

2025年09月16日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

16 SEP 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

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.tpb.gov.hk/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.tpb.gov.hk/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

2501819

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By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTYT/500
	Date Received 收到日期	16 SEP 2025

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>),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)

Chun Kai Property Development Company Limited 駿佳置業發展有限公司

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)

PlanPlus Consultancy Limited 思雋顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,378.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,147.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 131.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- 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 就土地擁有人同意/通知土地擁有人陳述

- (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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「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 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) 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)”#
已通知 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「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 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 (DD/MM/YYYY) 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)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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 05/09/2025 (DD/MM/YYYY)&
於 05/09/2025 (日/月/年)在指定報章就申請刊登一次通知&

- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
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&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 03/09/2025 (DD/MM/YYYY)&
於 03/09/2025 (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&

Others 其他

- others (please specify)
其他（請指明）

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	
(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)) (如屬位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	1,032 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,346.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
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	1,147.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,147.2 .....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	1
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 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
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)	.....

Proposed operating hours 擬議營運時間 9:00am to 6:00pm, Monday to Saturday (excluding Sundays and public holidays).....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <p style="text-align: center;">Ng Lau Road</p> No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(e) 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。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (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) (請用地盤平面圖顯示有關土地/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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">On environment 對環境</td> <td style="width:10%;">Yes 會 <input type="checkbox"/></td> <td style="width:10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</p> <p>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途/發展</p>	
<p>(e) Approval conditions</p> <p>附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition</p> <p>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions</p> <p>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):</p> <p>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:</p> <p>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)</p> <p>(如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought</p> <p>要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. 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

.....
Kenneth Chan

.....
Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

.....
PlanPlus Consultancy Limited



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

Date 日期

11/08/2025

..... (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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
Site area 地盤面積	2,378.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 131.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/13
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/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

(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
	Non-domestic 非住用	1,147.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	56.6	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位		2
	Motorcycle Parking Spaces 電單車車位		1
	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)		

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	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 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
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"/>
<u>Fire services installations layout plan, site photos</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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 checked="" type="checkbox"/>
<u>Drainage Proposal</u>		
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 Application for 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 491RP (Part) in D.D. 130 and Adjoining
Government Land, Lam Tei, Tuen Mun, New Territories**

Planning Statement

Prepared by : PlanPlus Consultancy Limited

August 2025

Reference : PPC-PLG-10187
Report : Version 1.0

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 Office 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. S/TM-LTY/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 seven temporary structures and three shelters with building heights of not exceeding 7.4m. The total built-over area is about 1,346.5m².

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辦公室（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-LTY/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，由七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。申請用途的總上蓋面積約為1,346.5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。

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
內容摘要	2
TABLE OF CONTENTS.....	3
1. INTRODUCTION.....	5
1.1 The Application.....	5
1.2 Structure of the Planning Statement	5
2. APPLICATION SITE AND SURROUNDINGS.....	6
2.1 Location and Current Conditions of the Application Site.....	6
2.2 The Accessibility and Surroundings of the Application Site.....	6
3. PLANNING CONTEXT.....	8
3.1 Statutory Planning Context	8
3.2 Similar Planning Applications	8
4. DEVELOPMENT PROPOSAL	10
4.1 Development Scheme	10
4.2 Installation of Solar Photovoltaic System	10
4.3 Operational Arrangements	10
4.4 Traffic Arrangements.....	11
4.5 Drainage Arrangements	11
4.6 Environmental Arrangements	11
4.7 Fire Safety Arrangement	12
5. PLANNING JUSTIFICATIONS.....	13
5.1 Not Jeopardising the Planning Intention of the “V” Zone	13
5.2 Similar Approved Applications for Temporary Shop and Service within the Same “V” Zone	13
5.3 Compatible with the Surrounding Land Use and Environment	13
5.4 Genuine Need for a Retail Shop of Metalware and Construction Materials and Equipment.....	14
5.5 No Adverse Technical Impacts.....	14
6. CONCLUSION	15

Planning Statement

List of Figures

Figure 1	Location Plan
Figure 2	The Accessibility and the Surroundings of the Application Site
Figure 3	Extract of the OZP

List of Tables

Table 1	Approved Similar Applications within the Same “V” Zone in the Past Five Years
Table 2	Major Development Parameters
Table 3	Estimated Peak Hour Traffic Generation and Attraction

List of Annexes

Annex 1	Site Photos
Annex 2	Layout Plan
Annex 3	Drainage Proposal
Annex 4	Fire Service Installations Layout Plan

Planning Statement

1. INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by Chun Kai Property Development Company Limited (“**the Applicant**”), to prepare and submit on their behalf this planning application to seek permission from the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for 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 (“**the Applied Use**”) at Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories (“**the Application Site**”).

1.1.2 The Application Site falls entirely within an area zoned “Village Type Development” (“**V**”) on the draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/13 (“**the OZP**”). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ is a Column 2 use which requires permission from the Board. This application is therefore submitted for the Board’s consideration.

1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of members of the Board.

1.2.2 **Chapter 1** provides an introduction outlining the purposes of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides details of the statutory planning context, previous applications and similar applications. **Chapter 4** explains the development proposal and various technical aspects of the Applied Use. Planning justifications in support of the application are provided in **Chapter 5**, and a summary of the submission is provided in **Chapter 6**.

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 and fenced and largely occupied by a vacant structure.



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).

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The Application Site falls entirely within an area zoned “V” on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/13 (**Figure 3** refers). According to the Notes of the draft OZP for “V” zone, ‘Shop and Services’ is a Column 2 Use which requires planning permission from the Board. According to the covering Notes of the draft OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

3.1.2 The planning intention of the “V” zone is to ‘reflect existing recognized and other villages, and to provide 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. 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.



Figure 3 Extract of the OZP (Source: Statutory Planning Portal 3)

3.2 Similar Planning Applications

3.2.1 There are 10 similar applications (No. A/TM-LTTY/401, 408, 427, 437, 450, 464, 473, 475, 476, 480) for temporary shop and services use within/straddling the same “V” zone in the past five years, as detailed in **Table 1** below. All applications were approved with conditions by the Board, mainly on the considerations that the temporary uses would not jeopardise the long-term planning intention of the “V” zone; being not incompatible with the surrounding uses and the departmental concerns could be addressed by imposing approval conditions. The planning circumstances of the current application are similar to those of approved applications. Approval of this current application would be in line with the Board’s previous decisions, hence favourable consideration is sought.

Table 1 Approved Similar Applications within the Same “V” Zone in the Past Five Years

No.	Application No.	Applied Use	Decision by the Board
1	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
2	A/TM-LTYY/408	Proposed Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 8.1.2021
3	A/TM-LTYY/427	Proposed Temporary Shop and Services for a Period of 5 Years	Approved with condition(s) on a temporary basis on 15.7.2022
4	A/TM-LTYY/437	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 14.10.2022
5	A/TM-LTYY/450	Proposed Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 19.5.2023
6	A/TM-LTYY/464	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 8.12.2023
7	A/TM-LTYY/473	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 21.6.2024
8	A/TM-LTYY/475	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	Approved with condition(s) on a temporary basis on 19.7.2024
9	A/TM-LTYY/476	Temporary Shop and Services for a Period of 5 Years	Approved with condition(s) on a temporary basis on 6.12.2024
10	A/TM-LTYY/480	Proposed Temporary Shop and Services for a Period of 5 Years	Approved with condition(s) on a temporary basis on 4.10.2024

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 seven single-storey temporary structures with a floor area of about 1,147.2m², comprising a warehouse, three ancillary offices, a toilet, and two storage spaces. Together with the three shelters, the total built-over area of the Applied Use is about 1,346.5m². The building heights (“BHs”) of these temporary structures range from 2.7m to 7.4m. The uncovered land area would mainly serve as circulation/manoeuvring space as well as the provision of one parking space for light goods vehicles (“LGVs”) and two parking spaces for private cars (“PCs”), which are intended for the loading/unloading (“L/UL”) activities and 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)	1,147.2m ²
Total Built-over Area (About)	1,346.5m ²
Site Coverage (About)	56.6%
No. of Temporary Structures	Total 7 - Warehouse: 1 - Office: 3 - Storage: 2 - Toilet: 1
No. of Storeys	1
No. of Shelters	3
Maximum BH	7.4m
No. of Parking Spaces for PCs	2
No. of Parking Spaces for LGVs	1

Remarks

* The floor area only includes structures A to G as shown in the layout plan at Annex 2.

4.2 Installation of Solar Photovoltaic System

4.2.1 The Applied Use involves the provision of 300 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”) for about four years. 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.

Planning Statement

4.3.2 The operation hours for the Applied Use will be from 9am to 6pm, Monday to Saturday, excluding Sundays and public holidays. It is estimated that there will be no more than four staff during operation hours.

4.4 Traffic Arrangements

4.4.1 The Application Site has direct vehicular access to Ng Lau Road through an ingress/egress to the west. Within the Application Site, there will be one parking space for LGVs and two parking spaces for PCs, which are primarily for the commuting of staff and supporting small-scale operational needs, such as L/UL activities of goods and products. Adequate space has been reserved within the Application Site to facilitate smooth vehicle manoeuvring.

4.4.2 Due to the small-scale operation, it is estimated that L/UL activities would be taken at most twice per week. The estimated peak hour traffic attraction and generation from the Applied Use are expected to be minimal, as outlined in **Table 3**. With sufficient internal transport facilities in place, no queuing or reversing of vehicles onto Ng Lau Road is anticipated, and no adverse traffic impact to the surrounding road network is expected.

Table 3 Estimated Peak Hour Traffic Generation and Attraction

Time Period	Estimated Trip Generation/Attraction				Two-Way Total
	PCs		LGVs		
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	2	0	1	0	3
Trips at PM peak per hour (18:00 – 19:00)	0	2	0	1	3
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

4.5 Drainage Arrangements

4.5.1 The proposed stormwater drainage works include surface U-channels at the periphery of the Application Site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing manhole. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The Drainage Proposal is attached at **Annex 3**. Given the small and temporary scale of the proposed development, it is anticipated that there will be no significant drainage impact on the adjoining areas.

4.6 Environmental Arrangements

4.6.1 The latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites’ issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the Applied Use is anticipated.

4.6.2 Sewage generated from toilets and sinks will enter the septic tank system (“**STS**”). The sludge of the STS will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Hence, no adverse sewerage impact is anticipated from the operation of the Applied Use.

Planning Statement

4.7 Fire Safety Arrangement

- 4.7.1 The Applied Use will comply with relevant regulations to ensure fire safety during the operational period. According to the Fire Services Installation (“**FSI**”) Layout Plan at **Annex 4**, FSI including hose reel systems, automatic sprinkler systems, fire alarm systems, fire extinguishers and emergency lighting, have been proposed. Hence, no adverse fire safety concern of the Applied Use is anticipated. Upon approval of the planning application and acceptance of the FSI Layout Plan by the Director of Fire Services, the Applicant will ensure the implementation and maintenance of the FSI at the Application Site.

Planning Statement

5. PLANNING JUSTIFICATIONS

5.1 Not Jeopardising the Planning Intention of the “V” Zone

5.1.1 The Application Site falls entirely within the “V” zone on the OZP, which 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. 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 Board.’ As such, the Applied Use of ‘Shop and Services (Metalware and Construction Materials and Equipment)’ is a Column 2 Use of the “V” zone, which may be permitted subject to consideration by the Board.

5.1.2 The Applied Use is temporary in nature and does not comprise any permanent structures or modifications to existing buildings. Also, all temporary structures of the Applied Use are single-storey with BHs ranging from 2.7m to 7.4m, which do not exceed the BH restriction of 3 storeys (8.23m) of the subject “V” zone.

5.1.3 Hence, the Applied Use on a temporary basis will not jeopardise the prevailing planning intention of the “V” zone, especially when considering that the above rationales are in principle applicable to the planning control of permanent uses. Long-term planning consequences for such temporary use can be considered negligible.

5.2 Similar Approved Applications for Temporary Shop and Service within the Same “V” Zone

5.2.1 Considering that the Board has approved 10 planning applications for temporary shop and service uses within the “V” zone in the vicinity of the Application Site (**Table 2 in Section 3.2** refers), these approvals imply a degree of flexibility by the Board to recognise and permit ‘Shop and Services’ use within the “V” zone. Therefore, approving the current application would not set an undesirable precedent within the “V” zone.

5.3 Compatible with the Surrounding Land Use and Environment

5.3.1 The Applied Use is compatible with the surrounding land uses and development density in terms of its operational nature and development scale. The Applied Use is solely for providing small-scale and temporary retail services for metalware and construction materials and equipment, which is not incompatible with the rural uses of open storage and rural factories in the vicinity.

5.3.2 The development scale of the Applied Use is also compatible with the surroundings, as the surrounding areas of the Application Site are a developed residential locality whilst the maximum BH of 7.4m is not excessive with reference to nearby temporary structures and village houses, such as San Hing Tsuen. Considering the nearby residential developments are 3 to 4 storeys high, the massing of the Applied Use will harmonise with the surrounding context without causing any adverse visual impact.

Planning Statement

5.4 Genuine Need for a Retail Shop of Metalware and Construction Materials and Equipment

5.4.1 The surrounding area of the Application Site features a village cluster layout and temporary structures for open storage and office use. Despite the likely demand for construction materials among these temporary facilities, there is currently no retail shop for metalware and construction supplies nearby, resulting in an unmet need for these essential goods. Therefore, the Applied Use will fulfil this genuine need for accessible construction goods within the community.

5.5 No Adverse Technical Impacts

Environmental Aspect

5.5.1 The Applicant shall ensure good management during the operation of the Applied Use. All metalware and construction materials will be kept in enclosed structures at all times. Thus, all retail activities will only be confined to within the Application Site without affecting the neighbouring uses. Given that no heavy vehicle or dusty operation would be involved, significant nuisances associated with air quality and noise to nearby residents are not anticipated during the operation of the retail shop.

5.5.2 Sewage generated will also be properly treated. Relevant practice notes and guidelines will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.

Drainage Aspect

5.5.3 Adequate drainage facilities will be provided at the Application Site, as demonstrated in the Drainage Proposal (**Annex 3** refers). There will be sufficient capacity to dissipate the collected stormwater. With the implementation of good management practices, it is anticipated that no adverse drainage impacts will arise from the Applied Use.

Traffic Aspect

5.5.4 The Applied Use will only make use of LGVs and PCs to travel to/from the Application Site via Ng Lau Road. No medium goods vehicle, heavy goods vehicle or container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Application Site during the planning approval period, and negligible traffic attraction and generation is anticipated. Hence, the traffic flow of Ng Lau Road and San Hing Road will not be adversely affected due to the Applied Use and no adverse traffic impacts are expected in the surrounding area.

Planning Statement

6. CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of the Temporary Shop and Service (Metalware and Construction Materials and Equipment) with Installation of Solar Photovoltaic System and Ancillary Office for a Period of 3 Years at Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories.

6.1.2 This Planning Statement serves to provide background information and planning justifications in support of the Applied Use. As detailed in the previous chapters, the Applied Use is well-justified on the grounds that:

- The Applied Use will not jeopardise the long-term planning intention of the “V” zone;
- There are similar approved applications for temporary shop and services within the same “V” zone;
- It is compatible with the surrounding land uses and environment;
- There is a genuine need for a retail shop for metalware and construction materials and equipment; and
- It will not generate adverse technical impacts.

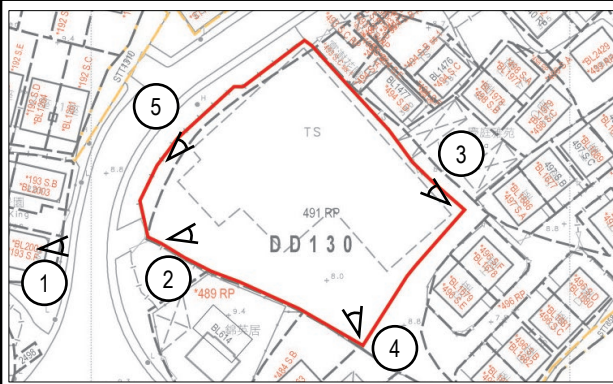
6.1.3 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

August 2025
PlanPlus Consultancy Limited

Planning Statement

Annex 1

Site Photos



Application Site (For identification only)



PLANPLUS 思顧
CONSULTANCY 雋問

Figure Title:
Site Photos

Project No.:
PPC-PLG-10187

Project:

Section 16 Application for 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 491RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories

Annex:

1

Scale:

N/A

Date:

August 2025

Planning Statement

Annex 2

Layout Plan

Annex 3

Drainage Proposal

SUBMISSION REPORT
FOR
DRAINAGE PROPOSAL DESIGN
FOR TEMPORARY SHOP AND SERVICES WITH INSTALLATION OF
SOLAR PHOTOVOLTAIC SYSTEM AND ANCILLARY OFFICE
ON
LOT 491RP IN D.D.130, LAM TEI, TUEN MUN

Date : August 2025

TABLE OF CONTENTS

1. Introduction
2. Existing Drainage Condition
3. Design parameters & assumptions
4. Proposed Stormwater Drainage
5. Effect on Drainage Characteristics and potential Drainage Impacts
6. Conclusions

APPENDIX

- | | |
|------------|-----------------------------------|
| Appendix A | Stormwater Drainage Proposal Plan |
| Appendix B | Surface Drainage Design |

REFERENCES

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

1. Introduction

This proposal is prepared for the proposed stormwater drainage works for the proposed temporary shop and services with installation of solar photovoltaic system and ancillary office at lot 491RP in D.D.130, Lam Tei, Tuen Mun.

2. Existing Drainage Condition

A plan showing the existing catchments are enclosed in **Appendix B**. Currently, the surface runoff collected from the site is discharging to the existing government manhole no. SCH1009266 as shown in **Appendix A**. As per the existing site condition, additional peripheral U-channels area considered necessary for the proposed development. Drainage proposal is required to be carried out for the proposed development.

3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Fifth Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the main rural drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m ²)
	K	=	runoff coefficient

Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m²)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 0.95 for developed area. For vegetated ground, the value of K is taken as 0.3.

4. Proposed Stormwater Drainage

The proposed stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing manhole. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A**.

5. Effect on Drainage Characteristics and Potential Drainage Impact

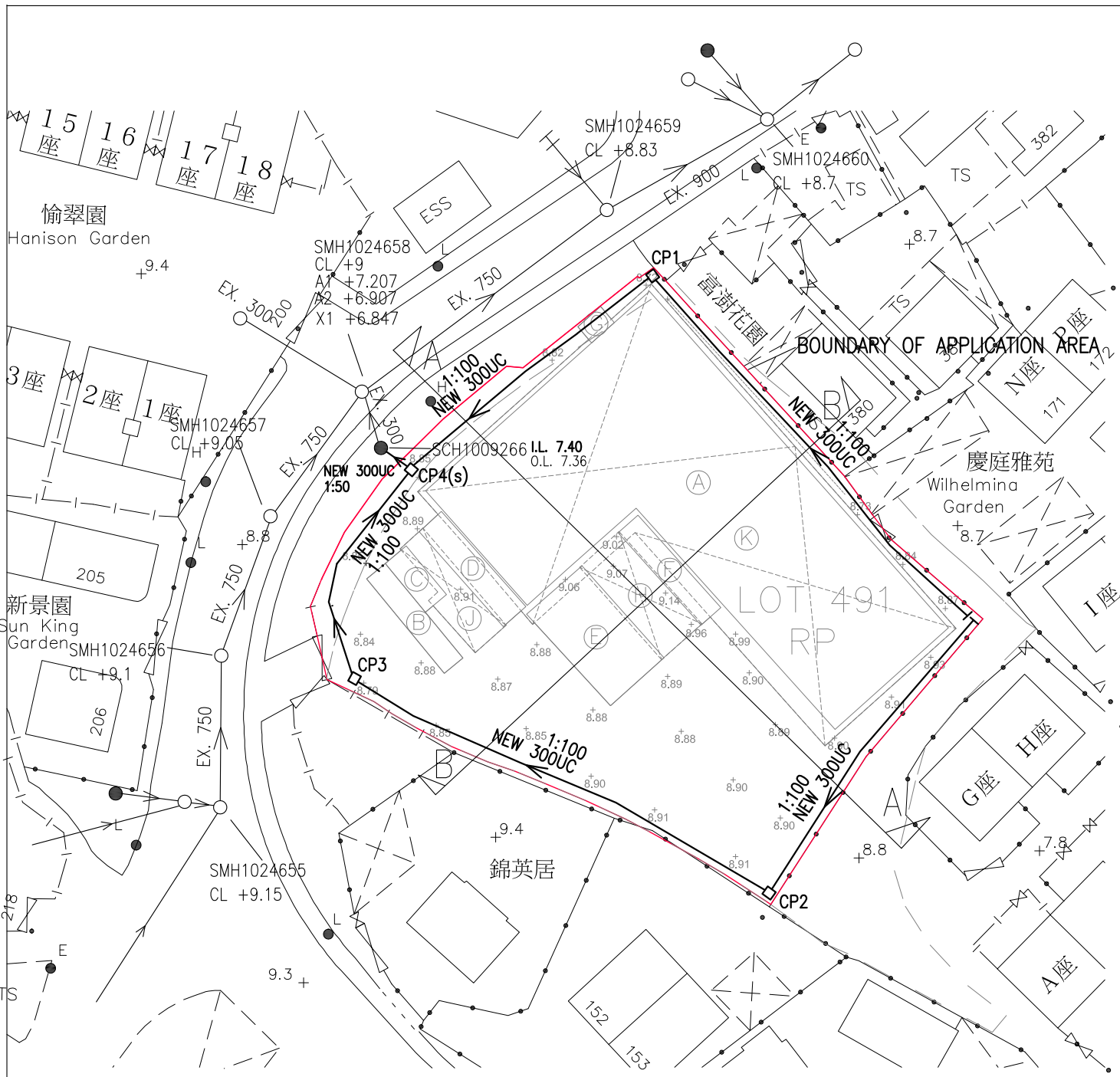
The drainage design of the proposed U-channel are presented in **Appendix B**.

