIMENSIONS (m)	TOTAL NUMBERS	TOTAL AREA (sq.m. about)
	TRANSFORMERS	0.95W x 1.0H x 0.54D	3	1.5
	INVERTERS	0.52W x 0.66H x 0.23D	3	0.4
	DC BOXES	0.4W x 0.5H x 0.15D	3	0.2
TOTAL AREA				2.1

TOTAL FLOOR AREA OF APPLIED USE(sq.m.):

(SUM OF FEATURES A TO K, FIRE SERVICES FACILITIES AND SUPPORTING FACILITIES FOR SPV SYSTEM, EXCLUDING OVERLAPPED AREA & PV PANELS)

1393.0

LEGEND	FEATURE	DIMENSIONS (m)	TOTAL NUMBERS	TOTAL AREA (sq.m. about)
	SOLAR PV PANELS (OVERLaid ON SHELTER K)	2.108L x 1.048W x 0.3H	291	642.9

REMARKS:

^ THE 2 STOREYS WILL BE REPLACED BY 1 STOREY UPON S16 APPROVAL.
* EXCLUDED OVERLAPPED AREA WITH STRUCTURES.

OTHER FEATURES:

PROPOSED SITE ENTRANCE: WIDTH 6.0m (about)

PROPOSED PRIVATE CAR PARKING SPACES: 5.0m(L) x 2.5m(W)

PROPOSED LIGHT GOODS VEHICLE LOADING AND UNLOADING SPACE: 7.0m(L) x 3.5m(W)

