

**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-LTYT/500**

**Further Information 2**

**March 2026**

Reference : PPC-PLG-10187

**Responses to Departmental Comments**

<b>Item</b>	<b>Departmental Comments</b>	<b>Applicant's Responses</b>
<b>1. Comments from Lands Department received on 27.1.2026 (Contact Officer: Ms. Vicky Lam, Tel: 2451 3272)</b>		
	In respect of the further information submitted by the applicant on 6.1.2026, it is noted that the development parameter of the planning statement, the layout plan, and Fire Service Installation Layout Plan were revised to include sprinkler & Fire Services pump room and water tank into the total floor area. However, the applicant has not yet rectified all of the other unauthorized structures as mentioned in paragraphs 3(i) & (ii) in the proforma dated 9.10.2025. Therefore, except our comments in paragraph 4 in the said proforma, our other comments remain valid.	Noted. The Applicant is committed to rectifying the unauthorised structures. 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.
<b>2. Comments from Transport Department received on 27.1.2026 (Contact Officer: MOK Kam Chung, Tel: 2399 2426)</b>		
1.	The width of the run-in is excessive. Please reduce it to the minimum required.	The proposed run-in/out has been minimised and is submitted for review and approval. The updated swept path analysis is presented in the attached figures, demonstrating that the proposed accesses are adequate for manoeuvring by private cars and light goods vehicles. The design speed of the private cars and the light goods vehicle in the swept path assessment is 5 km/h during forward design speed; 2.5 km/h during reverse speed. Please refer to <b>Annex 1</b> of this Further Information 2.
2.	The sight line at the run-in is obstructed by vegetation. Please check and propose improvement measures.	The assessment of sight lines at the run-in/out is illustrated in the attached figure. To enhance road safety, it is proposed to install two convex mirrors, thereby improving motorists' visibility and supplementing available sight distance. Please refer to <b>Annex 2</b> of this Further Information 2.
<b>3. Comments from Fire Services Department received on 27.1.2026 (Contact Officer: YUEN Tsz-fung, Tel: 2733 7781)</b>		
i.	Provision of FSIs (i.e. sprinkler system, stand-alone fire detectors, emergency lighting, directional and exit signs) shall be clearly indicated on the plan.	Noted. Please refer to the revised FSI in <b>Annex 3</b> of this Further Information 2.