6. Conclusion

Peripheral channels are to be provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

Appendix A

Stormwater Drainage Proposal Plan



LEGEND:

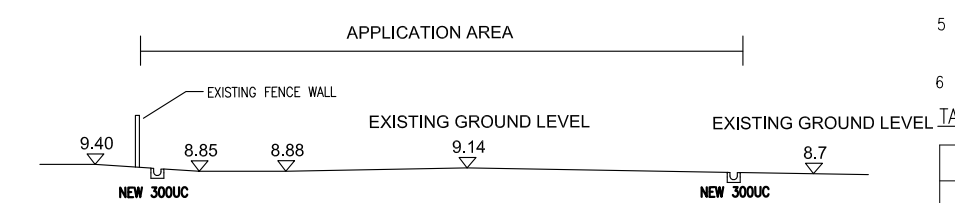
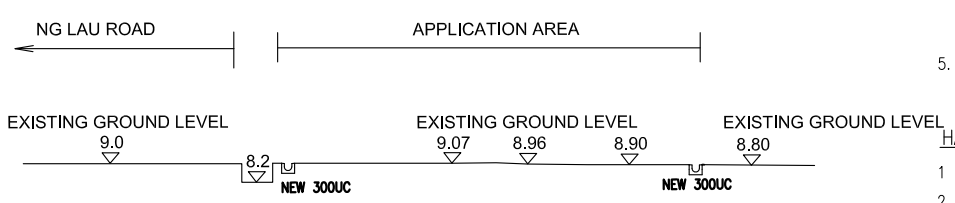
- 1:100 NEW 300UC → PROPOSED 300mm U-CHANNEL WITH GRATING AT FALL 1: 100 (MIN)
- CP4(s) PROPOSED COVERED DESILTED CATCHPIT NO. CP4
- CP1 PROPOSED COVERED CATCHPIT NO. CP1

GENERAL NOTE

1. THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.

CONCRETE STRENGTH AND STEEL REINFORCEMENT SPECIFICATION FOR DRAINAGE DETAILS

1. CONCRETE GRADE FOR CATCHPITS AND U-CHANNEL SHALL BE 30D DESIGN IN COMPLIANCE WITH CS1 : 2010 FOR BLINDING LAYER SHALL BE 15D, DESIGN COMPLY WITH CS1-2010.
2. ALL MAIN BARS TO BE HOT ROLLED HIGH YIELD STEEL DEFORMED BAR COMPLM WITH CS2 : 2012
Y - HIGH YIELD BAR 500 MPa
M - MILD STEEL BAR 250 MPa
3. CONCRETE COVER TO MAIN REINFORCEMENT TO BE 50mm.
4. LAP LENGTH FOR ALL BARS TO BE 46x DIAMETER OF LARGER BAR TO BE LAPPED.
5. REACTIVE ALKALI CONTENT EXPRESSED IN SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3KG AS PER PNAP APP-74.

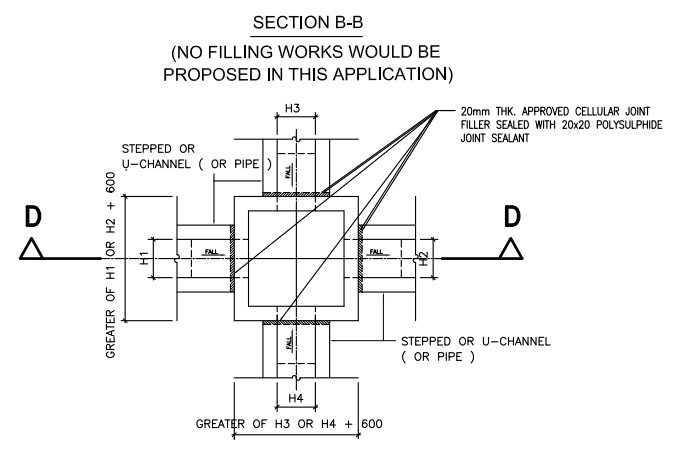


HALF ROUND, U, AND STEPPED - CHANNELS

- 1 ALL DIMENSIONS ARE IN MILLIMETERS
- 2 CONCRETE SURFACE FINISHING SHALL BE CLASS U2 OR F2 AS APPROPRIATE
- 3 FOR HALF ROUND AND U - CHANNEL, SPACING OF EXPANSION JOINT IN CHANNELS, BERMS AND APRON TO BE 10m MAXIMUM. FOR STEPPED CHANNELS, EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m.
- 4 DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.
- 5 THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CEDD'S STANDARD DRAWINGS NO. C2405 TO C2407 AND C2412.
- 6 ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

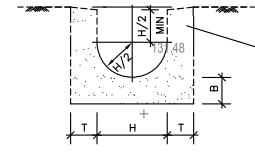
NORMAL SIZE H	T	B	REINFORCING
<300	100	100	NIL
375 - 675	150	150	NIL
750 - 900	175	175	A252 MESH PLACED CENTRALLY



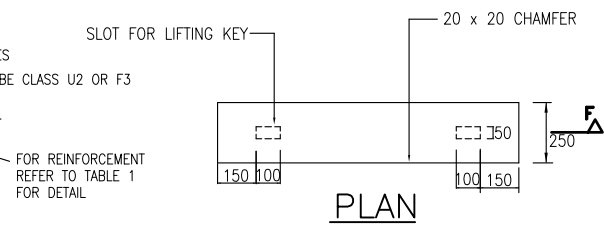
PLAN
TYPICAL DETAILS OF CATCHPIT

CATCHPITS

- 1 ALL DIMENSIONS ARE IN MILLIMETRES
- 2 CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F3 AS APPROPRIATE

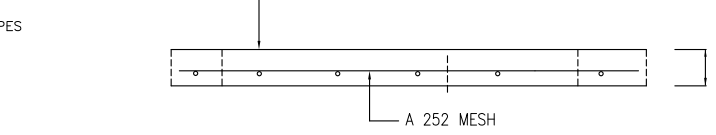


U-CHANNEL
COMPLY WITH FIG 8.11 OF GEOTECHNICAL MANUAL FOR SLOPES



PLAN
PRECAST CONCRETE COVERS FOR CATCHPIT

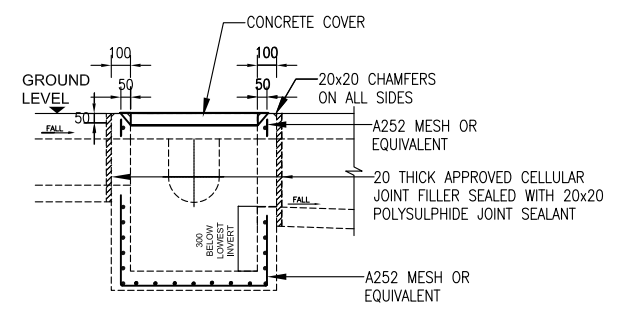
NOTES:
1. H = NOMINAL CHANNEL SIZE.
N.T.S. GRADE 25D CONCRETE WITH ONE LAYER OF A 252 MESH REINFORCEMENT PLACED CENTRALLY F2 AND U2 FINISH



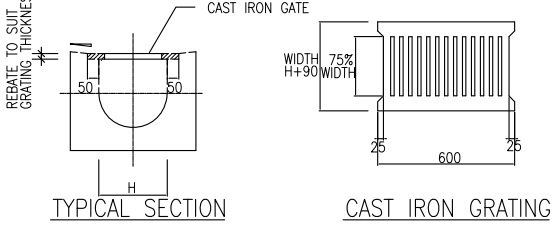
SECTION D-D
N.T.S.

PROPOSED CATCHPIT SCHEDULE

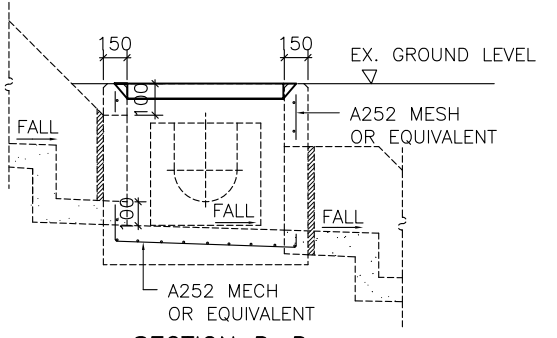
CATCHPIT NO.	C.L. (mPD)	I.L. (mPD)
CP1	8.72	7.93
CP2	8.90	8.23
CP3	8.79	7.73
CP4(s)	8.85	7.49



SECTION D - D WITH DESILTED TRAP
COMPLY WITH CEDD'S DRAWING NO. DS C2405 AND C2406



U-CHANNEL WITH CAST IRON GRATING
(DIMENSIONS ARE FOR GUIDANCE ONLY. CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)



SECTION D-D
N.T.S.

REV	DESCRIPTION	CHECKED	APPROVED	DWN	DATE
	DLO SUBMIT	RC	AY	RY	AUG 25

PROJECT TITLE:
STORMWATER DRAINAGE PROPOSAL
LOT NO. 491 RP IN D.D. 130

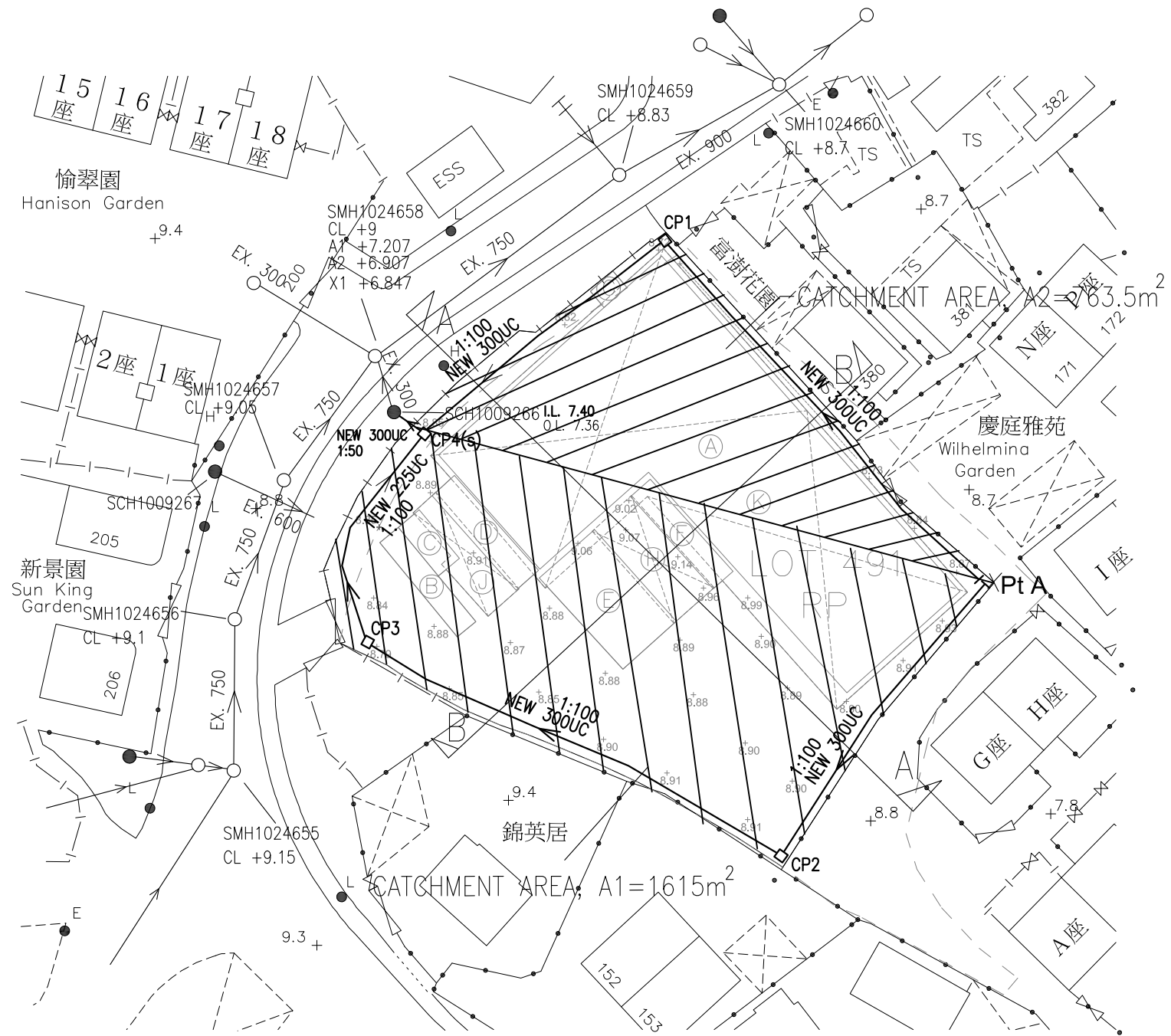
DRAWING TITLE:
DRAINAGE PROPOSAL PLAN
AND TYPICAL DETAILS

SCALE :	N.T.S.	CAD FILE:	CAD_REF
DRAWN :	RY	DRAWING NO.:	SDP001
S.D :	RY		
DESIGNED :	RC		
CHECKED :	AY		

B.D. REF. NO.:

Appendix B

Surface Drainage Design



CATCHMENT AREA PLAN

Drainage Design at lot 491RP

Project No.: D.D.130 Date: 24-Jul-25
 Prepared by: Ray Cheng

Check for the drainage capacity of proposed 300UC

Catchment area, A1 = 1615 m² Assume k = 0.95 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)
 k = Runoff coefficient
 i = Design mean intensity of rainfall (mm/hr)
 A = Total catchment area (m²)

Longest distance from summit point to outlet, CP4(s) (Ld) = 110.00 m
 Shortest distance from summit point to outlet, CP4(s) (Ls) = 60.00 m

Elevation of remote point (Pt A) = 8.93 mPD
 Elevation of outlet point (CP4(s)) = 7.49 mPD

Average fall, H = (z₁-z₂)/L_s x 100
 = 2.40 m per 100m

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 6.38 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area
 From SDM Corrigendum No. 1/2024

$$i = 210 \text{ mm/hr} \quad \text{rainfall increase}$$

$$Q = \frac{kiA}{60} \times 1.16 = 6229 \text{ lit/min}$$

From TGN 43A1
 For proposed 300 UC with 1 in 100 gradient

Maximum capacity = 8000 lit/min > 6229 o.k.
 The corresponding velocity = 1.70 m/s < 4 o.k.

Drainage Design at lot 491RP

Project No.: D.D.130

Date: 24-Jul-25

Prepared by: Ray Cheng

Check for the drainage capacity of proposed 300UC

Catchment area, A2 = 763.5 m² Assume k = 0.95 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP4(s) (Ld) = 80.00 m

Shortest distance from summit point to outlet, CP4(s) (Ls) = 60.00 m

Elevation of remote point (Pt A) = 8.93 mPD

Elevation of outlet point (CP4(s)) = 7.40 mPD

Average fall, H = $(z_1 - z_2) / L_s \times 100$
 = 2.55 m per 100m

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

= 4.94 min

Assume a 1 in 50 year design rainfall return period for rural area
 From SDM Corrigendum No. 1/2024

$$i = 220 \text{ mm/hr}$$

$$Q = \frac{kiA}{60} = \frac{0.95 \times 220 \times 763.5}{60} = 3085 \text{ lit/min}$$

rainfall increase

From TGN 43A1

For proposed 300 UC with 1 in 100 gradient

Maximum capacity = 8000 lit/min > 3085 o.k.

The corresponding velocity = 1.70 m/s < 4 o.k.

Project No.: Drainage Design at lot 491RP D.D.130 Date: 31-Jul-25
 Prepared by: Ray Cheng

Check for the drainage capacity of proposed 300UC (between CP4(s) and manhole SCG1009266

Catchment area,	A1	=	1615	m ²	Assume k = 0.95 for paved surface
	A2	=	763.5	m ²	
	Total area = A1 + A2 =		2378.5	m²	

Use Rational Method from Geo-Manual

$Q = kiA/3600$	where,	$Q = \text{Maximum runoff (lit/sec)}$
		$k = \text{Runoff coefficient}$
		$i = \text{Design mean intensity of rainfall (mm/hr)}$
		$A = \text{Total catchment area (m}^2\text{)}$

Longest distance from summit point to outlet, SCH1009266	(Ld) =	113.00	m
Shortest distance from summit point to outlet, SCH1009266	(Ls) =	63.00	m

Elevation of remote point (Pt A)	=	8.93	mPD
Elevation of outlet point SCH1009266	=	7.40	mPD
Average fall, H	=	$(z_1 - z_2)/L_s \times 100$	
	=	2.43	m per 100m

T_c	=	$0.14465 \times L_d / (H^{0.2} \times A^{0.1})$	
	=	6.29	min

Assume a 1 in 50 year design rainfall return period for rural area
 From SDM Corrigendum No. 1/2024

i	=	210	mm/hr	rainfall increase
Q	=	$kiA/60$	$\times 1.16$	
		9174	lit/min	

From TGN 43A1
 For proposed 300 UC with 1 in 50 gradient

Maximum capacity	=	12500	lit/min	>	9174	o.k.
The corresponding velocity	=	2.45	m/s	<	4	o.k.

Checking the existing 300m dia. pipe

The gradient of pipe = $5000 / (7.36-7.207)$ (where length of pipe = 5m)
= 1 : 33

Water (or sewage) at 15° C
full bore conditions.

7

velocities in m/s
discharges in l/s

continued

The capacity of 300mm dia. pipe = $193.03 \times 60 = 11,581$ l/min > **9174** l/min O.K.

Gradient	Pipe diameters in mm :											
	50	75	80	100	125	150	175	200	225	250	275	300
0.02000 1/ 50	0.683 1.341	0.900 3.975	0.940 4.724	1.091 8.566	1.264 15.512	1.424 25.172	1.575 37.879	1.717 53.942	1.852 73.655	1.982 97.296	2.107 125.132	2.227 157.418
0.02200 1/ 45	0.717 1.408	0.944 4.172	0.986 4.958	1.145 8.990	1.326 16.277	1.495 26.413	1.652 39.744	1.802 56.597	1.944 77.278	2.080 102.080	2.210 131.282	2.336 165.152
0.02400 1/ 42	0.749 1.471	0.987 4.361	1.031 5.181	1.196 9.394	1.386 17.009	1.562 27.599	1.726 41.527	1.882 59.134	2.031 80.740	2.173 106.651	2.309 137.158	2.441 172.541
0.02600 1/ 38	0.780 1.532	1.028 4.541	1.073 5.396	1.246 9.783	1.443 17.711	1.626 28.736	1.798 43.237	1.960 61.567	2.114 84.061	2.262 111.035	2.404 142.794	2.541 179.629
0.02800 1/ 36	0.810 1.591	1.067 4.715	1.114 5.602	1.293 10.156	1.498 18.386	1.688 29.830	1.866 44.882	2.034 63.908	2.195 87.256	2.348 115.254	2.495 148.217	2.638 186.449
0.03000 1/ 33	0.839 1.648	1.105 4.883	1.154 5.801	1.339 10.516	1.551 19.037	1.748 30.886	1.932 46.470	2.106 66.167	2.272 90.339	2.431 119.324	2.584 153.450	2.731 193.030
0.03200 1/ 31	0.867 1.703	1.142 5.045	1.192 5.994	1.383 10.865	1.603 19.668	1.806 31.908	1.996 48.005	2.176 68.352	2.347 93.320	2.511 123.261	2.669 158.511	2.821 199.394
0.03400 1/ 29	0.895 1.756	1.177 5.202	1.230 6.180	1.426 11.203	1.652 20.278	1.862 32.898	2.058 49.493	2.243 70.470	2.420 96.210	2.589 127.077	2.751 163.416	2.908 205.563
0.03600 1/ 28	0.921 1.808	1.212 5.355	1.266 6.362	1.468 11.531	1.701 20.871	1.916 33.859	2.118 50.938	2.309 72.527	2.490 99.017	2.664 130.782	2.832 168.180	2.993 211.553