EXISTING DRAINAGE 0.12m WIDE U-CHANNEL 8.89 DRAINAGE BOTTOM LEVEL

PROPOSED APPLICATION

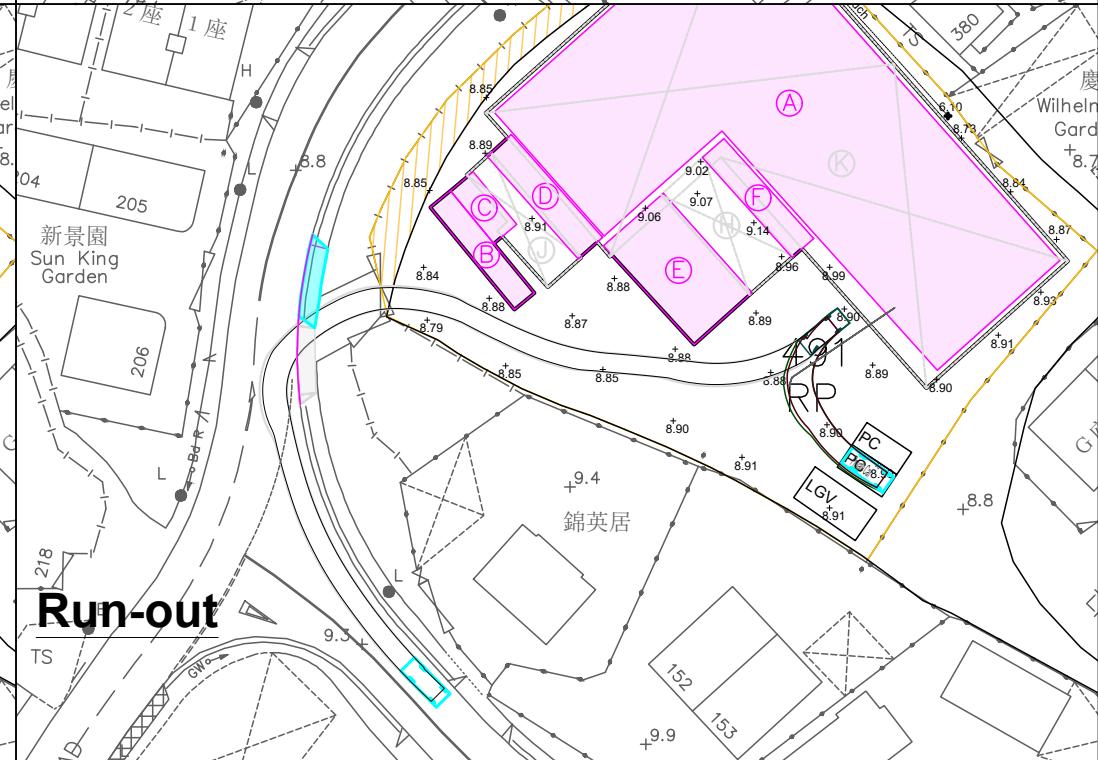