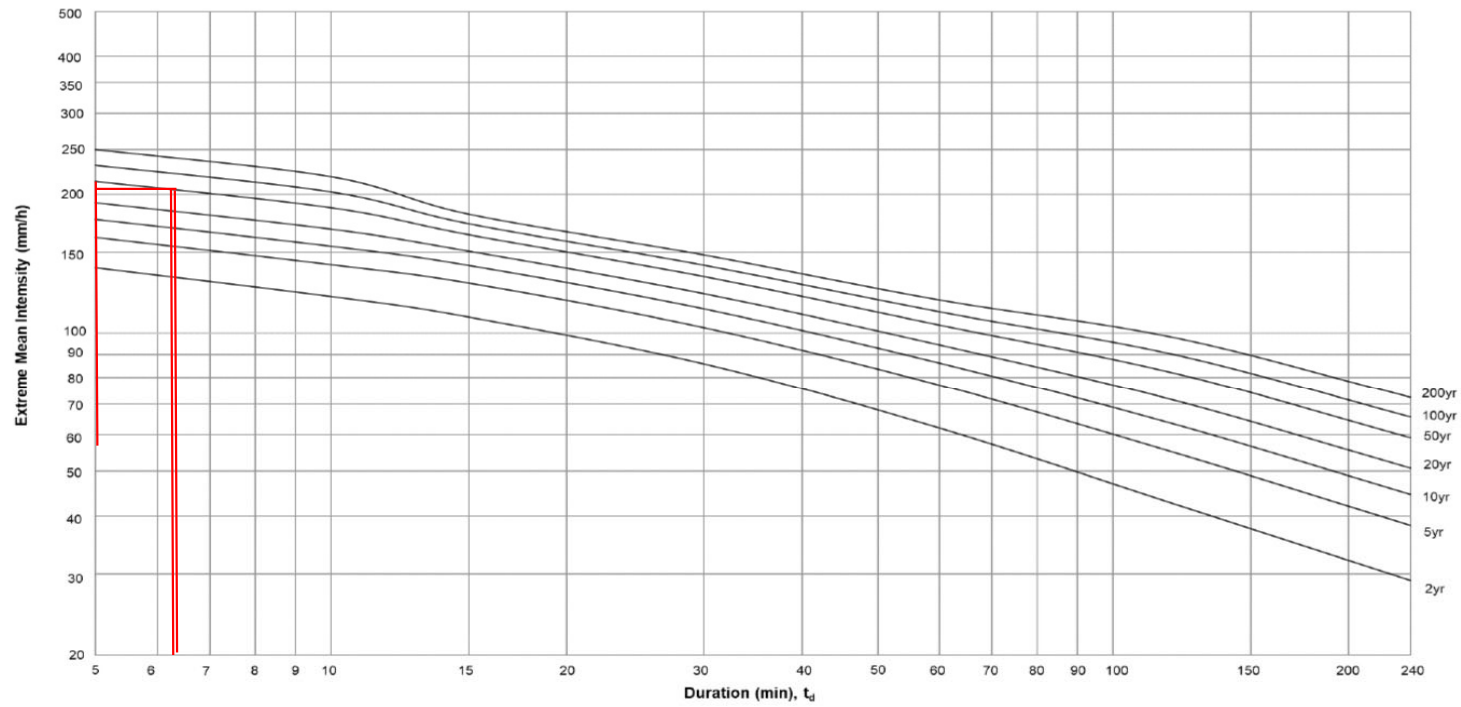
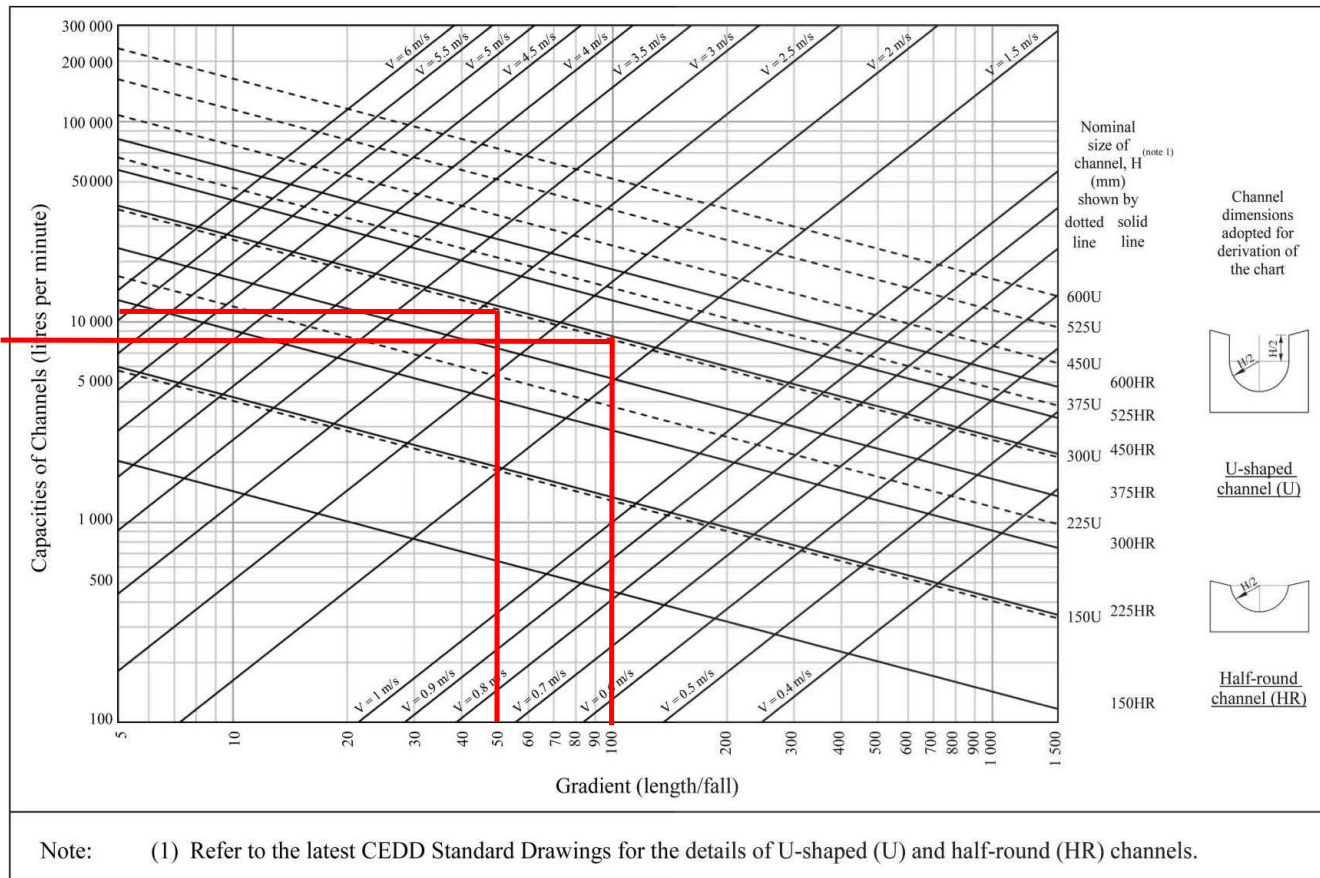


Figure 4d – Intensity-Duration-Frequency Curves of North District Area
(for durations not exceeding 4 hours)










Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm









Annex 4



Fire Service Installations Layout Plan

LEGEND

-  FLASHING LIGHT
-  FIRE ALARM BELL
-  MFA CALL POINT
-  HOSE REEL SET (30M LENGTH)
-  SPRINKLER INLET
-  SPRINKLER CONTROL VALVE GROUP
-  4KG DRY POWDER TYPE FIRE EXTINGUISHER
-  5KG CO2 GAS TYPE FIRE EXTINGUISHER
-  SPRINKLER PUMP & H.R. PUMP SET

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)
-  TOTAL BUILT-OVER AREA: 1346.5 sq.m (about)
-  PARKING AREA

LEGEND	FEATURE	TYPE	AREA (sq.m. about)	HEIGHT (m)	STOREY
	A	WAREHOUSE	929.2	6.0	1
	B	OFFICE	30.0	2.9	1
	C	OFFICE	17.7	2.7	1
	D	OFFICE	38.9	2.8	1
	E	STORAGE	91.4	3.8	1
	F	STORAGE	33.4	3.4	1
	G	TOILET	6.6	2.7	1
	H	SHELTER	67.4*	4.5	1
	J	SHELTER	47.9*	3.1	1
	K	SHELTER	1069.6*	7.4	1
	* INCLUDE AREAS OVERLAPPED WITH STRUCTURES A TO G				

Fire Notes:

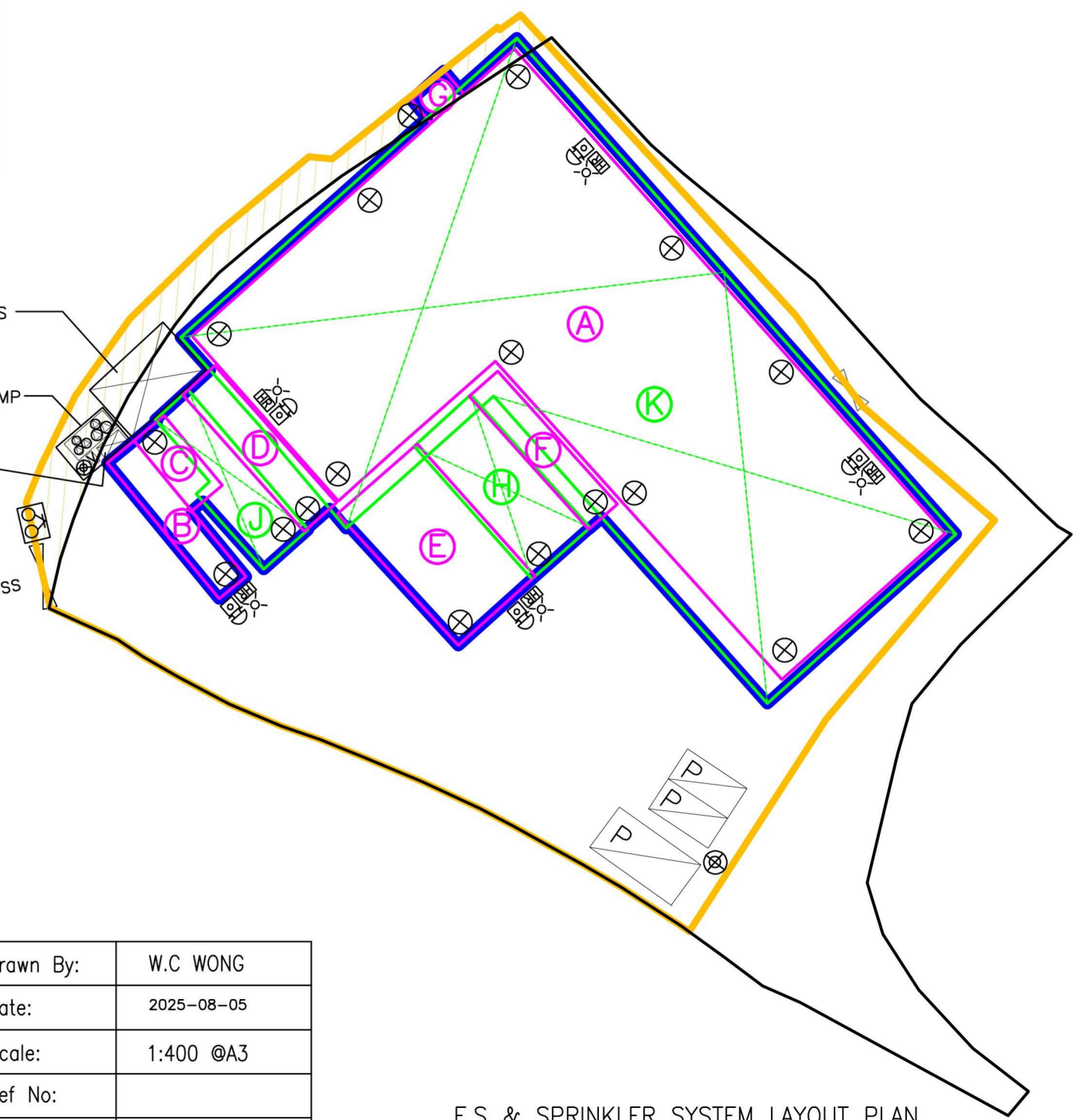
1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016, BS EN 1838:2013 and FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular Letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. 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, F.S water tank, Sprinkler pump room and F.S pump room as marked on plans too.
5. 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 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)
6. A hose reel system should be supplied by 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
7. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter no 6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
8. The Sprinkler Tank & F.S water supply pipe be connected to Town Main.
9. The Sprinkler pump (SP1, SP2, JP) & F.S Hose Reel pump (HP1, HP2, JP) shall be provided at Sprinkler pump room & F.S pump Room.
10. Source of secondary power supply for the proposed FSIs shall be provided.

PROPOSED 135,000 LITERS R.C.C SPRINKLER WATER TANK

PROPOSED SPRINKLER PUMP ROOM & F.S PUMP ROOM

PROPOSED 2,000 LITERS FIBRE GLASS F.S. WATER TANK FOR H.R.

Ingress/Egress



F.S & SPRINKLER SYSTEM LAYOUT PLAN

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED	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	TITLE : PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN.	Drawn By: W.C WONG
			Date: 2025-08-05
			Scale: 1:400 @A3
			Ref No:
			Drawing No: 2025-FS/25

02 September 2019

YIU SING INVESTMENT (GROUP) LIMITED



中華電力有限公司
CLP Power Hong Kong Limited

企業客戶服務部
Corporate Customer Experience (CCE)

香港九龍深水埗福華街 215 號七樓
7/F Shamshui Po Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

網址 Website www.clp.com.hk

Attention: Hui Kan Fat

CLP Electricity
Account Number

Application No. :

Please quote our application number whenever you correspond with us about this application

Dear Hui Kan Fat,

**CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Application Acknowledgment Letter
Renewable Energy System at DD 130 LOT 491, SAN HING TSUEN, TUEN MUN with a Total
Generation Capacity of 121.00 kW**

Thank you for your application to take part in CLP Renewable Energy Feed-in Tariff (FiT) Scheme. This is a major community initiative to promote renewable energy in Hong Kong and we greatly appreciate your support.

We received your FiT Application Form and all the preliminary supporting documents on 02 August 2019. Please be advised that the renewable energy system referred to in your application will be considered as a single system with a total generation capacity of 121.00 kW.

Your provisional FiT rate, following the prevailing rate published on our website on 02 August 2019, is set out below together with the validity period of each FiT rate.

Renewable energy system	Generation capacity (kW)	Provisional FiT rate (HK\$/kWh)	Validity period (expiry date)
New solar system at DD 130 LOT 491, SAN HING TSUEN, TUEN MUN, NEW TERRITORIES	121.00	4.00	12 months (expire on 01 August 2020)

Some of the documents required for the application are still missing. Please refer to the attachment for details and submit the documents for further processing.

Date : 19 September 2025
Our Ref. : PPCL/PLG/10187/L003

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/TM-LTYT/500

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

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“TPB”) on 11.8.2025. Referring to comments from the Tuen Mun and Yuen Long West District Planning Office (“DPO”), we are writing to submit this Supplementary Information (“SI”) for your consideration. Please note that this SI submission is intended to supersede our draft SI submission to the DPO via emails at 14:44 and 16:03 on 18.9.2025, as well as the SI submission to the TPB at 10:58 on 19.9.2025.

Please find appended the following documents for your onward processing:

- **Annex 1** – Revised Layout Plan
- **Annex 2** – Replacement pages of Planning Statement
- **Annex 3** – Replacement pages of Application Form

In respect of Feature A of the Applied Use, it is for the use as a ‘shop’ instead of a ‘warehouse’, and the revised Layout Plan is provided at **Annex 1**.

The three shelters above the structures are intended to shield the structures from weather conditions and to support the provision of solar panels. As advised by the DPO, the covered area of shelters should be counted towards the floor area. As such, the total floor area of the Applied Use is revised to about 1,346.5m².

The Applied Use will provide one loading/unloading bay for light goods vehicles (“LGVs”), and no additional parking space for LGVs will be provided.

Apart from the shop area, the Applied Use includes ancillary office and storage. In response to the DPO’s comments, the application title should be revised from ‘Ancillary Office’ to ‘Ancillary Facilities’ for better clarity.

In view of the above, replacement pages of the Planning Statement and Application Form are provided at **Annexes 2 and 3**, respectively, to reflect these changes.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of

PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above

*c.c. - The Applicant – by email
- Mr. Steven Ma (TP/Tuen Mun 5)
- Ms. Sharon Wan (TPG/3)*

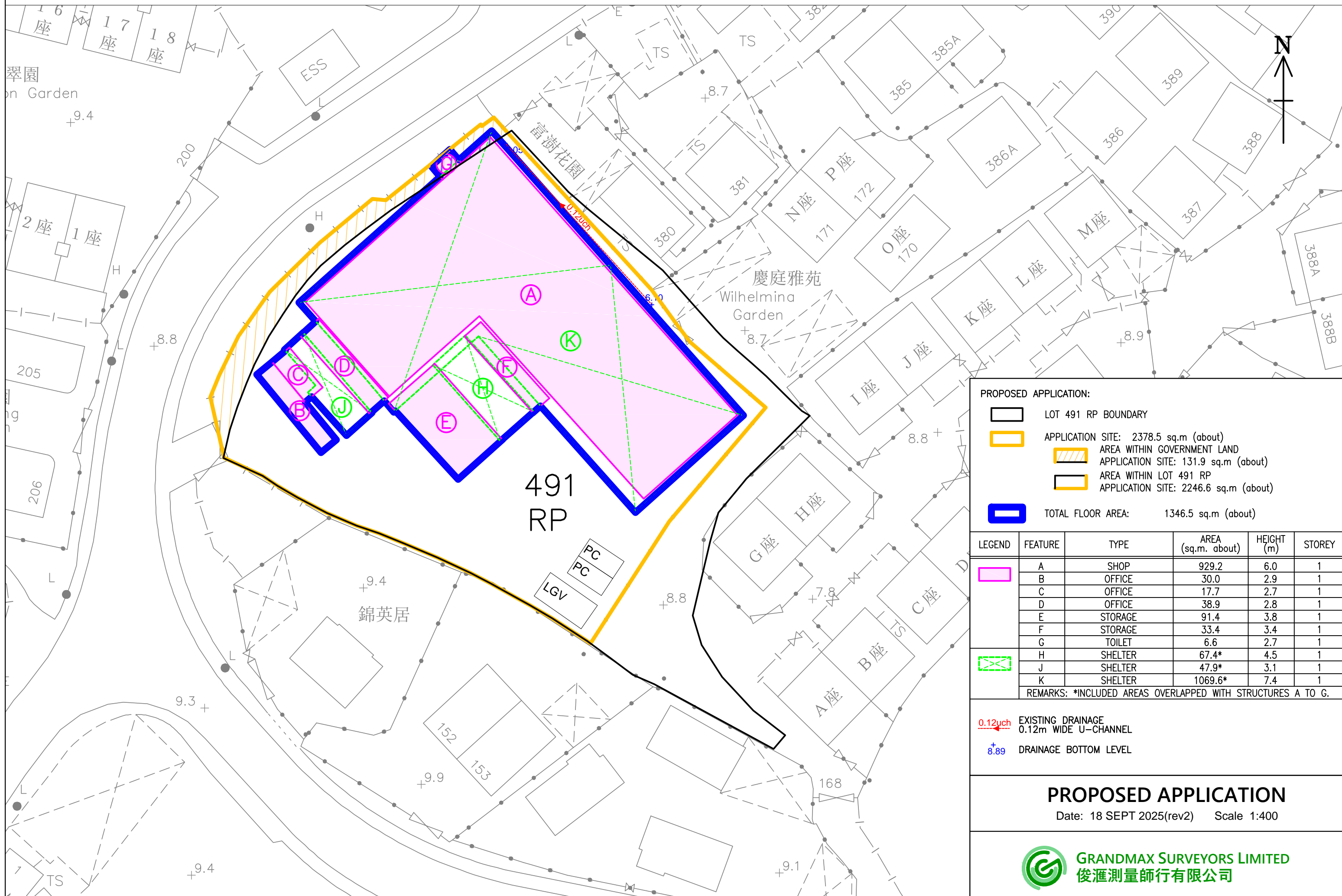
Our Ref.: PPC/PLG/10187/L003

Page 2 of 2

Annex 1

Revised Layout Plan

LOT 491 RP IN D.D.130 LAM TEI



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)
- TOTAL FLOOR AREA: 1346.5 sq.m (about)

LEGEND	FEATURE	TYPE	AREA (sq.m. about)	HEIGHT (m)	STOREY
	A	SHOP	929.2	6.0	1
	B	OFFICE	30.0	2.9	1
	C	OFFICE	17.7	2.7	1
	D	OFFICE	38.9	2.8	1
	E	STORAGE	91.4	3.8	1
	F	STORAGE	33.4	3.4	1
	G	TOILET	6.6	2.7	1
	H	SHELTER	67.4*	4.5	1
	J	SHELTER	47.9*	3.1	1
	K	SHELTER	1069.6*	7.4	1

REMARKS: *INCLUDED AREAS OVERLAPPED WITH STRUCTURES A TO G.

0.12uch EXISTING DRAINAGE
0.12m WIDE U-CHANNEL

+8.89 DRAINAGE BOTTOM LEVEL

PROPOSED APPLICATION
Date: 18 SEPT 2025(rev2) Scale 1:400

Annex 2

Replacement Pages of Planning Statement

**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 Statement

Prepared by : PlanPlus Consultancy Limited

August 2025

Reference : PPC-PLG-10187

Report : Version 1.0

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. S/TM-LTTY/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 seven temporary structures and three shelters with building heights of not exceeding 7.4m. The total **floor** area is about 1,346.5m².

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-LTY/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，由七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1,346.5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。

Planning Statement

1. INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by Chun Kai Property Development Company Limited (“**the Applicant**”), to prepare and submit on their behalf this planning application to seek permission from the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) 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, Lam Tei, Tuen Mun, New Territories (“**the Application Site**”).

1.1.2 The Application Site falls entirely within an area zoned “Village Type Development” (“**V**”) on the draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/13 (“**the OZP**”). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ is a Column 2 use which requires permission from the Board. This application is therefore submitted for the Board’s consideration.

1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of members of the Board.

1.2.2 **Chapter 1** provides an introduction outlining the purposes of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides details of the statutory planning context, previous applications and similar applications. **Chapter 4** explains the development proposal and various technical aspects of the Applied Use. Planning justifications in support of the application are provided in **Chapter 5**, and a summary of the submission is provided in **Chapter 6**.

Planning Statement

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 seven single-storey temporary structures, comprising a shop, three ancillary offices, a toilet, and two storage spaces. Together with the three shelters, which 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 1,346.5m². The building heights (“BHs”) of these temporary structures range from 2.7m to 7.4m. 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)	1,346.5m ²
Site Coverage (About)	56.6%
No. of Temporary Structures	Total 7 - Shop: 1 - Office: 3 - Storage: 2 - Toilet: 1
No. of Storeys	1
No. of Shelters	3
Maximum BH	7.4m
No. of Parking Spaces for PCs	2
No. of L/UL Bay for LGVs	1

4.2 Installation of Solar Photovoltaic System

- 4.2.1 The Applied Use involves the provision of 300 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”) for about four years. 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.

Planning Statement

4.3.2 The operation hours for the Applied Use will be from 9am to 6pm, Monday to Saturday, excluding Sundays and public holidays. It is estimated that there will be no more than four staff during operation hours.

4.4 Traffic Arrangements

4.4.1 The Application Site has direct vehicular access to Ng Lau Road through an ingress/egress to the west. Within the Application Site, there will be one L/UL space for LGVs and two parking spaces for PCs, which are primarily for the commuting of staff and supporting small-scale operational needs, such as L/UL activities of goods and products. Adequate space has been reserved within the Application Site to facilitate smooth vehicle manoeuvring.

4.4.2 Due to the small-scale operation, it is estimated that L/UL activities would be taken at most twice per week. The estimated peak hour traffic attraction and generation from the Applied Use are expected to be minimal, as outlined in **Table 3**. With sufficient internal transport facilities in place, no queuing or reversing of vehicles onto Ng Lau Road is anticipated, and no adverse traffic impact to the surrounding road network is expected.

Table 3 Estimated Peak Hour Traffic Generation and Attraction

Time Period	Estimated Trip Generation/Attraction				
	PCs		LGVs		Two-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	2	0	1	0	3
Trips at PM peak per hour (18:00 – 19:00)	0	2	0	1	3
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

4.5 Drainage Arrangements

4.5.1 The proposed stormwater drainage works include surface U-channels at the periphery of the Application Site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing manhole. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The Drainage Proposal is attached at **Annex 3**. Given the small and temporary scale of the proposed development, it is anticipated that there will be no significant drainage impact on the adjoining areas.

4.6 Environmental Arrangements

4.6.1 The latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites’ issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the Applied Use is anticipated.

4.6.2 Sewage generated from toilets and sinks will enter the septic tank system (“**STS**”). The sludge of the STS will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Hence, no adverse sewerage impact is anticipated from the operation of the Applied Use.

Planning Statement

6. CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of the Temporary Shop and Service (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, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories.

6.1.2 This Planning Statement serves to provide background information and planning justifications in support of the Applied Use. As detailed in the previous chapters, the Applied Use is well-justified on the grounds that:

- The Applied Use will not jeopardise the long-term planning intention of the “V” zone;
- There are similar approved applications for temporary shop and services within the same “V” zone;
- It is compatible with the surrounding land uses and environment;
- There is a genuine need for a retail shop for metalware and construction materials and equipment; and
- It will not generate adverse technical impacts.

6.1.3 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

August 2025
PlanPlus Consultancy Limited

Annex 3

Replacement Pages of Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Chun Kai Property Development Company Limited 駿佳置業發展有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
PlanPlus Consultancy Limited 思雋顧問有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,378.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,346.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 131.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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)) (如屬位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 Facilities 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) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	1,032 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,346.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
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	1,346.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,346.5 .....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 上落客貨車位的擬議數目	
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)	.....

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. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 491RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
Site area 地盤面積	2,378.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 131.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/13
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	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

(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
	Non-domestic 非住用	1,346.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.57 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7.4	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	56.6	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 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 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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			1



Date : 6 January 2026
Our Ref. : PPCL/PLG/10187/L006

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

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Application No. A/TM-LTYT/500

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

Submission of Further Information 1

We refer to the departmental comments received via the Tuen Mun and Yuen Long West District Planning Office ("DPO") in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration.

Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Notice and Certificate of Completion of Class III Minor Works
- **Annex 2** – Replacement pages of Planning Statement p. 1,2,6,10
- **Annex 3** – Proposed Modification to the Vehicular Run-in/Out
- **Annex 4** – Revised Layout Plan
- **Annex 5** – Swept Path Analysis
- **Annex 6** – Revised Fire Service Installations Layout Plan
- **Annex 7** – Replacement pages of Application Form p. 5,11
- **Annex 8** – Section Plan of Solar Panel

In response to the comments from the DPO regarding the number of storeys under the existing structures, the Applicant would like to clarify that upon approval of the planning application, the interior storeys will be removed and the maximum number of storeys of the Applied Use will remain at 1 storey.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p. *Natalie*

Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Steven Ma (TP/Tuen Mun 5)

Our Ref.: PPC/PLG/10187/L006

Page 2 of 2



PLANPLUS 思顧
CONSULTANCY 雋問

**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 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))		
	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>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.	Please note the following comments from traffic engineering viewpoint:	
	a. 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.	Noted.
	b. 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.	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.
	c. Please indicate the following information on the layout plan for clarity: - 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.	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 .
	d. 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.	The related swept path analysis is shown on the attached drawings at Annex 5 for your review.

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.		Noted.
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)	Please provide: Layout plan(s) and section plan(s) of solar panels with dimensions Please confirm if there is any ancillary structure(s) (e.g. transformer and electric meter box) for the solar panels with dimensions The dimensions shall include length, width, and height Total coverage area of solar panels Total generation capacity of the SPV system (in the form of kW)	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. 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. 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. The solar panels are installed on the rooftop of Shelter K, of which the area is about 1,069.6m ² . The area of 291 nos. of solar panels is about 642.9m ² (2.108 x 1.048 x 291). The total coverage area of the solar panels is therefore about 60.1% of Shelter K. The generation capacity is 120,765W (about 120.765kW), as indicated in the layout plan at Annex 1 .
(2)	Justifications for installing the SPV and any/known impacts	<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

Item	Departmental Comments	Applicant's Responses
		<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.	<p>I must point out that the following irregularities 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 covered by the planning application</u></p> <p>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.</p> <p>(ii) <u>Unlawful occupation of Government land adjoining the Lot with unauthorized structure covered by the planning application</u></p> <p>The Government land ("GL") within the Site (about 131.9m² 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.</p>	<p>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.</p> <p>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.</p>

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>There are unauthorized structures (e.g. a post box and a portion of carport canopy extending from D.D. 130 Lot No. 495) within the Lot not covered by the planning application. The Lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>(ii) <u>Unlawful occupation of GL not covered by the planning application</u></p> <p>The GL next to proposed ingress/egress point has been illegally occupied without permission by a electric meter. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. 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 GL without further notice.</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>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> <p>Table 2 Major Development Parameters of the Planning Statement has been updated to include the structures for the water tank and sprinkler and F.S. pump room proposed under the FSI Layout Plan. 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.</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.
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))		
SPV system:		
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).	The solar panels are mounted on the roof tiles of shelter K with stainless steel anchor rods with a depth of about 0.3m, as demonstrated in Annex 8 of this FI submission.
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).	The thickness of each solar panel is about 0.035m. The overall height of the SPV system, including the mounting rods, will not exceed 1.5m.
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 <u>counted</u>	Noted and updated on the Layout Plan at Annex 4 .

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

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

 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，

1. 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；
2. 確認甲部所述工程已分別於上述日期展開並完成；
3. 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；
4. 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)；
5. 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；
6. 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丙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,

1. confirm that I/we have been appointed as the prescribed registered contractor of the works detailed in **Part A**;
2. confirm that the works detailed in **Part A** had been commenced and completed on the above dates respectively;
3. 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;
4. 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);
5. 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
6. 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

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

MAN KWOK WING

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

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.##

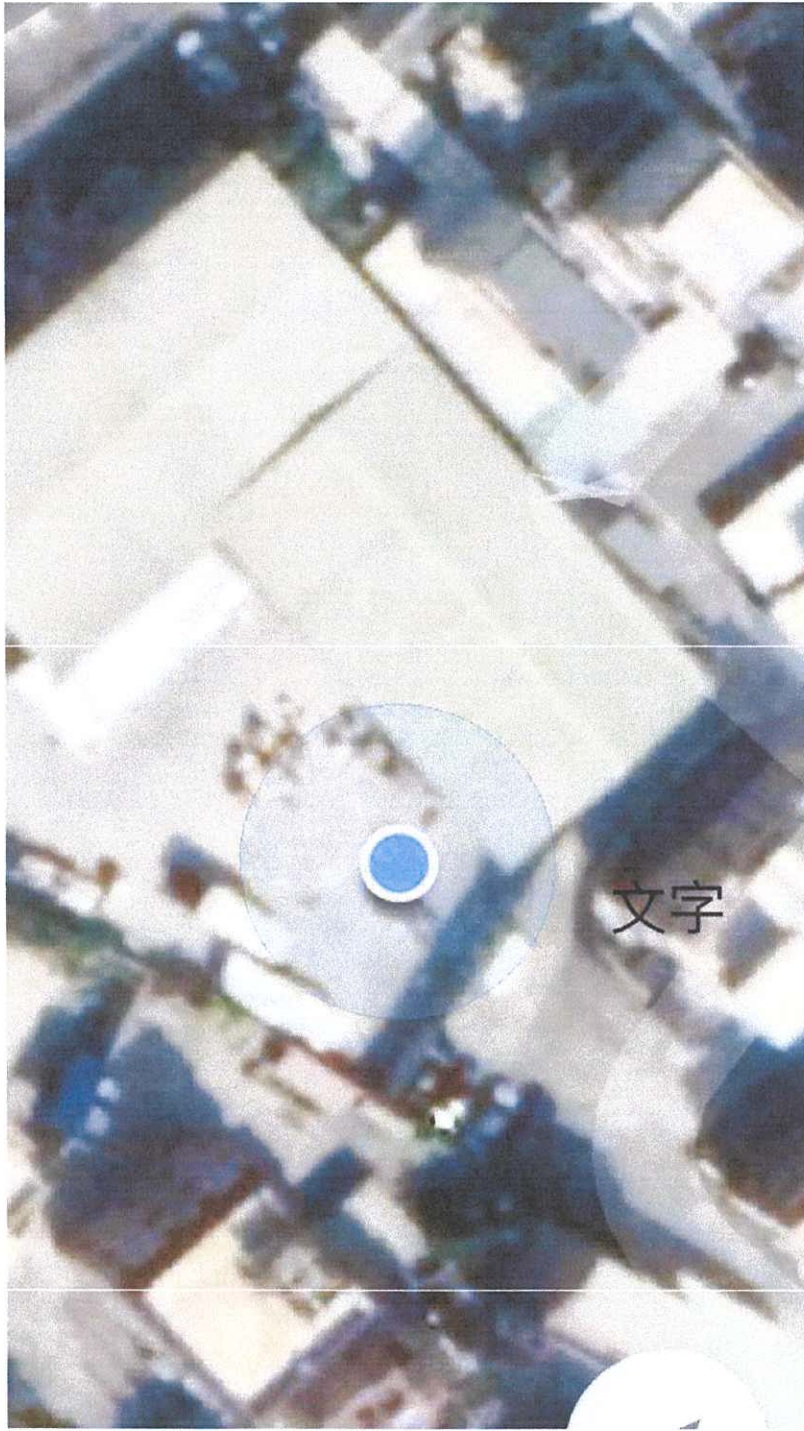
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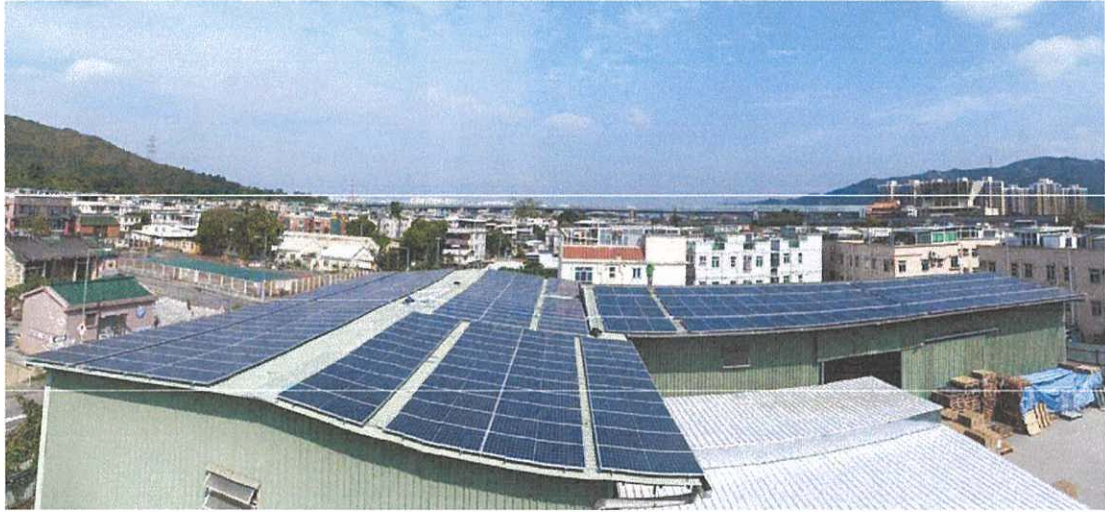
日 dd 月 mm 年 yyyy

* 根據註冊記錄

* In accordance with the registration record



施工前 05-02-2020



施工後 14-04-2020



施工後14-04-2020

Aerial Photo of the Application Site



Annex 2

Replacement Pages of 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. S/TM-LTY/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 **1,393**m².

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-LTY/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).

Planning Statement

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 - 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

8230mm

Existing Run-in/out

PROPOSED VEHICULAR RUN-IN / OUT

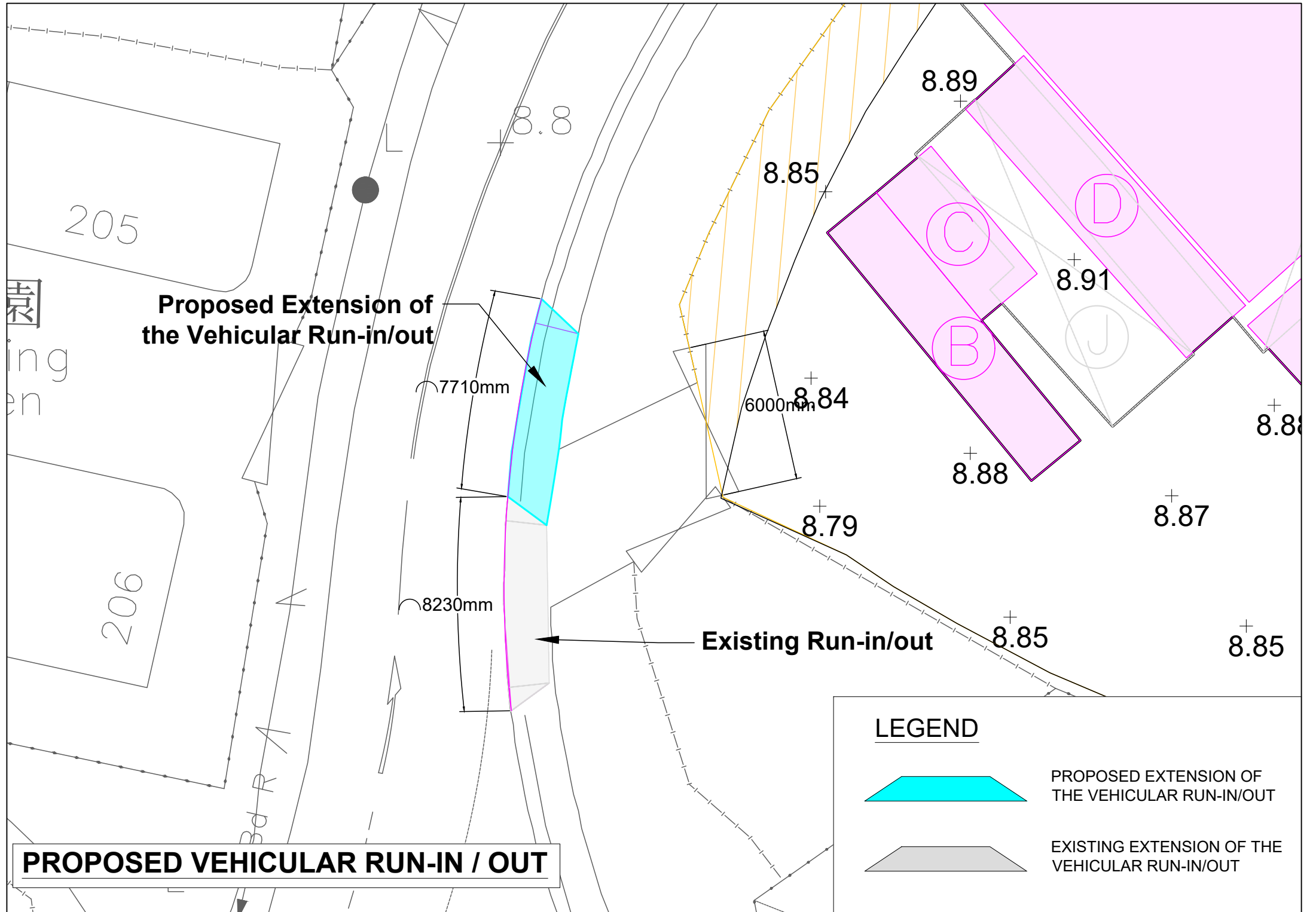
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PROPOSED EXTENSION OF THE VEHICULAR RUN-IN/OUT



EXISTING EXTENSION OF THE VEHICULAR RUN-IN/OUT



205

206

8.8

8.85

8.89

8.91

8.84

8.88

8.8

8.79

8.87

8.85

8.85

(C)

(B)

(D)

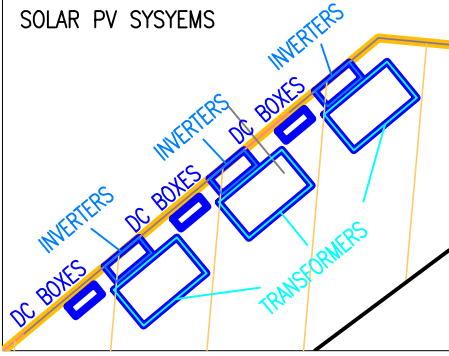
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Annex 4

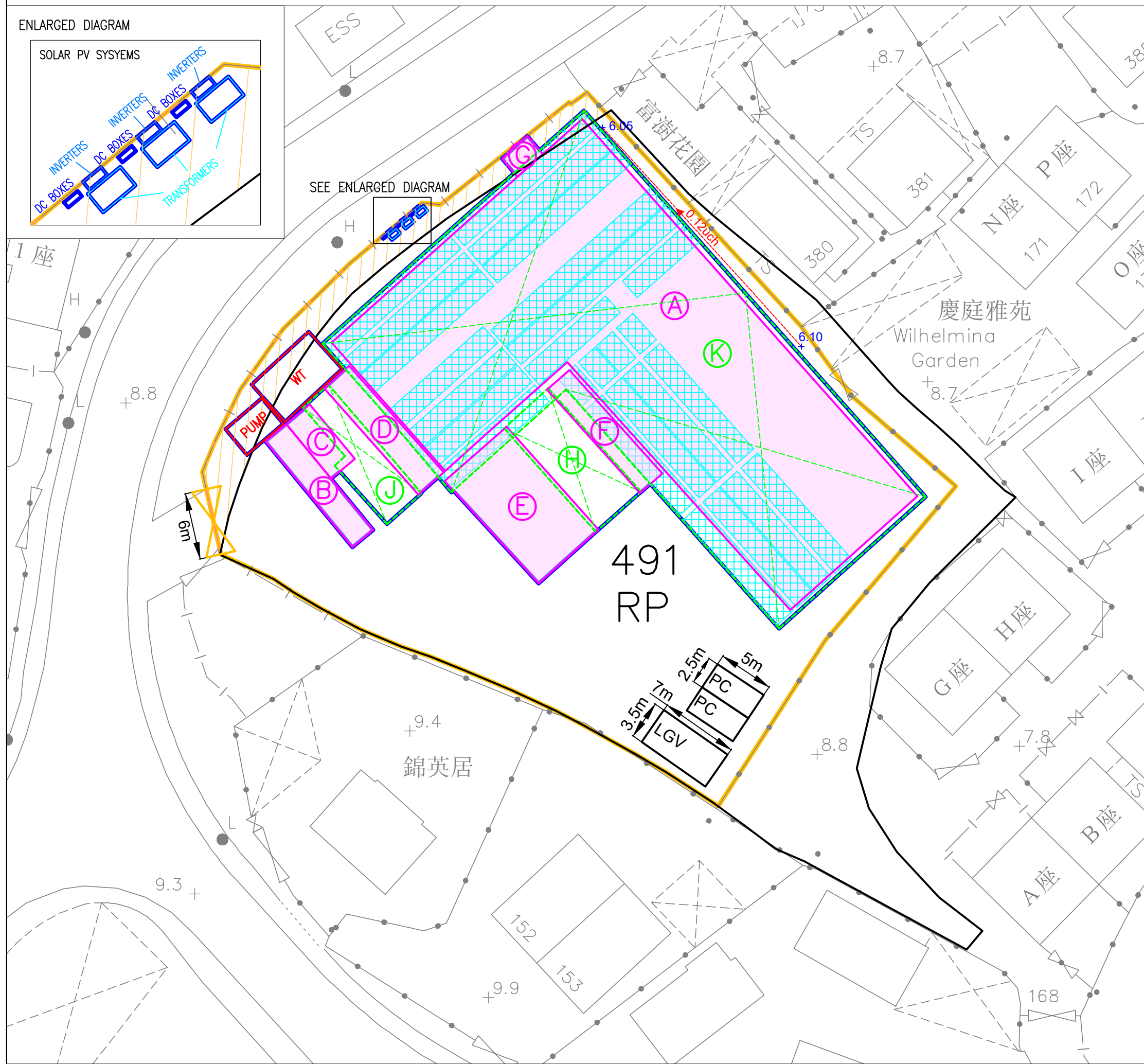
Revised Layout Plan

LOT 491 RP IN D.D.130 LAM TEI

ENLARGED DIAGRAM



SEE 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)
- PC PROPOSED PRIVATE CAR PARKING SPACES: 5.0m(L) x 2.5m(W)
- LGV PROPOSED LIGHT GOODS VEHICLE LOADING AND UNLOADING SPACE: 7.0m(L) x 3.5m(W)
- 0.12u ch EXISTING DRAINAGE 0.12m WIDE U-CHANNEL +8.89 DRAINAGE BOTTOM LEVEL