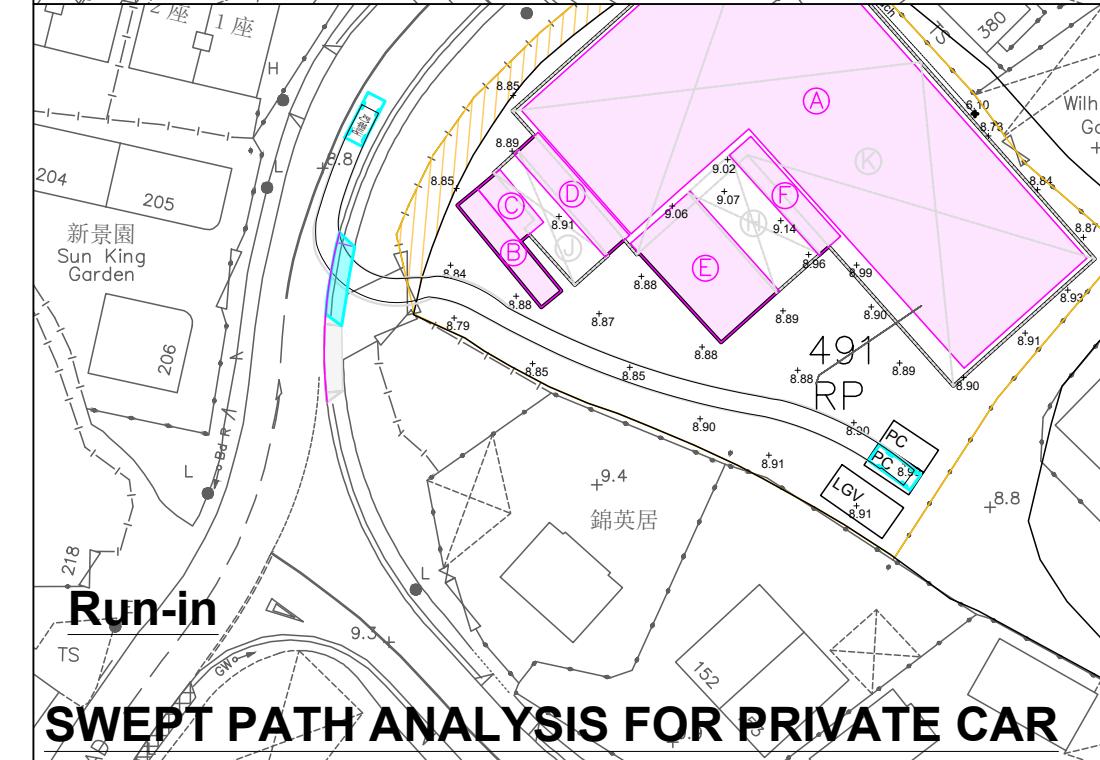
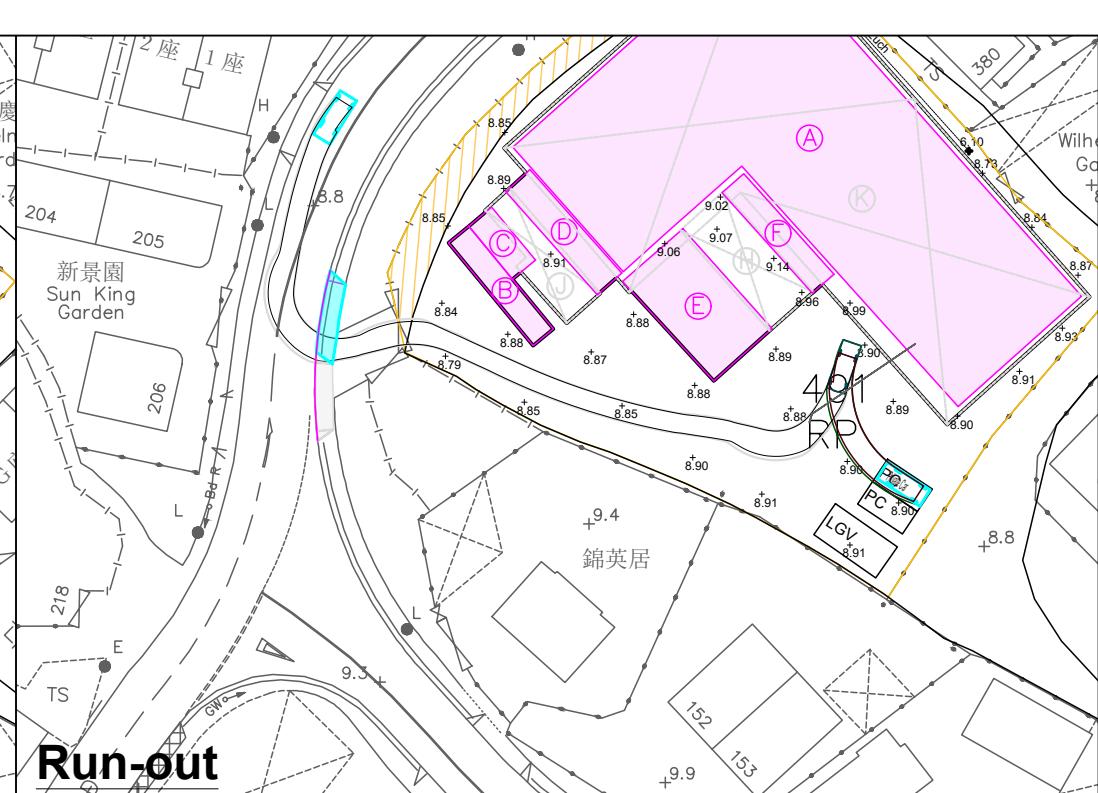
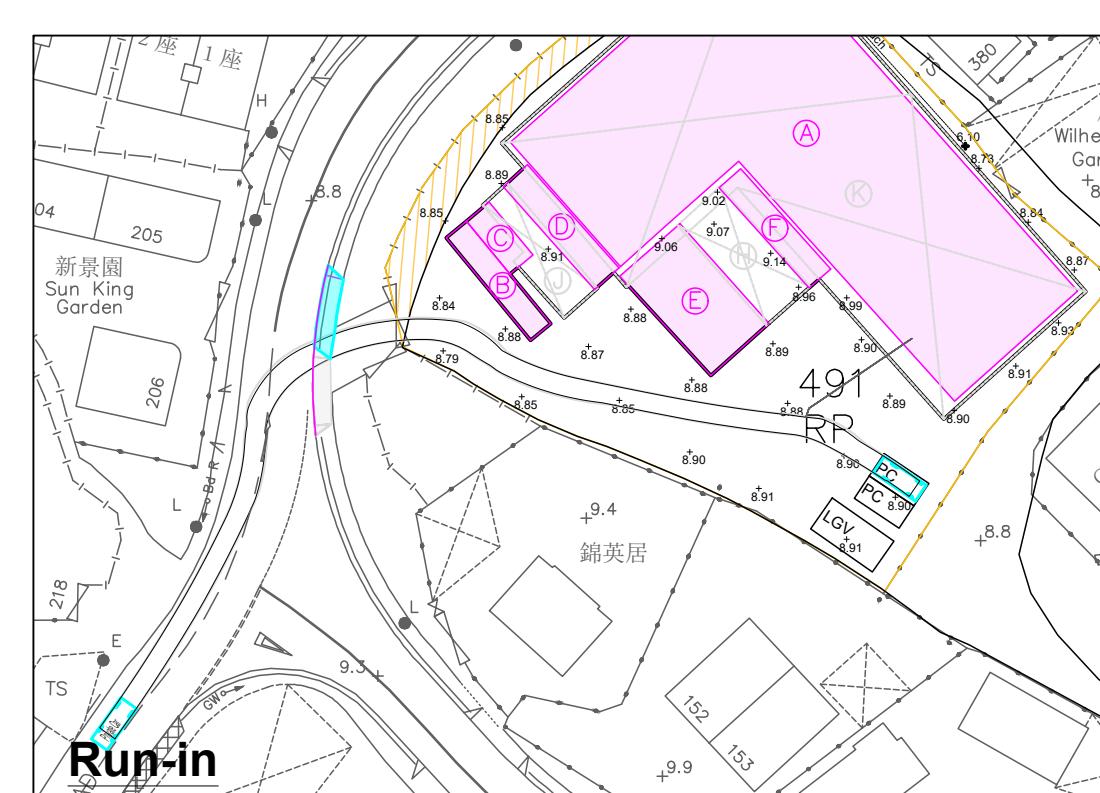
Date: 30 DEC 2025(rev8) Scale 1:350(A3)



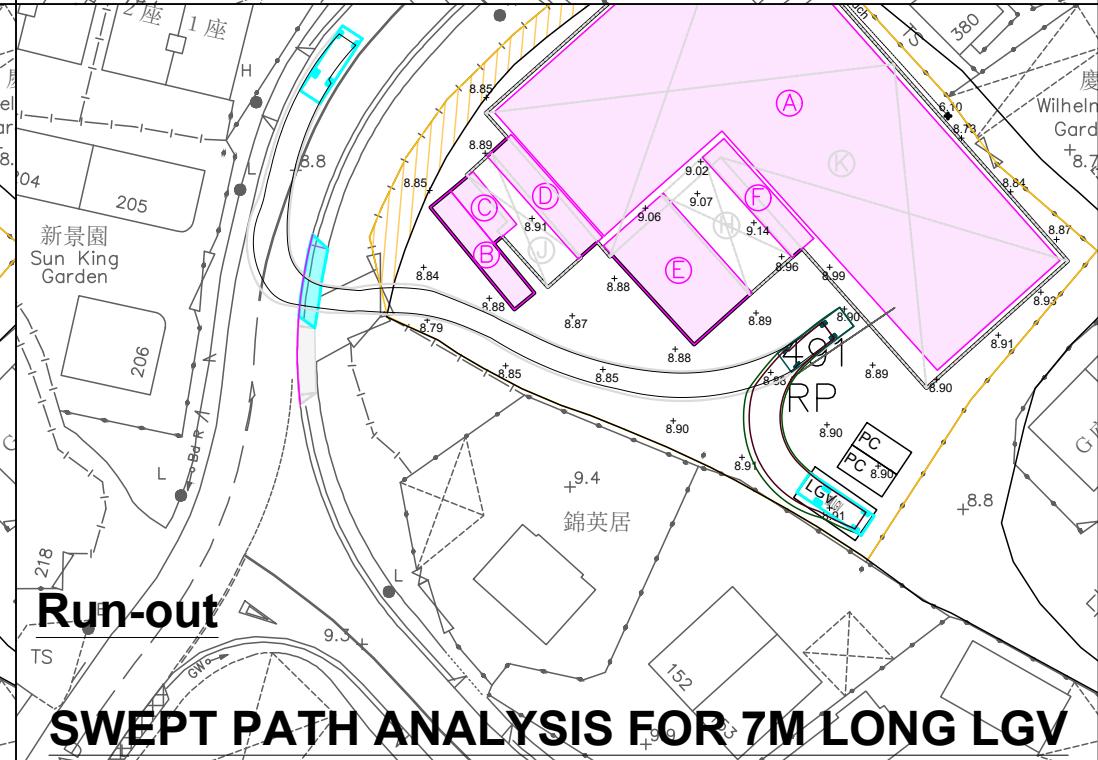
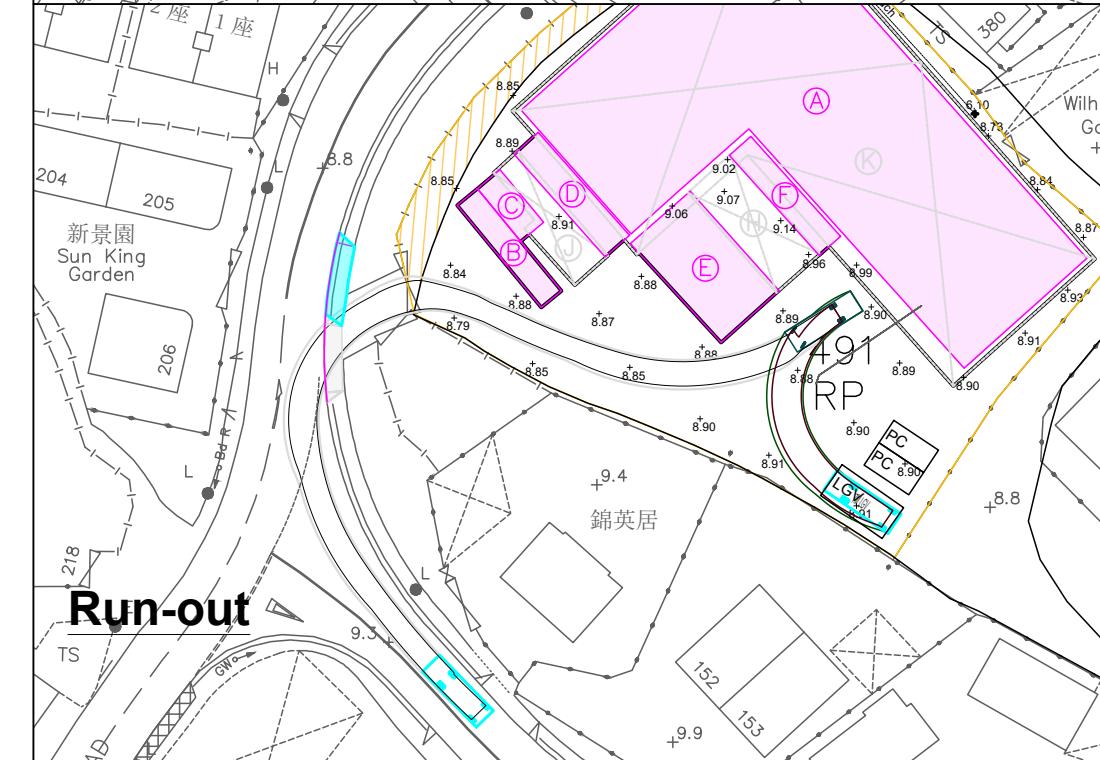
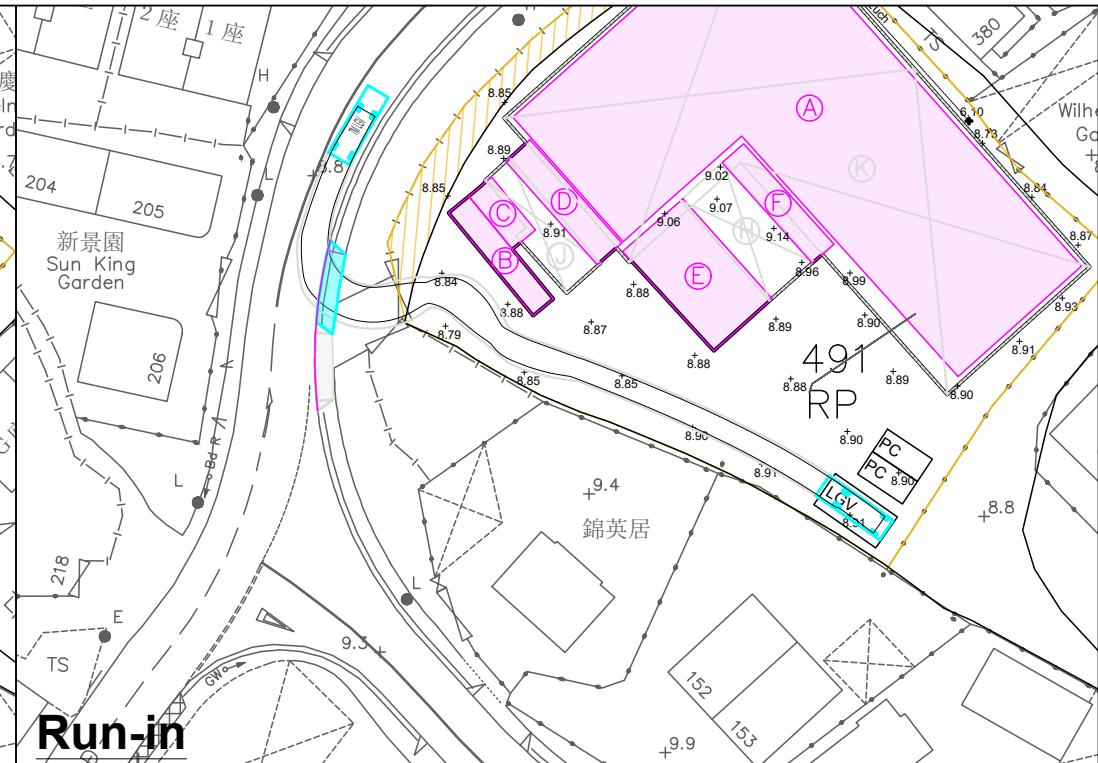