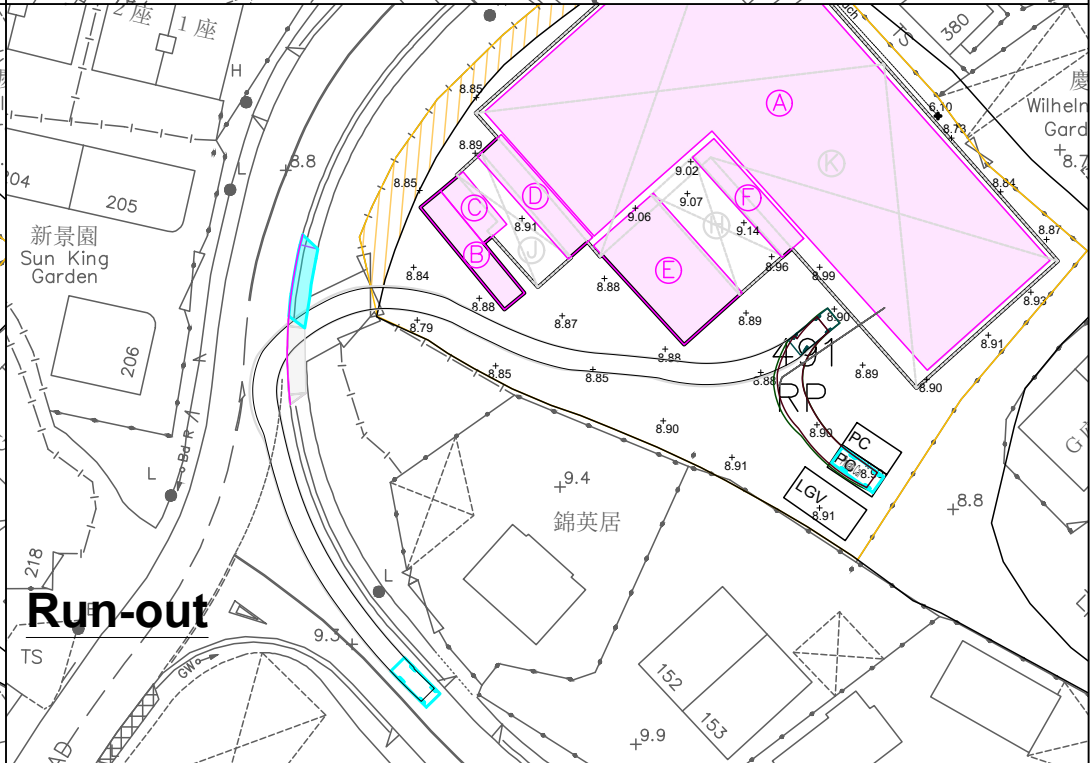
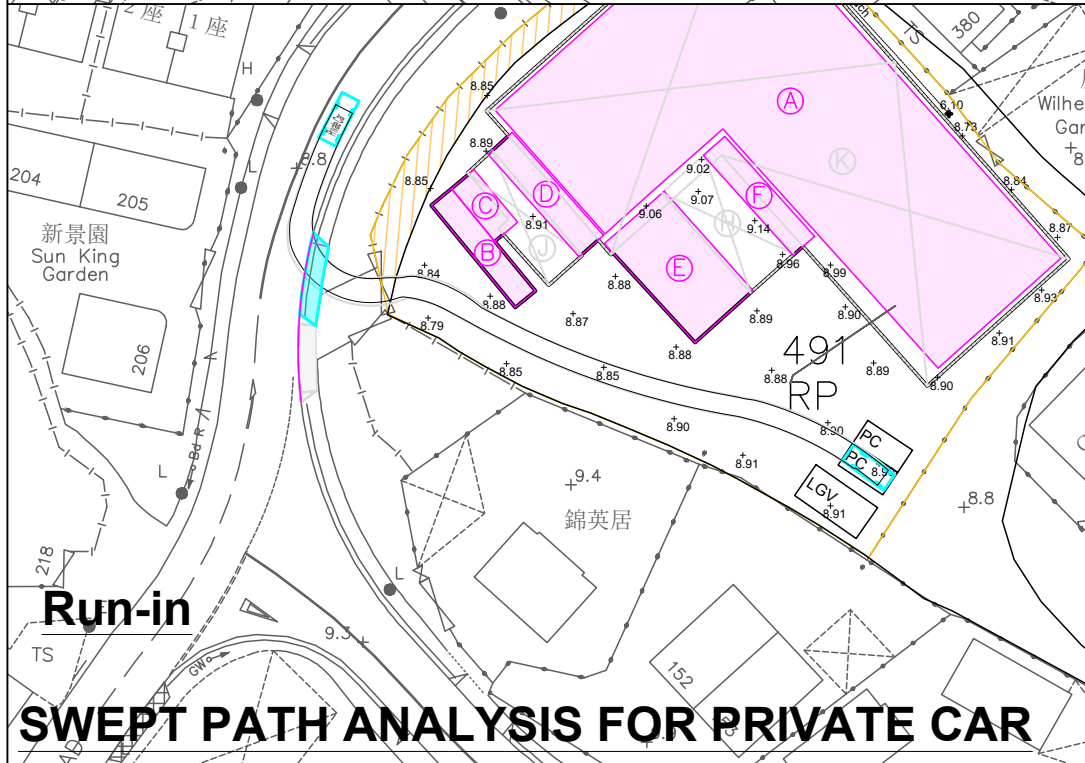
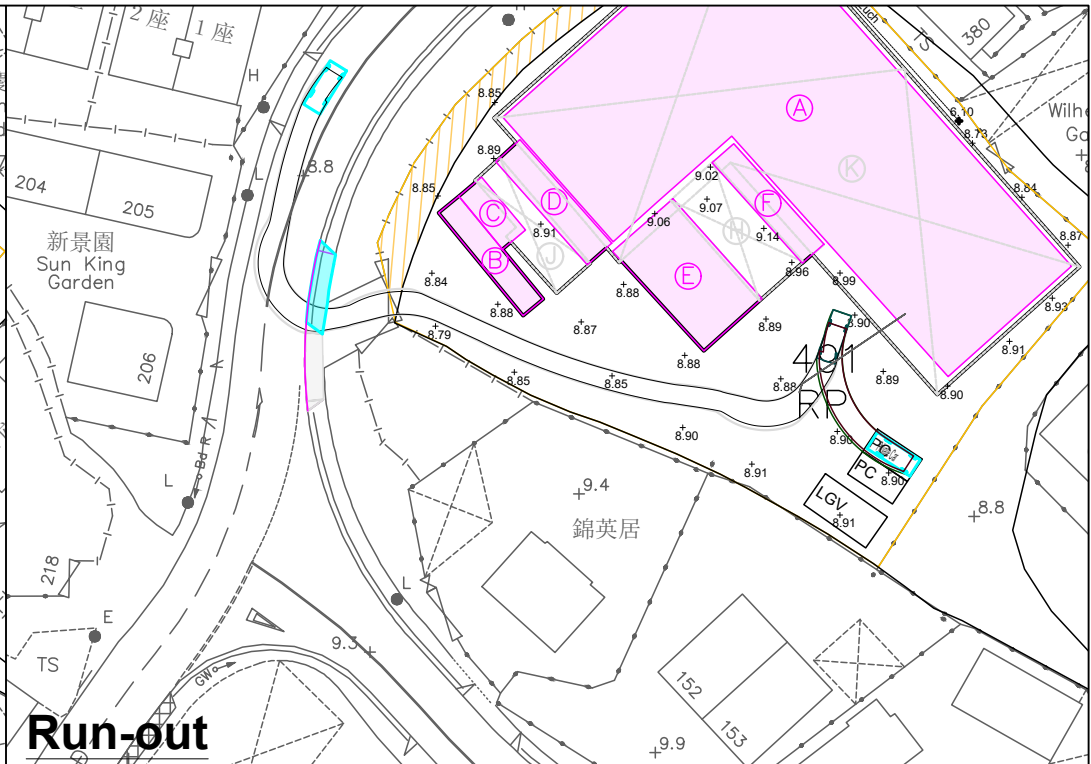
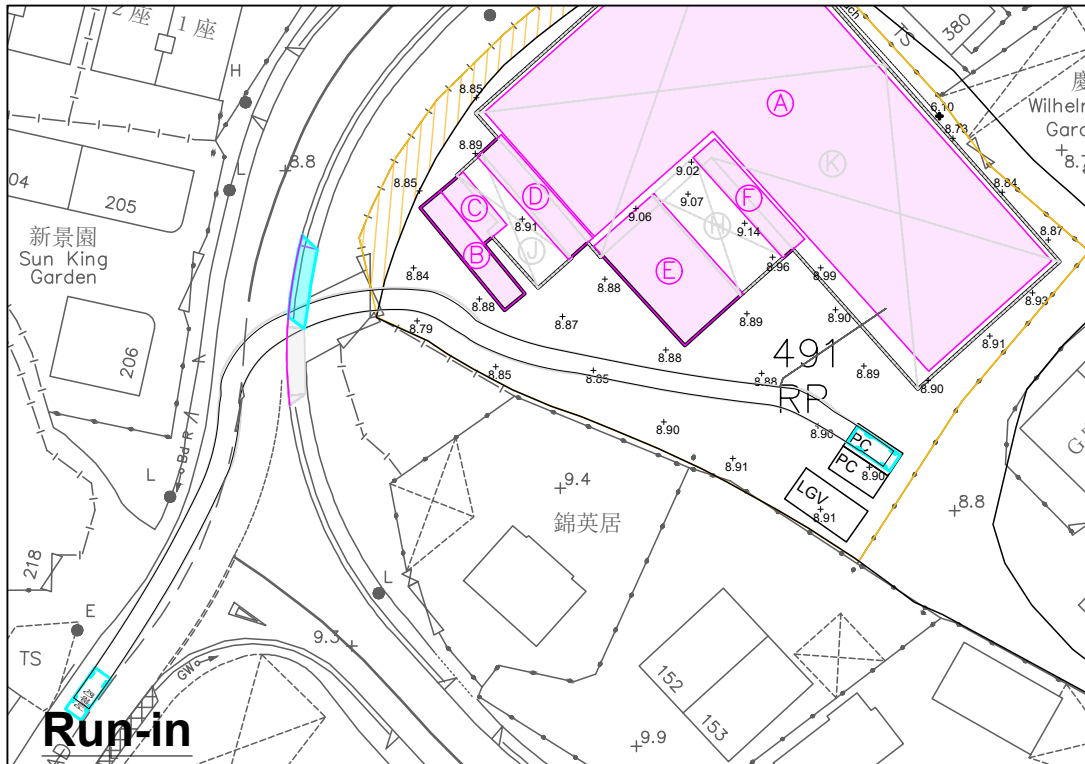
PROPOSED APPLICATION

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

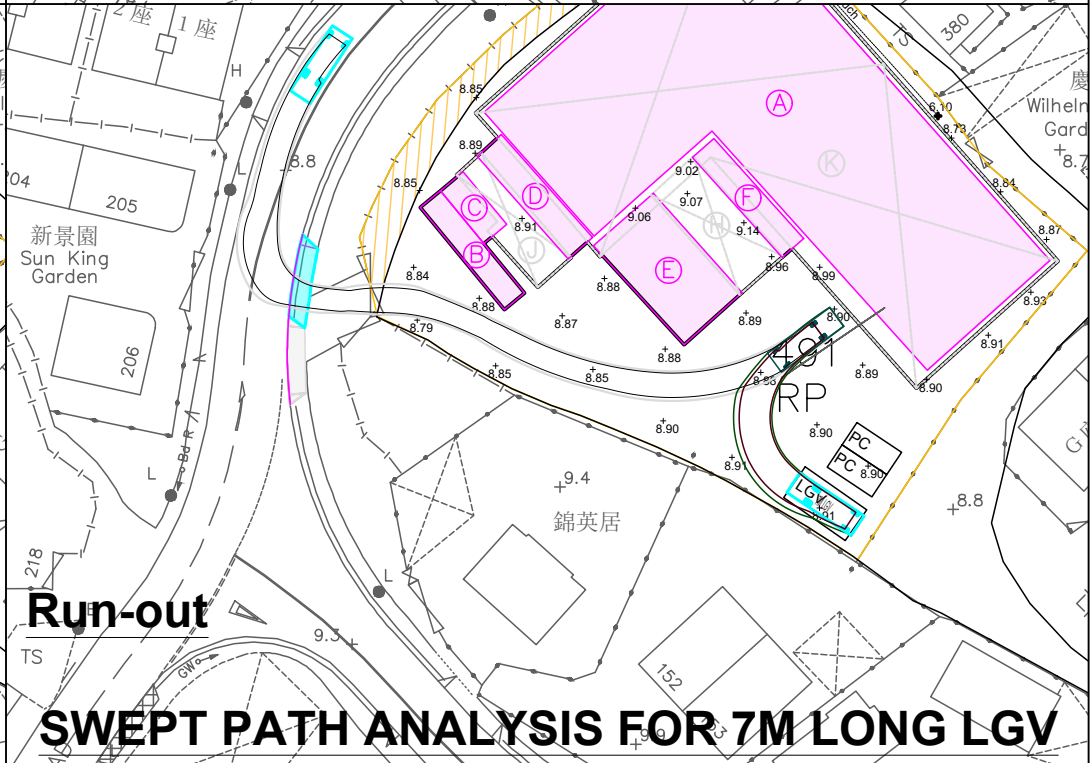
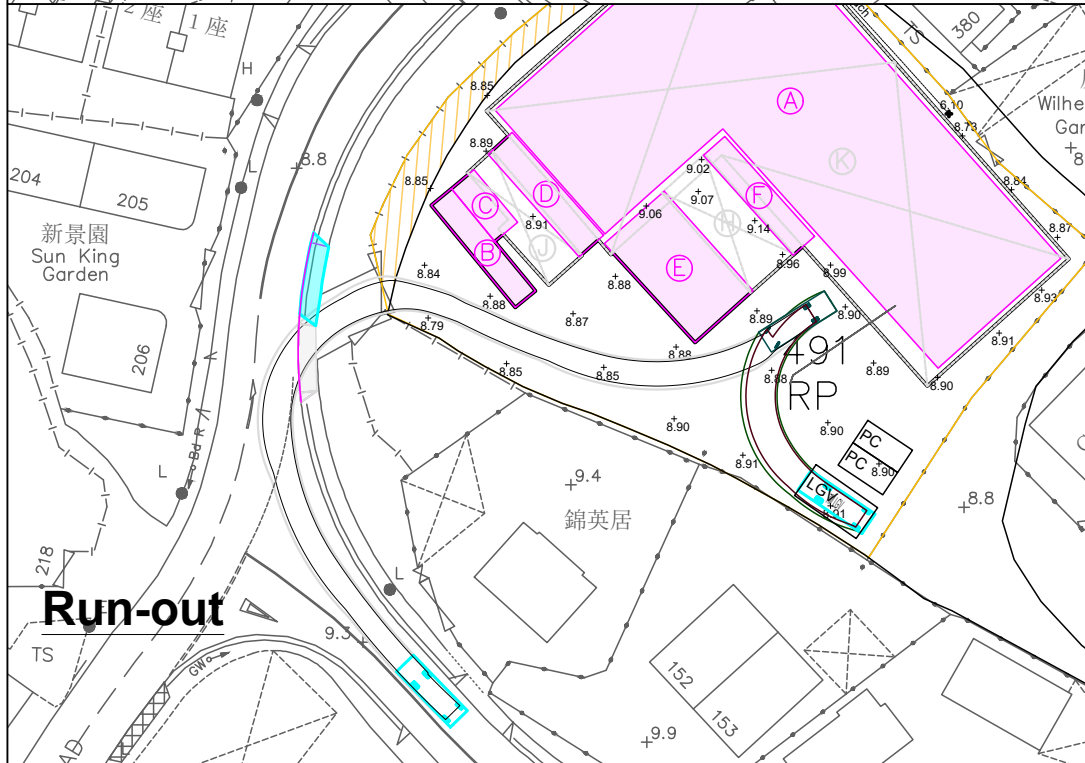
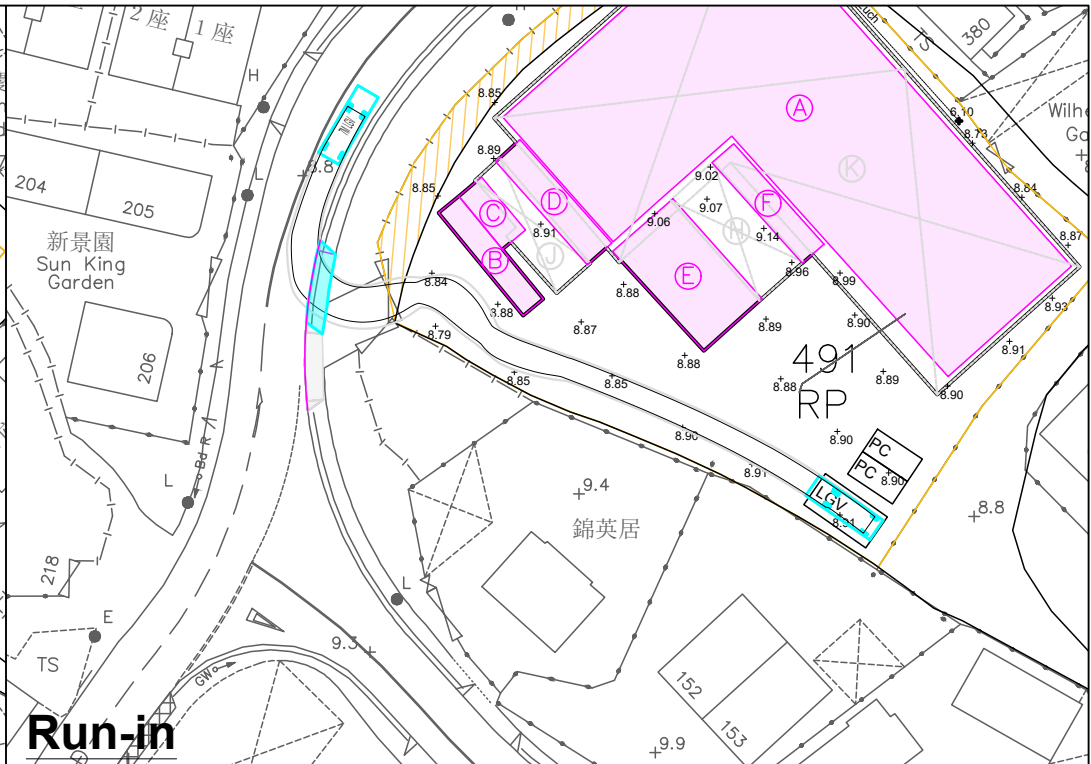
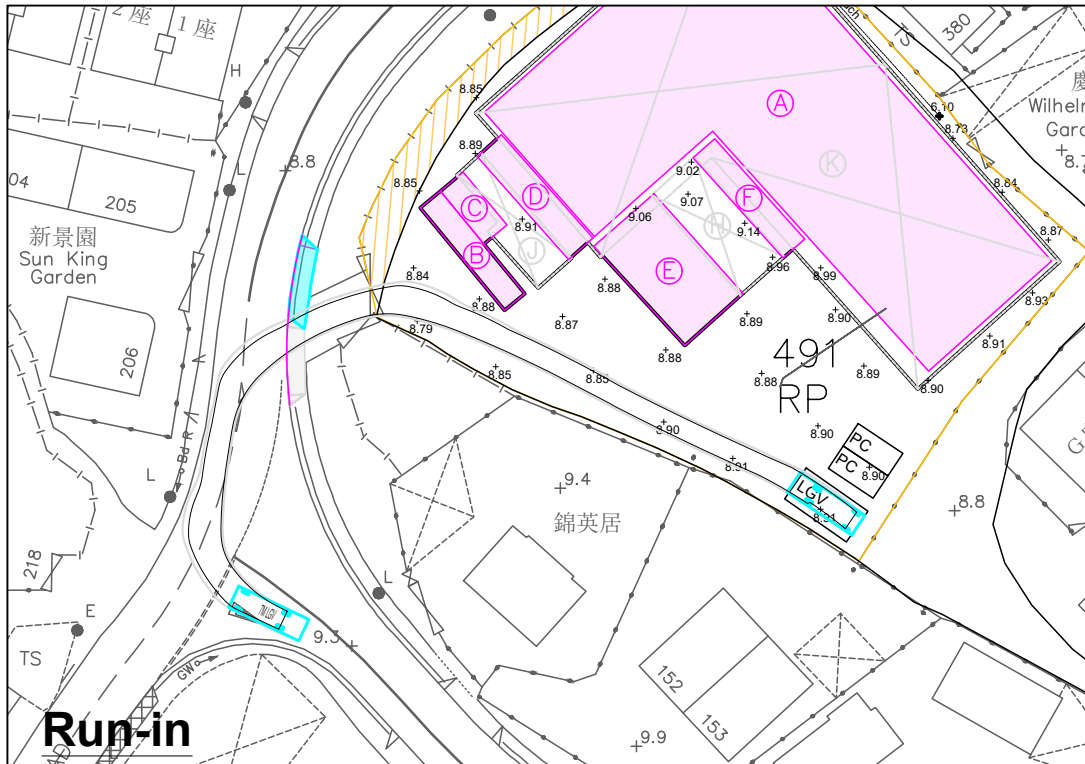


Annex 5

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



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]". 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.



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.




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		

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)
	SPRINKLER & F.S PUMP ROOM	12.9
	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**

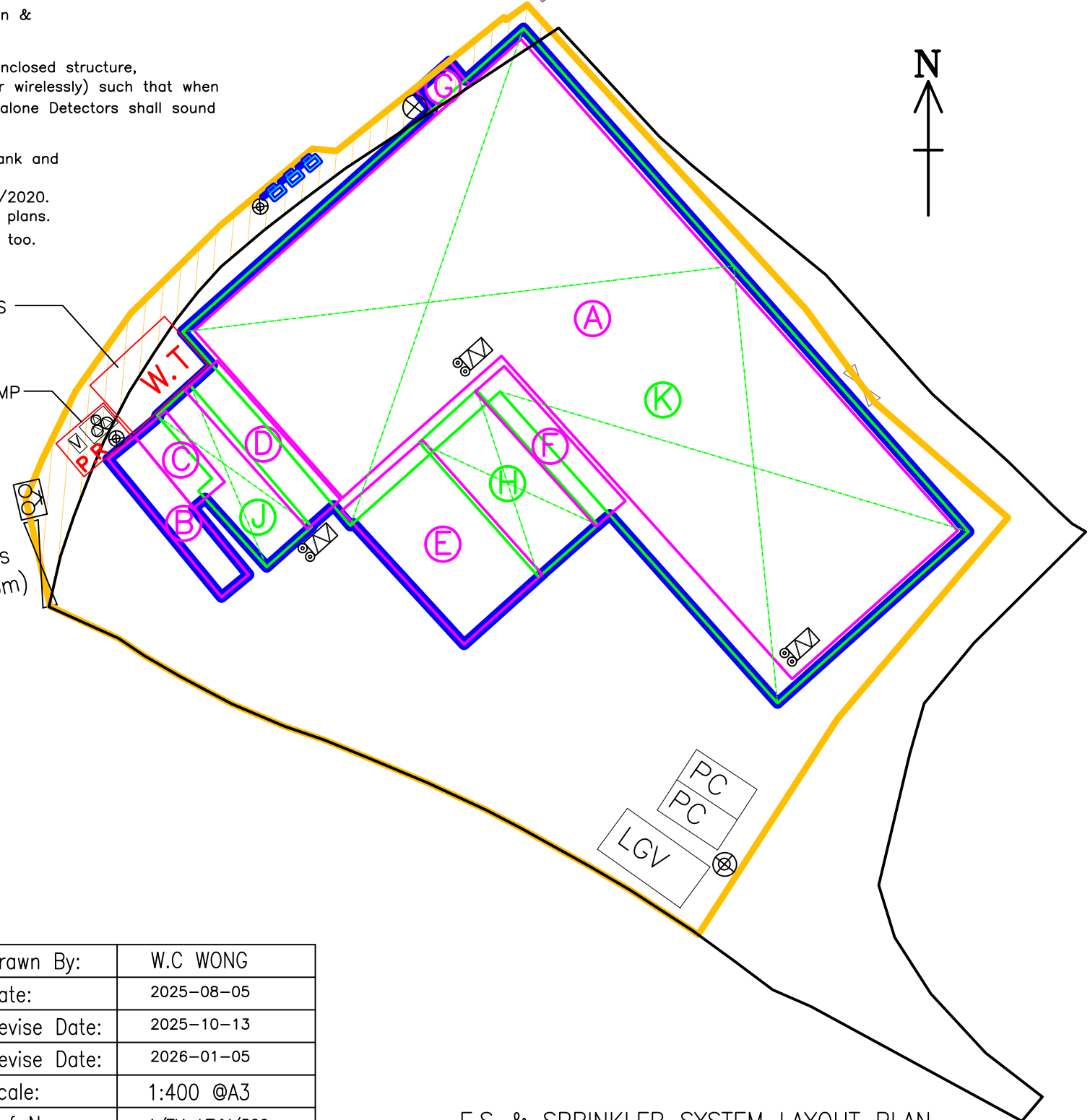
PROPOSED 135,000 LITERS R.C.C SPRINKLER WATER TANK

PROPOSED SPRINKLER PUMP ROOM

Ingress/Egress (Width about: 6m)

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)



INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED
Registered Address :
Shop 25, G/F, Man Fung Building, YLTL 329, Fung Kwan Street, Yuen Long, N.T.
Tel : 9263 7766 Fax : 2428 5932
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

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.