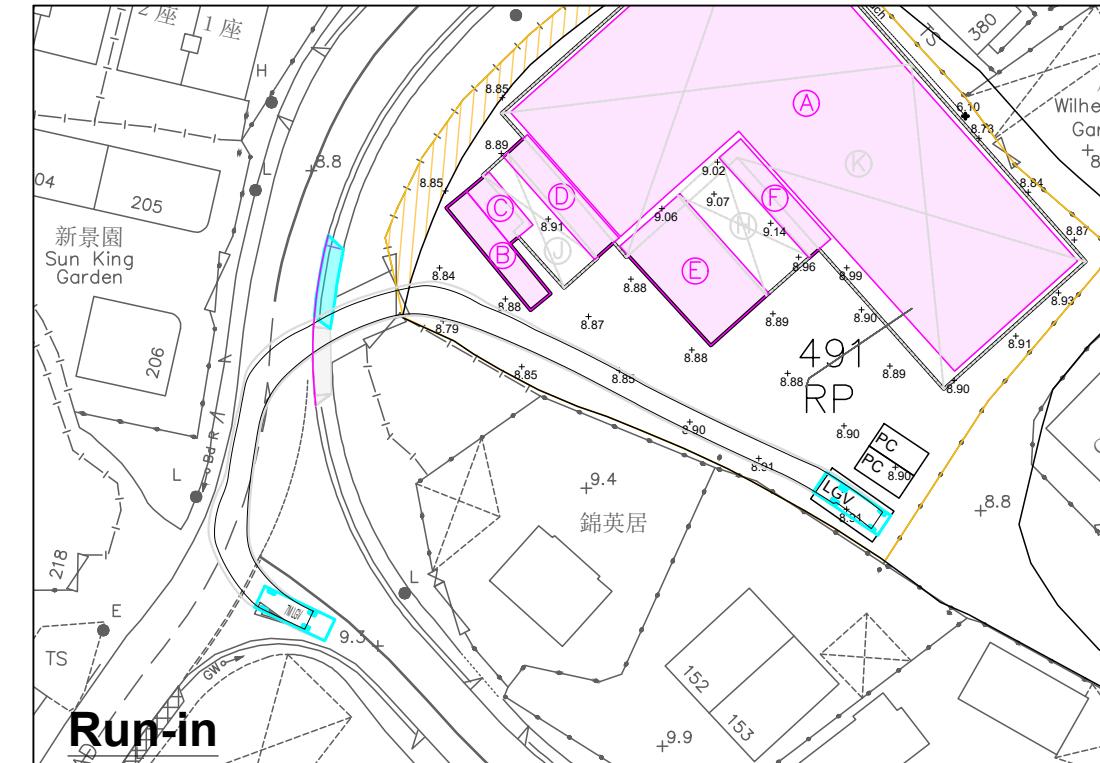
GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Annex 5

Swept Path Analysis



SWEPT PATH ANALYSIS FOR PRIVATE CAR



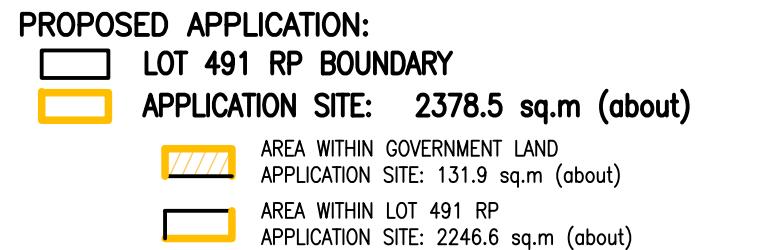
SWEPT PATH ANALYSIS FOR 7M LONG LGV

Annex 6

Revised Fire Service Installations Layout Plan

LEGEND

- SPRINKLER INLET
- SPRINKLER CONTROL VALVE GROUP
- SPRINKLER PUMP SET
- 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- 5KG CO2 GAS TYPE FIRE EXTINGUISHER
- 20-35KG WHEELED TYPE DRY CHEMICAL TYPE FIRE EXTINGUISHER



STRUCTURES

LEGEND	FEATURE	TYPE	HEIGHT (m)	FLOOR AREA (sq.m. about)	OVERLAPPED AREA (for information)	STOREY
	A	SHOP	6.0	929.2	—	2^
	B	OFFICE	2.9	30.0	—	1
	C	OFFICE	2.7	17.7	—	1
	D	OFFICE	2.8	38.9	—	1
	E	STORAGE	3.8	91.4	—	1
	F	STORAGE	3.4	33.4	—	1
	G	TOILET	2.7	6.6	—	1
	H	SHELTER	4.5	61.9*	5.5	—
	J	SHELTER	3.1	38.0*	9.9	—
	K	SHELTER	7.4	99.4*	970.2	—
	TOTAL FLOOR AREA OF A TO K		1346.5			