TITLE :
PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN.

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-LTY/500
Drawing No:	2025-FS/25

F.S & SPRINKLER SYSTEM LAYOUT PLAN

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)) (如屬位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 上落客貨車位的擬議數目	
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
	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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7.4	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	58.6	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 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 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

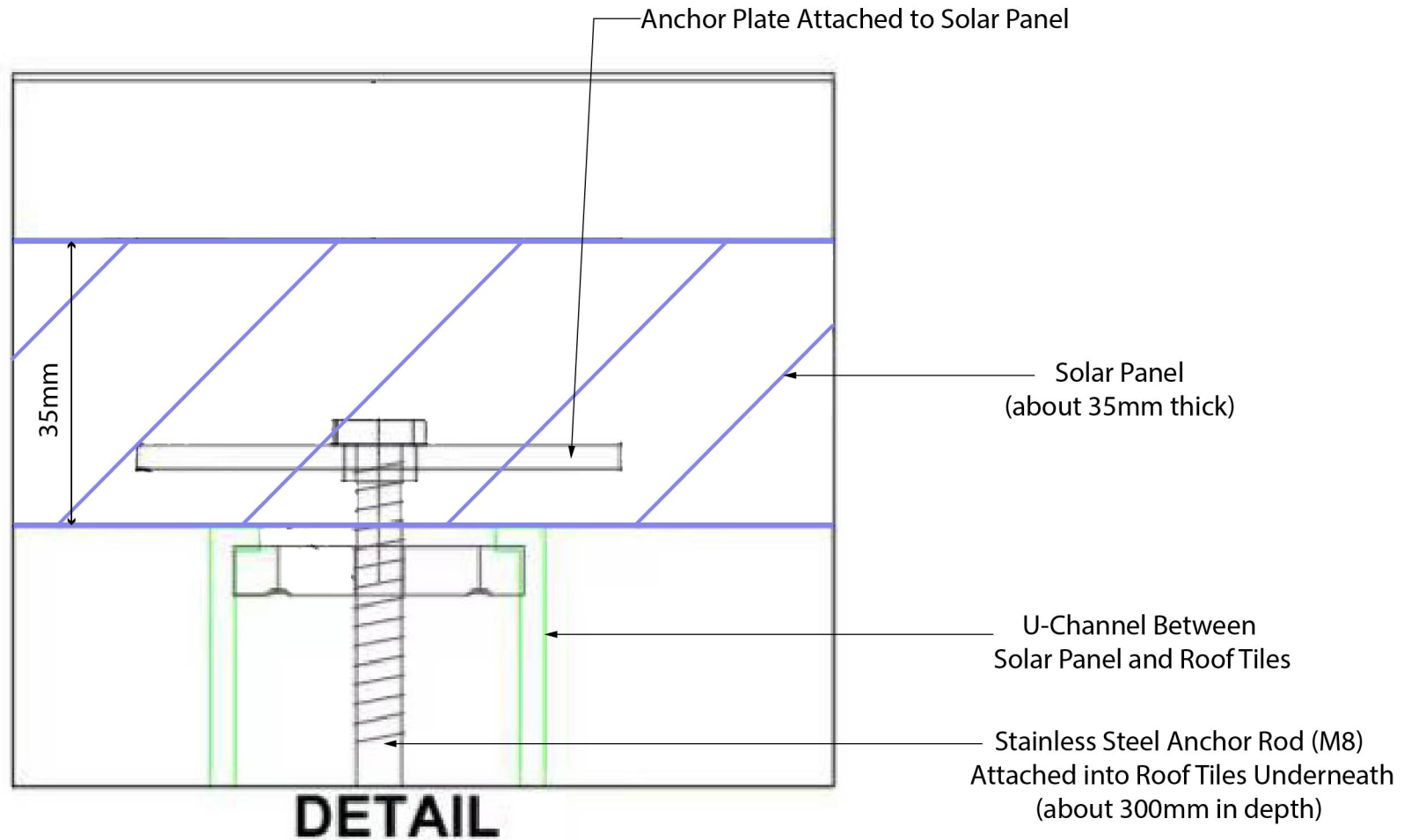
Annex 8

Section Plan of Solar Panel

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

Section Plan of Solar Panels

(for indicative purpose)





Date : 2 March 2026
Our Ref. : PPCL/PLG/10187/L008

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

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Application No. A/TM-LTYT/500

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

Submission of Further Information 2

We refer to the departmental comments received via the Tuen Mun and Yuen Long West District Planning Office ("DPO") in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration.

Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Proposed Vehicular Run-in/Out with Swept Path Assessment
- **Annex 2** – Assessment of the Visibility Distance from Run-in/Out
- **Annex 3** – Revised Fire Service Installations Layout Plan

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,

For and on behalf of

PlanPlus Consultancy Limited

A blue ink handwritten signature of Kenneth Chan, written over a horizontal line.

Kenneth Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Steven Ma (TP/Tuen Mun 5)



PLANPLUS 思顧
CONSULTANCY 雋問

**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

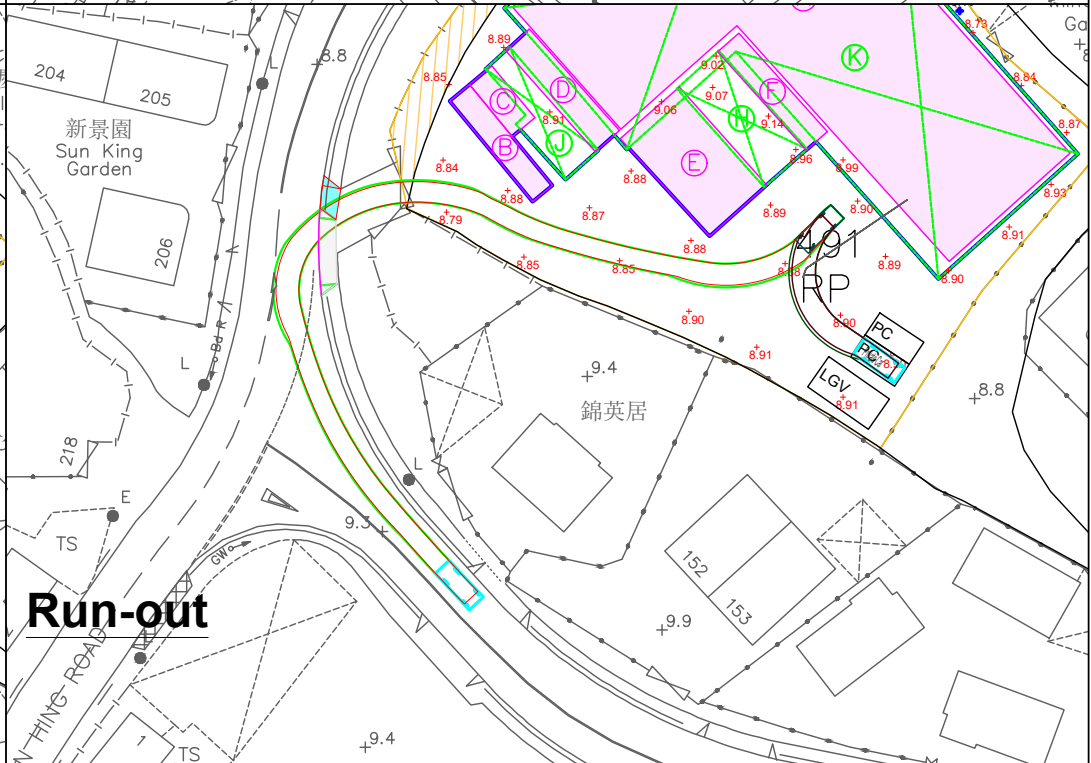
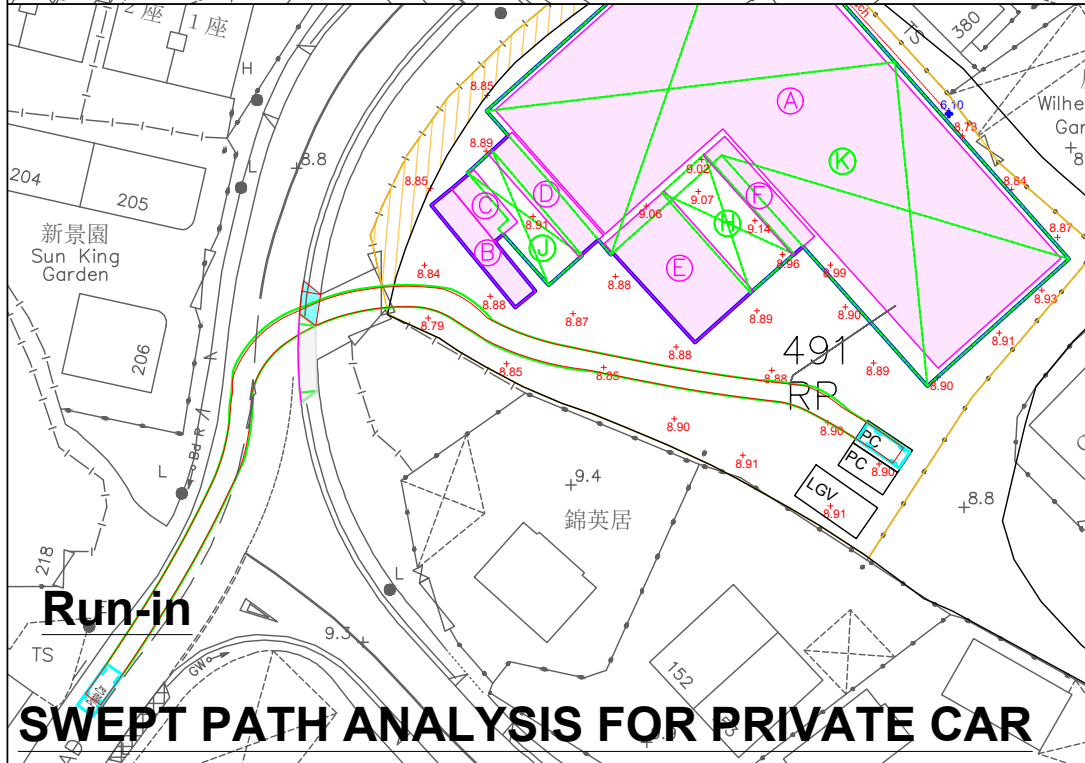
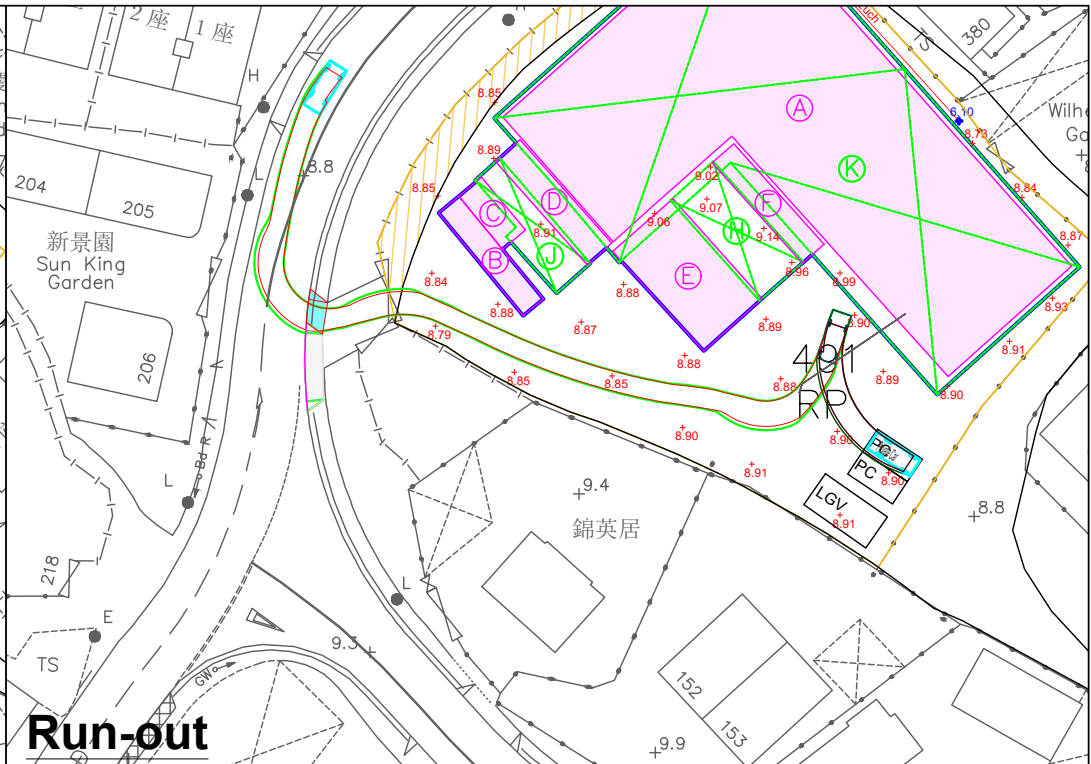
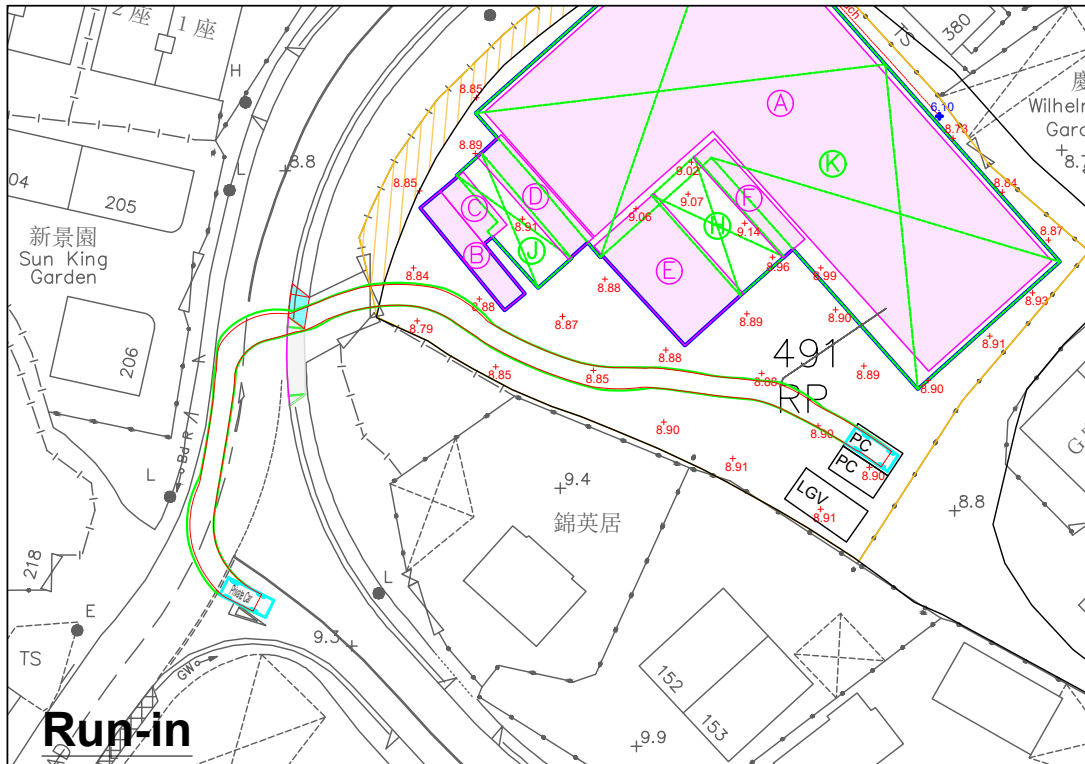
Reference : PPC-PLG-10187

Responses to Departmental Comments

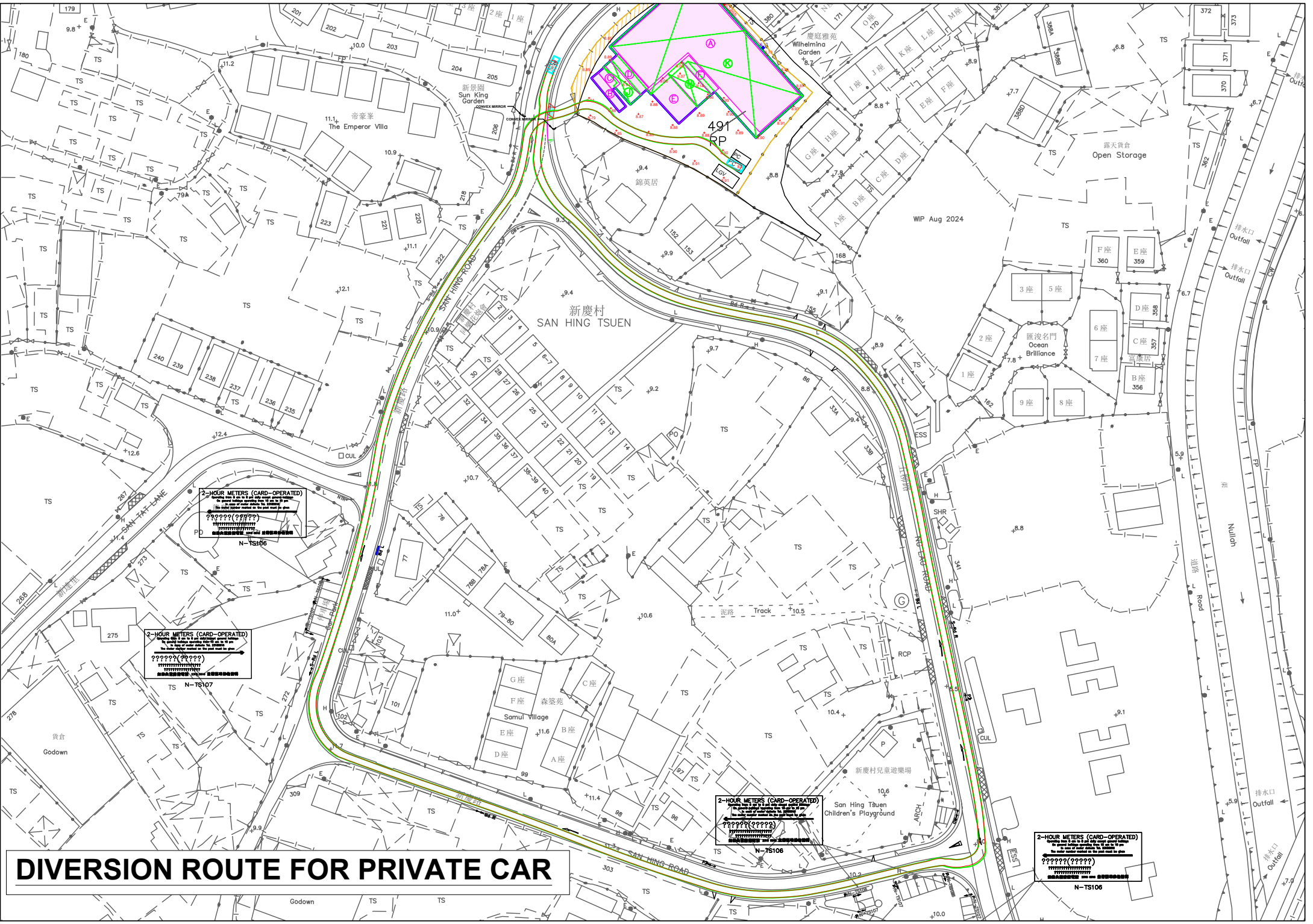
Item	Departmental Comments	Applicant's Responses
1. Comments from Lands Department received on 27.1.2026 (Contact Officer: Ms. Vicky Lam, Tel: 2451 3272)		
	In respect of the further information submitted by the applicant on 6.1.2026, it is noted that the development parameter of the planning statement, 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.
2. Comments from Transport Department received on 27.1.2026 (Contact Officer: MOK Kam Chung, Tel: 2399 2426)		
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 Annex 1 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 Annex 2 of this Further Information 2.
3. Comments from Fire Services Department received on 27.1.2026 (Contact Officer: YUEN Tsz-fung, Tel: 2733 7781)		
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 Annex 3 of this Further Information 2.