Remarks: ^ Existing 2-storey, will be replaced by 1-storey upon S16 approval

* Excluding overlapped area with structures

FIRE SERVICES FACILITIES

LEGEND	FEATURE	AREA (sq.m. about)
PUMP	SPRINKLER & F.S PUMP ROOM	12.9
WT	WATER TANK	31.5
TOTAL AREA		44.4

SUPPORTING FACILITIES FOR SOLAR PV SYSTEMS

LEGEND	FEATURE	DIMENSIONS (m)	TOTAL NUMBERS	TOTAL AREA (sq.m. about)
	TRANSFORMERS	0.95W x 1.0H x 0.54D	3	1.5
	INVERTERS	0.52W x 0.66H x 0.23D	3	0.4
	DC BOXES	0.4W x 0.5H x 0.15D	3	0.2
TOTAL AREA				2.1

TOTAL FLOOR AREA OF APPLIED USE(sq.m.):
(SUM OF FEATURES A TO K, FIRE SERVICES FACILITIES AND SUPPORTING FACILITIES FOR SPV SYSTEM, EXCLUDING OVERLAPPED AREA & PV PANELS) **1393.0**

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Registered Address :

Business Address :

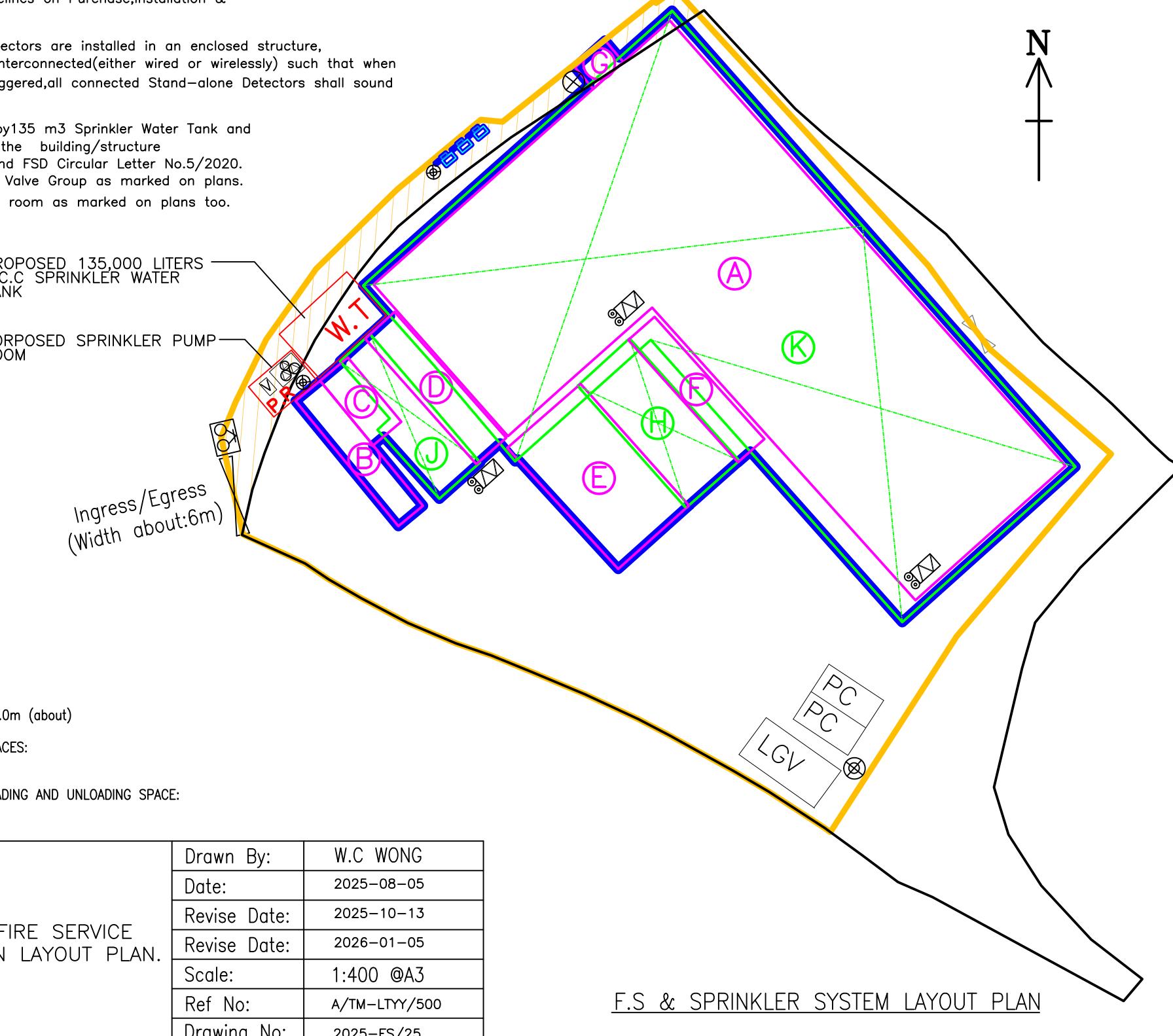
8 / F, Block L, Phase 2, Wah Fung Industrial Centre,
33 – 39 Kwai Fung Street, Kwai Chung, N.T., H.K.
Tel : 2425 5404 Fax : 2428 5932