Annex 1

Proposed Vehicular Run-in/Out with Swept Path Assessment



SWEPT PATH ANALYSIS FOR PRIVATE CAR



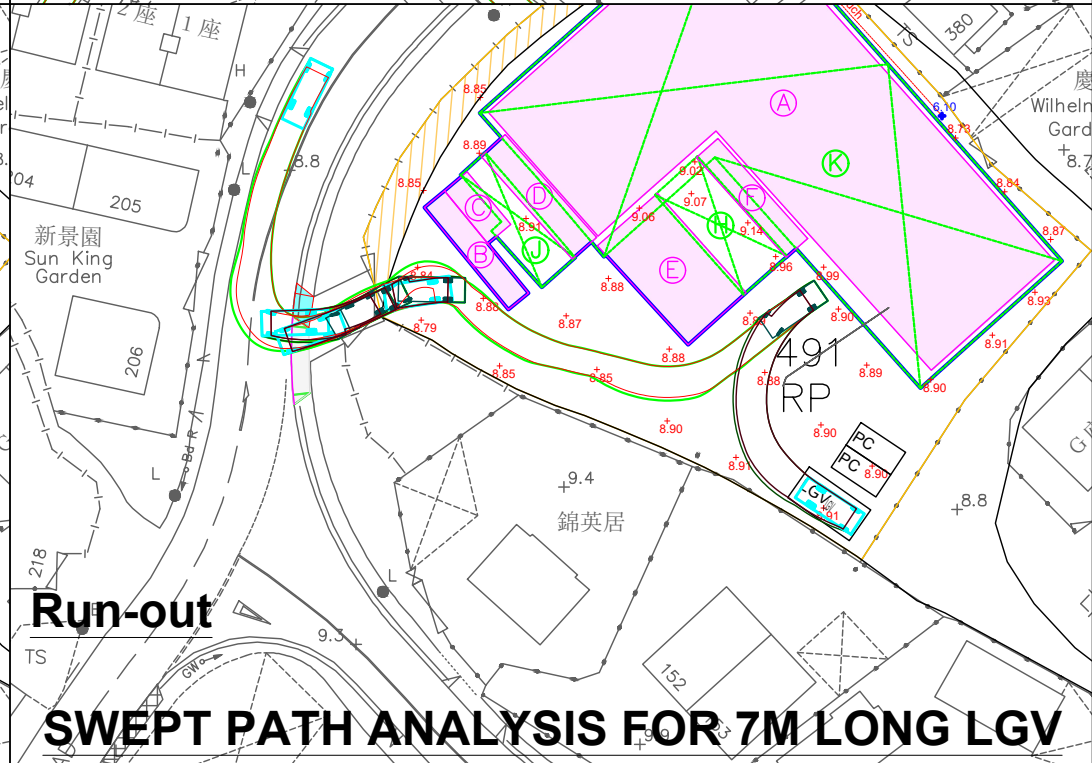
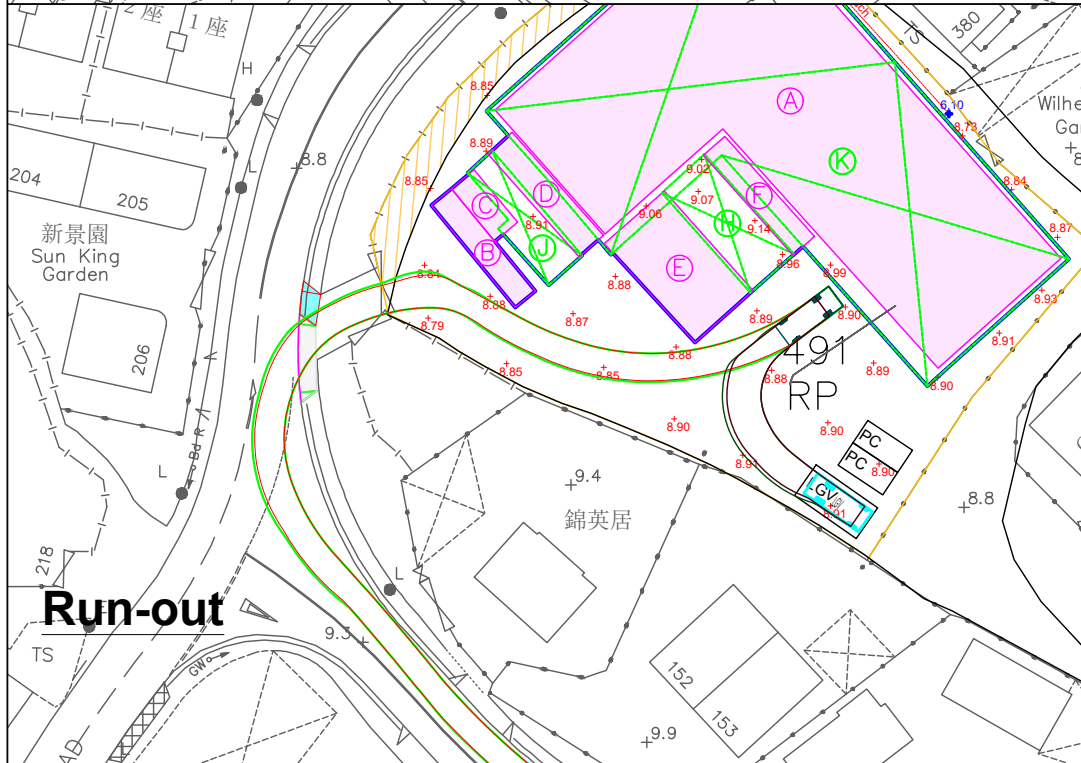
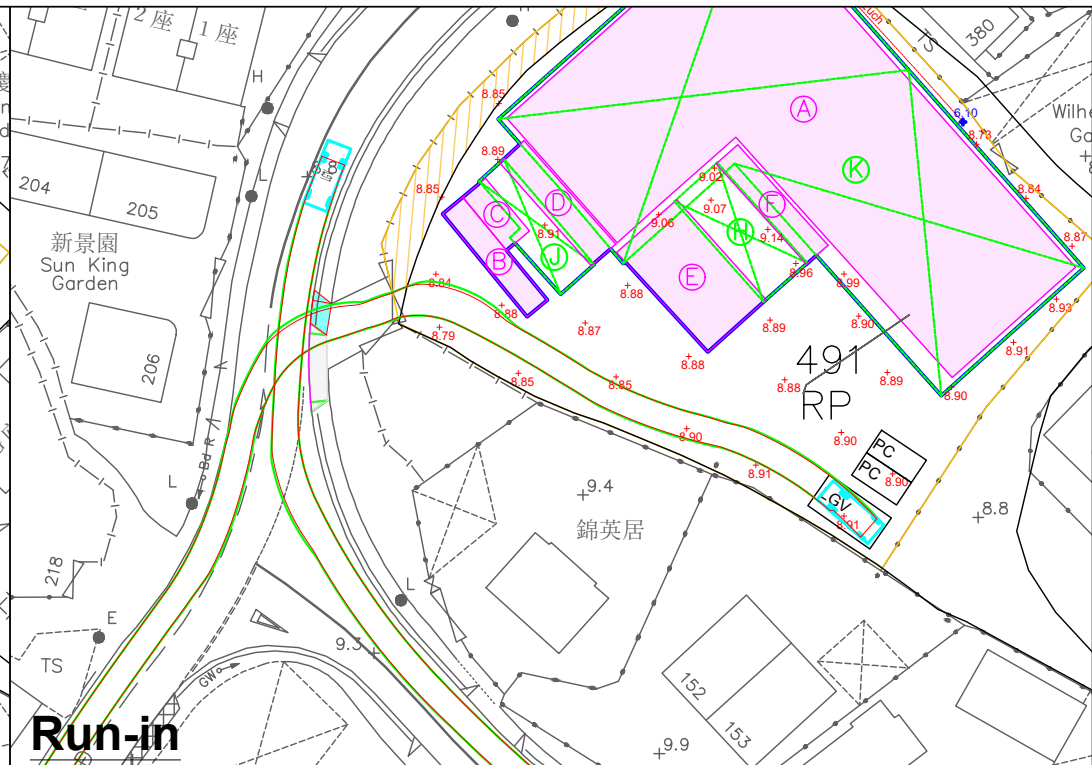
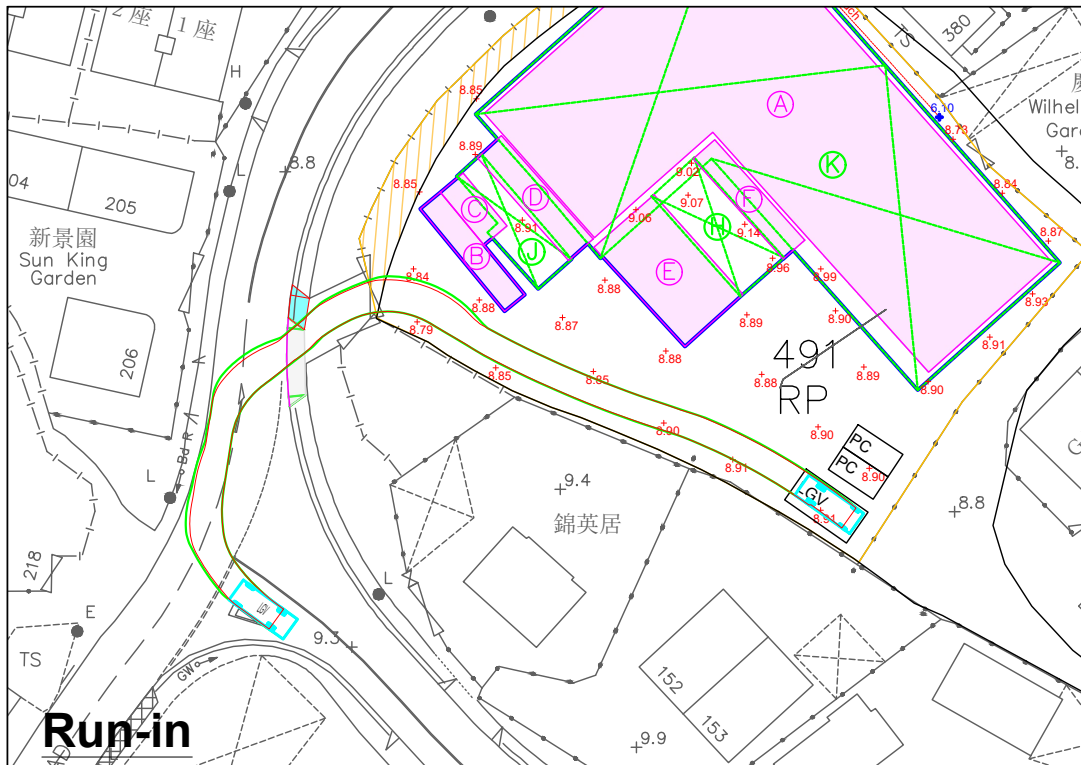
DIVERSION ROUTE FOR PRIVATE CAR

2-HOUR METERS (CARD-OPERATED)
 Operating hours: 8:00 am to 10:00 pm daily
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 N-TS106

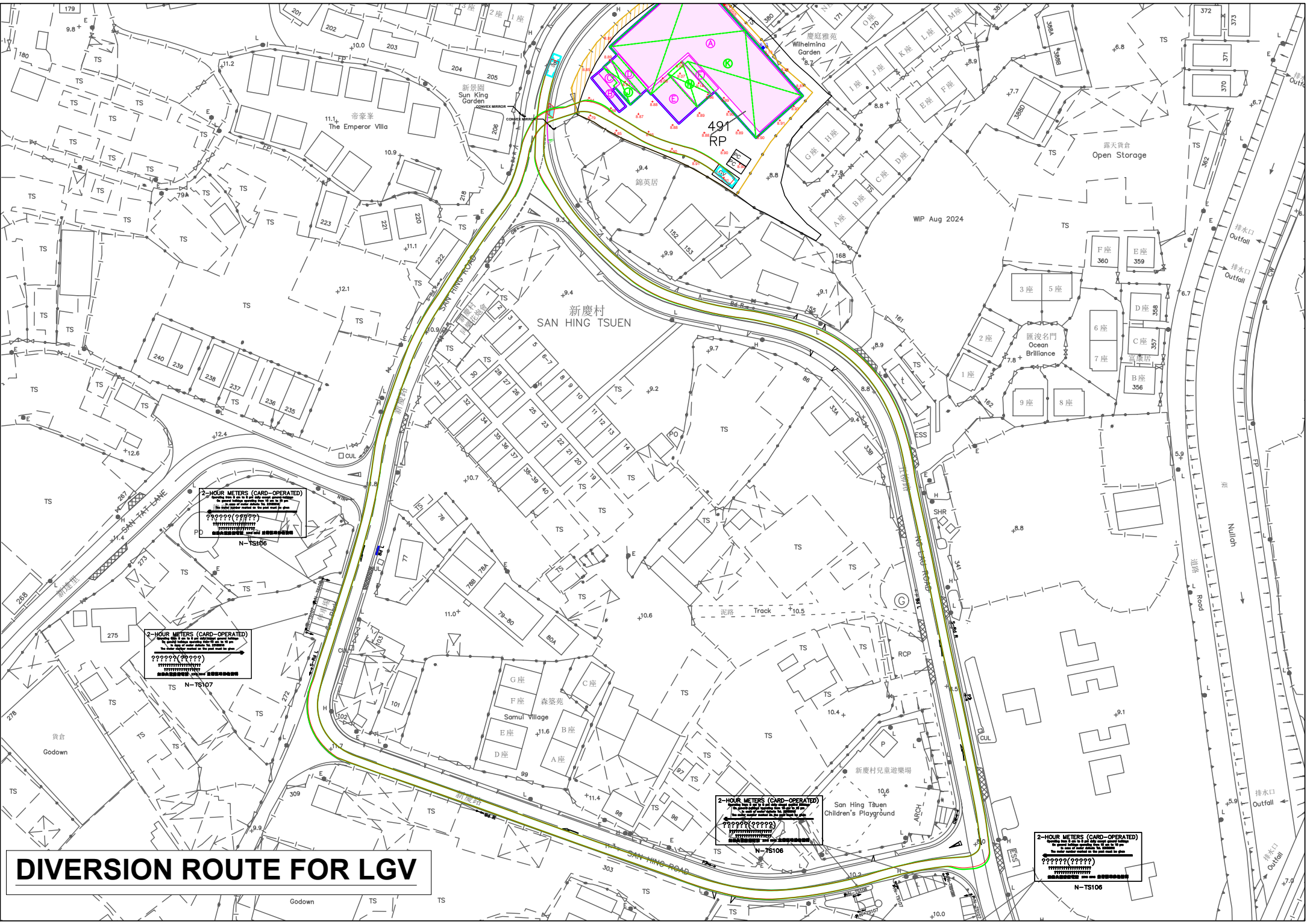
2-HOUR METERS (CARD-OPERATED)
 Operating hours: 8:00 am to 10:00 pm daily
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 N-TS107

2-HOUR METERS (CARD-OPERATED)
 Operating hours: 8:00 am to 10:00 pm daily
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 N-TS106

2-HOUR METERS (CARD-OPERATED)
 Operating hours: 8:00 am to 10:00 pm daily
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 The meter is for use only by card-operated vehicles.
 N-TS106



SWEPT PATH ANALYSIS FOR 7M LONG LGV



DIVERSION ROUTE FOR LGV

2-HOUR METERS (CARD-OPERATED)
 Operating hours: 8:00 am to 6:00 pm, 7 days a week.
 The meter is for use only for the purpose of parking in the area shown on the map.
 The user must pay the parking fee in advance.
 2小時收費咪錶 (卡式咪錶)
 營業時間：每日上午八時至下午六時，七天。
 此咪錶只限於圖中所示範圍內使用。
 使用者必須預先繳付停車費。
 N-TS106

2-HOUR METERS (CARD-OPERATED)
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 使用者必須預先繳付停車費。
 N-TS107

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 Operating hours: 8:00 am to 6:00 pm, 7 days a week.
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 此咪錶只限於圖中所示範圍內使用。
 使用者必須預先繳付停車費。
 N-TS106

WIP Aug 2024

新慶村
SAN HING TSUEN

491
7P

帝豪峯
The Emperor Villa

新皇崗
Sun King Garden

慶庭雅苑
Wilhelmina Garden

露天貨倉
Open Storage

匯流名門
Ocean Brilliance

森翠苑
Samui Village

新慶村兒童遊樂場
San Hing Tsuen Children's Playground

貨倉
Godown

排水口
Outfall

排水口
Outfall

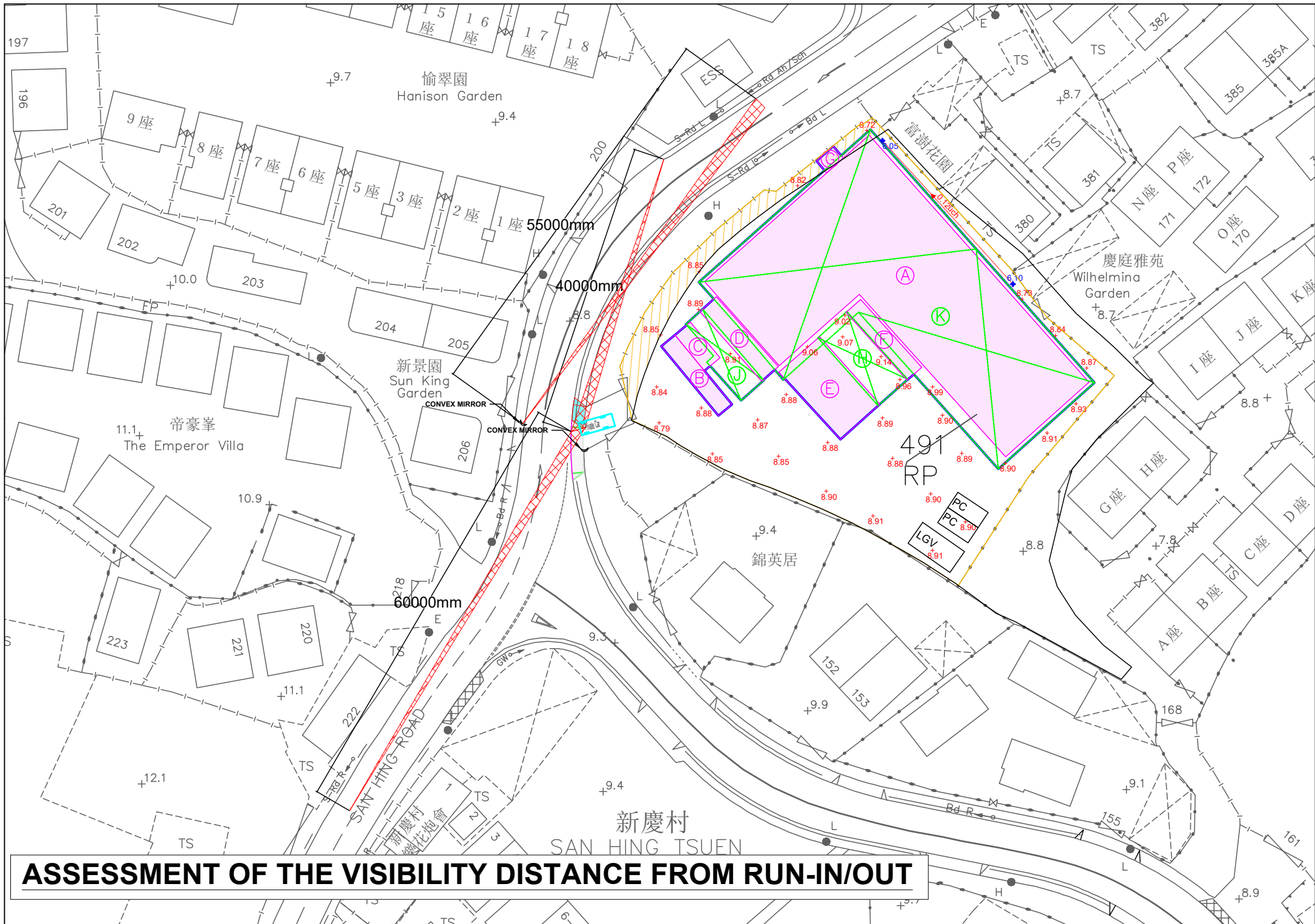
排水口
Outfall

排水口
Outfall

排水口
Outfall

Annex 2

Assessment of the Visibility Distance from Run-in/Out



Annex 3

Revised Fire Service Installations Layout Plan

LEGEND

- SPRINKLER INLET
- SPRINKLER CONTROL VALVE GROUP
- SPRINKLER PUMP SET
- 5KG CO2 GAS TYPE FIRE EXTINGUISHER
- 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- 20-35KG WHEELED TYPE DRY CHEMICAL TYPE FIRE EXTINGUISHER
- STAND-ALONE FIRE DETECTOR
- EMERGENCY LIGHTING
- EXIT SIGN
- DIRECTION EXIT SIGN
- DOUBLE-SIDED DIRECTION EXIT SIGN
- SPRINKLER HEAD

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)
	SPRINKLER & F.S PUMP ROOM	12.9
	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**

Fire Notes:

- 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.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 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.
- 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]". 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.
- 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.

- 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)
- The Sprinkler Tank & F.S water supply pipe be connected to Town Main.
- The Sprinkler Pump (SP1, SP2, JP) shall be provided at Sprinkler Pump Room.
- Source of secondary power supply for the proposed FSIs shall be provided.

PROPOSED 135,000 LITERS R.C.C SPRINKLER WATER TANK

PROPOSED SPRINKLER PUMP ROOM

Ingress/Egress (Width about: 6m)

OTHER FEATURES:

- PROPOSED SITE ENTRANCE: WIDTH 6.0m (about)
- PROPOSED PRIVATE CAR PARKING SPACES: 5.0m(L) x 2.5m(W) x 2.4m(H)
- PROPOSED LIGHT GOODS VEHICLE LOADING AND UNLOADING SPACE: 7.0m(L) x 3.5m(W) x 3.6m(H)

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED
Registered Address :
 Shop 25, G/F, Man Fung Building, YTL 329, Fung Kwan Street, Yuan Long, N.T.
 Tel : 9263 7766 Fax : 2428 5932
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

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

TITLE :
 PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN.