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016, BS EN 1838:2013 and FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular Letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A 20-35kg Wheeled Type Dry Chemical Fire Extinguisher in every 500sq.m on every floor of the premises and shall be provided to ensure that every part of the premises can be reached by wheeled type dry chemical fire extinguisher from a distance of not more than 30m.
5. Sufficient Stand-alone Fire Detector shall be provided for each enclosed structure. The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]."
7. The storage configuration is ST1 & ST2.
 - ST1: free standing or block stacking with reference to the section 6.3.2 of B.S 12845 and storage pattern is the maximum storage height shall not exceed 4 m & the maximum storage areas shall be 50m² for any single block with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845 (Storage Category I)
 - ST2: Post pallets in single rows, with aisles not less than 2.4m wide with reference to be section 6.3.2 of B.S 12845. Maximum storage heights shall not exceed 3.5m & Aisles between rows shall be not less than 2.4m wide as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845 (Storage Category: Category I)
8. The Sprinkler Tank & F.S water supply pipe be connected to Town Main.
9. The Sprinkler Pump (SP1, SP2, JP) shall be provided at Sprinkler Pump Room.
10. Source of secondary power supply for the proposed FSIs shall be provided.

where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all Stand-alone Fire Detectors shall be interconnected(either wired or wirelessly) such that when one of the Stand-alone Fire Detector triggered, all connected Stand-alone Detectors shall sound an alarm simultaneously.

6. An Automatic Sprinkler System Supplied by 135 m³ Sprinkler Water Tank and Hazard Class OH 3 shall be provided to the building/structure in accordance with BS EN 12845:2015 and FSD Circular Letter No.5/2020. The Sprinkler Inlet and Sprinkler Control Valve Group as marked on plans. & the sprinkler water tank, Sprinkler pump room as marked on plans too.



Project :
PROPOSED TEMPORARY SHOP AND SERVICES (METALWARE AND CONSTRUCTION MATERIALS AND EQUIPMENT) WITH INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM AND ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT NO.491 RP IN D.D.130 IN SAN HING TSUEN,LAM TEI, TUEN MUN,N.T.

Drawn By:	W.C WONG
Date:	2025-08-05
Revise Date:	2025-10-13
Revise Date:	2026-01-05
Scale:	1:400 @A3
Ref No:	A/TM-LTYY/500
Drawing No:	2025-FS/25

Annex 7

Replacement Pages of Application Form

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Metalware and Construction Materials and Equipment) with Installation of Solar Photovoltaic System and Ancillary Office for a Period of 3 Years	
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3	<input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	985.5	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,393	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	9	.....
Proposed domestic floor area 擬議住用樓面面積	.....	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,393	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,393	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to the layout plan.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	1,393 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	9	
	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
(iv) Site coverage 上蓋面積	Non-domestic 非住用		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Domestic 住用	7.4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Non-domestic 非住用	1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Domestic 住用		
	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

Annex 8

Section Plan of Solar Panel

Installation of Solar Photovoltaic System at DD130 Lot 491RP (Part)

Section Plan of Solar Panels

(for indicative purpose)