Drawn By:	W.C WONG
Date:	2025-10-13
Revise Date:	2026-01-05
Revise Date:	2026-02-20
Scale:	1:400 @A3
Ref No:	A/TM-LTY/500
Drawing No:	2025-FS/25(1/2P)

F.S & SPRINKLER SYSTEM LAYOUT PLAN(G/F)





Date : 24 March 2026
Our Ref. : PPCL/PLG/10187/L009

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/TM-LTYT/500

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

Submission of Further Information 3

We refer to the comments received from the Transport Department via the Tuen Mun and Yuen Long West District Planning Office ("DPO") in respect of the captioned application and hereby submit a Further Information ("FI") for the Town Planning Board's consideration.

Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Proposed Vehicular Run-in/Out
- **Annex 2** – Assessment of the Visibility Distance from Run-in/Out

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p. *Natalie*

Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Steven Ma (TP/Tuen Mun 5)



PLANPLUS 思顧
CONSULTANCY 雋問

**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 3

March 2026

Reference : PPC-PLG-10187

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 17.3.2026 (Contact Officer: MOK Kam Chung, Tel: 2399 2426)		
1.	<p>RtoC item 2.2 and Annex 2 - The sightline at the run-in is obstructed by vegetation.</p> <p>The applicant should consider to remove the vegetation to improve the sightline. The installation of convex mirrors on public road is not supported.</p>	<p>The applicant will coordinate with LandsD and relevant government authorities to arrange for their term contractor to remove the existing vegetation upon receipt of planning approval and withdraw the proposal for installing convex mirrors on the public road. To ensure safe and orderly access, a traffic controller will be deployed to manage vehicle movements entering and exiting the site, to avoid potential conflicts with the surrounding road traffic.</p> <p>Please refer to the updated figures of “Proposed vehicular run-in/out” at Annex 1 and “Assessment of the Visibility distance from run-in/out” at Annex 2 of this FI 3 submission.</p>

Annex 1

Proposed Vehicular Run-in/out

TRAFFIC CONTROLLER

Proposed Extension of the Vehicular Run-in/out

園
King
den

205

206

Existing Run-in/out

PROPOSED VEHICULAR RUN-IN / OUT

3100mm

8230mm

6000mm

8.8

8.85

8.89

8.91

8.84

8.88

8.79

8.87

8.85

8.85

LEGEND



PROPOSED EXTENSION OF THE VEHICULAR RUN-IN/OUT



EXISTING EXTENSION OF THE VEHICULAR RUN-IN/OUT

(C)

(B)

(D)

(J)

Annex 2

Assessment of the Visibility Distance from Run-in/Out

Date : 10 April 2026
Our Ref. : PPCL/PLG/10187/L010

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/TM-LTYT/500

Section 16 Application for Proposed Temporary Shop and Services (Metalware and Construction Materials and Equipment) with Applied Installation of Solar Photovoltaic (SPV) 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

Submission of Further Information 4

We refer to the comments received from the Tuen Mun and Yuen Long West District Planning Office in respect of the captioned application. On behalf of the Applicant, we hereby provide the following clarifications for the Town Planning Board's consideration.

As advised by the Applicant, the current application is for Proposed Temporary Shop and Services (Metalware and Construction Materials and Equipment) with Applied SPV System and Ancillary Facilities for a Period of 3 Years. The Proposed Shop Use will be within Structure A, which is for the sale of metalware, construction materials and equipment, primarily serving customers who want to undertake DIY construction projects. Structure A is currently used as a storage use for metalware and construction materials/equipment. Utilising the existing Structure A with higher headroom allows a more spacious floor height to accommodate these items as a display area for customers, where these items will also be sold and services will be provided to customers within the Proposed Shop.

The Applicant would like to clarify that they have no intention of using the Application Site as a warehouse and the Proposed Shop will be in operation upon obtaining the planning approval.

In addition to the above, please find the appended Annex 1 for the CLP Letter dated 27 April 2020, indicating the commencement date of the SPV system for your processing.

The above classifications do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application.

Should you have any queries, please do not hesitate to contact the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Steven Ma (TP/Tuen Mun 5)

Our Ref.: PPC/PLG/10187/L010

Page 2 of 2

Annex 1

CLP Letter dated 27.4.2020

27 April 2020

YIU SING INVESTMENT (GROUP) LIMITED

[Redacted address information]

中華電力有限公司
CLP Power Hong Kong Limited

企業客戶服務部
Corporate Customer Experience (CCE)

香港九龍深水埗福華街 215 號七樓
7/F Shamshuiipo Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

網址 Website www.clp.com.hk

Attention: Mr. Hui Kan Fat

CLP Electricity : [Redacted]
Account Number

Application No. : [Redacted]

Please quote our application number whenever you correspond with us about this application

Dear Mr. Hui Kan Fat,

CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Completion Letter Renewable Energy System at DD 130 LOT 491, SAN HING TSUEN, TUEN MUN with a Total Generation Capacity of 121.00 kW

Thank you once again for your support for the CLP Renewable Energy Feed-in Tariff (FiT) Scheme. We are pleased to inform you that the renewable energy system at the above address will be connected to the CLP grid with effect from the commencement date as follows.

The following table indicates the FiT rate applicable from the commencement date throughout the useful life of the renewable energy system up to 31 December 2033, subject to the FiT Scheme Terms and Conditions.

Renewable energy system at the above address under your FiT Agreement	Generation capacity (kW)	FiT rate (HK\$/kWh)	Commencement date
New solar system at DD 130 LOT 491, SAN HING TSUEN, TUEN MUN, NEW TERRITORIES	121.00 (Three-phase)	4.00	20 April 2020

Please be reminded that the operation and maintenance of the renewable energy system should comply with all applicable laws, regulations, guidelines, and safety and technical requirements.

We would also like to remind you that, according to the FiT Scheme Terms and Conditions, all the electricity generated by the renewable energy system under the Scheme will be sold to CLP and Scheme participants are restricted in claiming emissions reduction benefits that may arise from the renewable energy system. Scheme participants who wish to claim emissions reduction benefits may consider purchasing CLP Renewable Energy Certificates. Please contact your Account Manager for details.





If you have any questions, please do not hesitate to contact your Account Manager, Lam, Hon Sing on 26783406.

Yours sincerely,

Auyang, Victor Wai Keung
Corporate Customer Experience Manager – SME Accounts
For and on behalf of
CLP Power Hong Kong Limited



Assessment Criteria for Considering Applications for Solar Photovoltaic System
made under Section 16 of the Town Planning Ordinance

Feed-in Tariff and Solar Photovoltaic System

1. Development of renewable energy (RE) is an important part of the Government's efforts in combating climate change. Increasing the use of RE, a zero-carbon energy, can help decarbonize the electricity generation sector, which contributes to about two-thirds of the carbon emissions in Hong Kong. The policy is for the Government to take the lead in developing RE where technically and financially feasible and to create conditions that are conducive to community participation. Against this background, Feed-in Tariff (FiT) was introduced under the post-2018 Scheme of Control Agreements (SCAs) between the Government and the two power companies, i.e. The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (CLP) to provide incentives for individuals and non-Government bodies to invest in RE, including solar photovoltaic (SPV) system. Under the SCAs, FiT is offered for electricity generated by the RE systems throughout the project life of the RE systems¹ or until 31 December 2033, whichever is the earlier.
2. A SPV system includes SPV panels, inverter(s), energy meters, distribution board(s), cables and other components as necessary to form a complete grid connected SPV installation. The two key components are SPV panels and inverter(s). SPV panels convert sunlight into electricity. The inverter(s) convert the output direct current (DC) of the solar panels into alternating current (AC). A typical SPV system is shown in **Figure 1**.

Statutory Planning Provision for Solar Photovoltaic System

3. In general, SPV systems are commonly found on (i) rooftop of buildings (including New Territories Exempted House (NTEH)); and (ii) vacant land.
4. If installation of SPV system is incidental to, directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of buildings, it is regarded as an ancillary use for supplementing power supply to the use/development, household or building². No planning permission for the system is required.
5. Installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme would be regarded as 'Public Utility Installation' ('PUI'), which is always permitted in "Commercial", "Government, Institution or Community", "Industrial", "Industrial (Group D)", "Open Storage", "Other Specified Uses" ("OU") annotated "Business" and "OU" annotated "Industrial Estate" zones. Planning application is required for stand-alone SPV system for FiT Scheme in areas where 'PUI' is a Column 2 use under the statutory plan concerned. Any such planning permission granted would be for 'Public Utility Installation (Solar Photovoltaic System for the FiT Scheme)'. Only temporary approval would be considered where there may be potential impact generated by the proposed SPV system

¹ The lifespan of a SPV system is about 20 to 25 years.

² Installation of SPV system for generating electricity for a permitted use, such as that for a farm, green house/farm structures in the "Agriculture" zone mainly for generating electricity for agricultural purposes, or that installed in connection with NTEH in "Village Type Development" zone, are also regarded as an ancillary use.

which needs to be closely monitored or that the long term planning intention of the zone may be frustrated by the proposed use.

Assessment Criteria for Planning Applications

6. The following criteria should be taken into account in assessing planning applications for SPV system made under section 16 of the Town Planning Ordinance:
- a) it is a prerequisite for the applicant to obtain the ‘Consent Letter’ or ‘Acknowledgement Letter’/‘Network Reinforcement Condition Letter’ (or similar confirmation letter) from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the preliminary technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
 - b) unless with strong justifications, the SPV system, including the height of the proposed structures, should be in keeping with the surrounding area/developments and commensurate with the function(s) it performs;
 - c) for optimisation of use of land, favourable consideration may be given if viability of co-existence of the proposed SPV system and uses that are in line with the long-term planning intention of the land use zoning of the application site could be satisfactorily demonstrated;
 - d) it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual³ and, where needed, appropriate measures are to be adopted to mitigate the impacts;
 - e) unless with strong justifications⁴, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond or causing adverse impacts to wetland are generally not supported;
 - f) planning applications with proposed felling of existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species should not be supported. If tree removal is unavoidable, subject to the advice of relevant government departments, compensatory tree planting and/or landscape treatments should be provided within the application site as appropriate;

³ The applicant has to demonstrate that the proposal would not affect the visual and landscape amenities/character of the area adversely by, for instance, causing a significant change of landscape resources/character, dwarfing the surrounding developments or catching the public’s visual attention due to the scale and prominence of the proposed installation. Where appropriate, measures should be taken to mitigate the visual/landscape impact, for example, by peripheral screen planting.

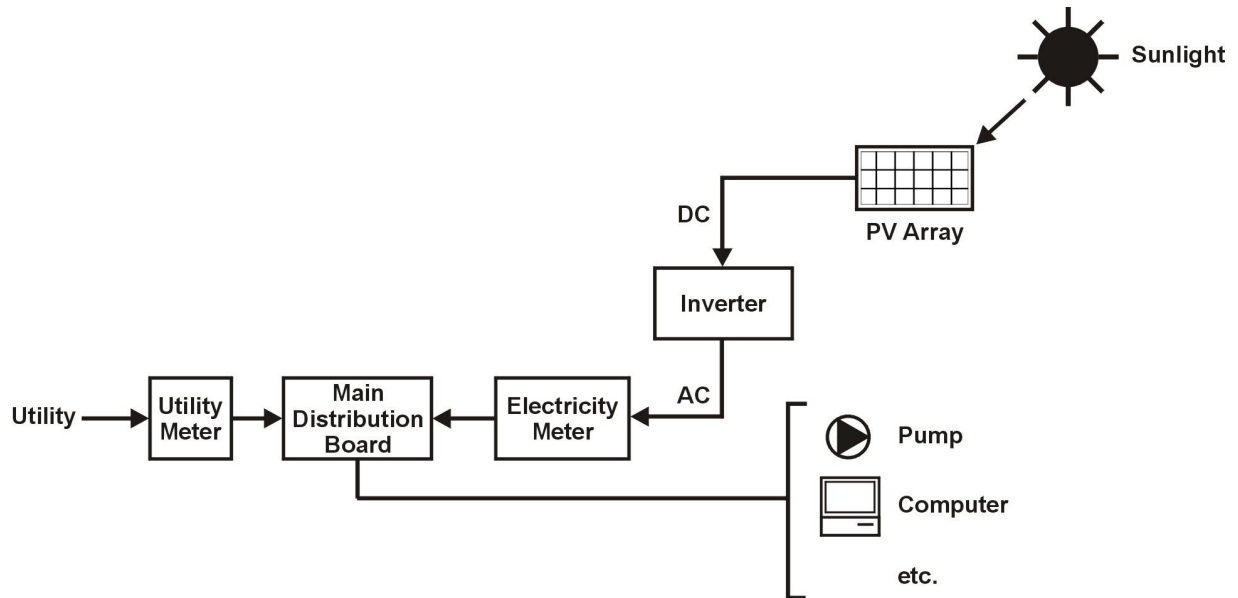
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

- g) for SPV system falling within water gathering grounds, information should be provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply. The SPV system should not cause material increase in pollution effect and affect yield collection within water gathering grounds;
- h) where the installation is proposed to be in area close to airports and/or heliports⁵, or major roads, it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system should not cause glare to pilots/drivers and/or unacceptable adverse impact on aviation and/or traffic safety;
- i) the planning intention of “Agriculture” (“AGR”) zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning permission (as explained in Footnote 2 under Paragraph 4). Planning application for stand-alone SPV system as ‘PUI’ use in the “AGR” zone is generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential. For application on fish ponds in the “AGR” zone, the applicant has to demonstrate that the SPV system will not hinder the use of the site for fisheries purposes;
- j) notwithstanding a general presumption against development in the “Green Belt” (“GB”) zone, planning permission for SPV system within the “GB” zone may be granted if after taking into consideration the conditions of the application site, among others, the SPV system would not adversely affect the landscape character/resources of the “GB” zone and jeopardise the integrity of the zone as a buffer and is in compliance with other assessment criteria particularly criterion (e);
- k) due to the sensitive nature of the conservation zones, such as the “Conservation Area”, “Coastal Protection Area” and “Site of Specific Scientific Interest” zones, planning application for SPV system within such zones is normally not supported to avoid any possible irreversible damages caused to the ecology or environment of the area within the zone;
- l) all other statutory or non-statutory requirements of the relevant government departments must be met. Depending on the specific land use zoning of the application site, the relevant Town Planning Board guidelines should be observed, as appropriate; and
- m) approval conditions to address the technical issues, if any, within a specified time and clauses to revoke the permission for non-compliance with approval conditions may be imposed as appropriate.

(Revised on 7 October 2022)

⁵ For installation of SPV system in area close to airports and/or heliports, the reflection rate of the SPV system with anti-reflection coating shall not exceed 5%.

Figure 1



Extracted from EMSD website HK RE Net:

https://re.emsd.gov.hk/english/solar/solar_ph/PV_Systems.html

Typical Solar Photovoltaic System

Similar s.16 Applications within the subject “V” zone on the OZP

Approved Applications

<u>Application No.</u>	<u>Development(s)/ Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
A/TM-LTY Y/419	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years	29.10.2021
A/TM-LTY Y/427	Proposed Temporary Shop and Services for a Period of 5 Years	15.7.2022 [Revoked on 15.1.2025]
A/TM-LTY Y/493	Proposed Temporary Shop and Services and Eating Place for a Period of 5 Years	15.8.2025

Government Departments' General Comments

1. Traffic

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

- No adverse comment on the application from traffic engineering viewpoint.
- Advisory comments as detailed in **Appendix V**.

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

- No comment on the application from highways maintenance viewpoint.
- Advisory comments as detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- No objection to the application from environmental planning perspective.
- No environmental complaint pertaining to the application site (the Site) was received in the past three years.
- Advisory comments as detailed in **Appendix V**.

3. Drainage

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

- No objection to the application from public drainage viewpoint.
- The applicant's submission of drainage proposal has been deemed acceptable by the DSD.
- Should the application be approved, a condition should be stipulated to require the applicant to implement the drainage proposal for the Site to the satisfaction of the DSD to ensure that it will not cause adverse drainage impact to the adjacent areas.
- Advisory comments as detailed in **Appendix V**.

4. Fire Safety

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

- No objection in-principle to the application subject to fire service installations being provided to the satisfaction of the D of FS.

- Advisory comments as detailed in **Appendix V**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval granted by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on its/their suitability for the uses proposed/applied in the application.
- Advisory comments as detailed in **Appendix V**.

6. District Officer's Comments

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

His office has not received any public comment on the application.

7. Other Departments

The following departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed shop and service use and applied public utility installation (solar photovoltaic (SPV) system) at the application site (the Site);
- (b) the permission is given to the development/use(s) and structures under application. It does not condone any other development/use(s) not covered by the application. Immediate action should be taken to discontinue such development/use(s) and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the Secretary for Environment and Ecology (SEE) that the applicant should observe the relevant requirements as set forth in statutory provisions and various design and maintenance guidelines, and conduct regular inspections and check-ups in order to ensure the electrical and structural safety as well as resilience of solar panels amid the impact of extreme weather conditions (such as super typhoons) throughout their lifespan;
- (e) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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 (GL);
 - (ii) the Lot owner/applicant shall either (i) remove the unauthorised structures within the Lot covered and not covered by the application and cease the illegal occupation of the GL covered and not covered by the application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to his 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;
 - (iii) the Site is accessible via Ng Lau Road via a strip of GL. His 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;

- (iv) LandsD reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within the Lot or any unauthorised occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structures be found erected without prior approval given by his office or be in breach of the approval given; and
- (v) regarding the maintenance of vegetation, Technical Circular (Works) No. 6/2015 of Development Bureau shall be followed;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the local access road between the Site entrance and Ng Lau Road is not a public road or footpath managed by the Transport Department (TD). Comments from relevant authorities should be sought; and
 - (ii) sufficient vehicle manoeuvring space should be reserved within the 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD) that:
 - (i) the proposed vehicular access arrangement, and parking and loading/unloading provisions within the Site shall be commented and approved by TD;
 - (ii) noting that the existing portion of access road connecting the Site to Ng Lau Road is not public road, HyD is not/shall not be responsible for the maintenance of any access connecting the Site to any public roads. Please seek comments from relevant authorities; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the operator shall observe and comply with relevant environmental protection and pollution control ordinances; and
 - (ii) a public sewer is available along Ng Lau Road. Sewage arising from the development should be directed from the Site to nearby public sewer as far as possible, and shall seek advice from the Drainage Services Department (DSD) for technical details/feasibility of public sewer connection;
- (i) to note the comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD) that:
 - (i) 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/

applied uses shall be made good at the applicant's cost;

- (ii) the applicant should construct and maintain the proposed drainage facilities properly whether within or outside the Lot 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; and
 - (iii) for any works to be undertaken outside the Lot boundary, the applicant should obtain prior agreement from the DLO/TM, LandsD and/or the relevant private lot owners;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- (i) based on the submitted fire service installations (FSI) proposal, his comments are as follows:
 - (i) portable fire extinguisher shall be provided at Structures B, C, D, E & F;
 - (ii) sprinkler system shall be provided at Structure G;
 - (iii) detailed layout plans shall be provided for 1/F of Structure A; and
 - (iv) a 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500m² on every floor of the premises, i.e. 1/F of Structure A, and ensure that every part of the premises can be reached from a distance of not more than 30 m; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that there are 21 structures proposed/applied in this application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (iii) the Site abuts on a specified street (Ng Lau Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iv) if any existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed/applied uses under the

application;

- (v) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P); and
 - (vii) the storey height of the nine structures should be justified. Detailed comments under the BO will be provided at the building plan submission stage; and
- (l) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
 - (ii) since there are also potential electrical hazards arising from the damage of underground cables of the applicant’s SPV system, by third party, within or in the vicinity of the Site, the applicant should review in subsequent stages (design, construction, operation) that any precautionary measures necessary to be implemented to mitigate potential electrical hazards arising from third party damage to the cables, if underground and as part of the applicant’s SPV system; and
 - (iii) electrical work on fixed electrical installation shall be conducted by the Registered Electrical Contractors and the Registered Electrical Workers with all the involved electrical work fully comply with the requirements stipulated under the Electricity Ordinance (Cap 406) and its subsidiary regulations. Regarding renewable energy power system, the applicant should refer to the requirements stipulated under Code 26P of the Code of Practice for the Electricity (Wiring) Regulations (2020 Edition).

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者:
寄件日期: 2025年10月13日星期一 3:01
收件者: tpbpd/PLAND
主旨: A/TM-LTY Y/500 DD 130 Lam Tei FTI
類別: Internet Email

A/TM-LTY Y/500

Lot 491 RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun

Site area: About 2,378.5sq.m Includes Government Land of about 131.9sq.m

Zoning: "VTD"

Applied use: Shop and Services (Metalware and Construction materials / 300 Solar Panels / 3 Vehicle Parking

Dear TPB Members,

The operation is effectively nothing more than a warehouse with solar panels on the roof.

According to the Planning Statement:

*"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") for **about four years**. 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."*

The original intention of FiT on roof tops of village structures was that the household would generate enough energy to cover its own consumption.

Thankfully this greenwash policy and the abundant abuses will be terminated in 2033.

Urgent Return receipt Expand Group Restricted Prevent Copy

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Kowloon residents have been subsidizing this scam for far too long.

There is no history or previous applications. Has any enforcement action been taken for unapproved land use? Members must question this.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月02日星期一 3:03
收件者: tpbpd/PLAND
主旨: A/TM-LTYT/500 DD 130 San Hing Road, Lam Tin FiT
類別: Internet Email

A/TM-LTYT/500

Lot 491 RP (Part) in D.D. 130 and Adjoining Government Land, San Hing Road, Lam Tei

About: 2,378.5sq.m Includes Government Land of about 131.9sq.m

Zoning: "VTD"

Applied use: Shop and Services / 300 Solar Photovoltaic System / 3 Vehicle Parking

Dear TPB Members,

There is no history of applications but the operation has already been in place for many years, including the solar farm.

*"The Applied Use involves the provision of 300 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") **for about four years**. 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."*

Why has this been tolerated, particularly as there is some GL involved.

The site is close to many homes but has been allowed to operate without any pressure to employ adequate drainage, fire equipment, etc.

In addition, this is a warehouse operation, not a shop. This is not allowed on "V" zoning.

While the application will of course be approved, members have a duty to inquire into these issues.

Mary Mulvihill