

## Planning Statement Report

**November 2025**  
Report : Version 1.0



## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities and Filling of Land for a Period of 5 Years ("**the Proposed Development**") in D.D. 113 Lot No. 1176 at Pat Heung, Yuen Long, New Territories ("**the Application Site**").

The Application Site falls within an area of "Agriculture" ("**AGR**") zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 ("**the OZP**"). According to the Notes of the OZP for "AGR" zone, 'Public Utility Installation' is a Column 2 use which requires planning permission from the Board. The Site has been left idle and is currently vacant. With a site area of 844 square metres ("sq.m."), the Proposed Development comprises a total of 36 covered solar panel (5m x 2.5m each), a one-storey (not more than 2 meters ("m") in height) electric meter room and a one-storey electric and mechanical ("E&M") structure for accommodating and transforming produced electricity at southeastern part of the Application Site.

This Application aims to meet the increasing demand for the use of renewable energy ("RE") to achieve carbon neutrality before 2050 and accommodate the high demand of the local villagers and residents in Kam Tin. It is situated at a convenient location that is favourable to operate a RE utility and to serve the nearby districts. The Proposed Development is in line with various of government's policies, including promotion of wider adoption of development of renewable energy in Hong Kong. The implementation of the Solar Photovoltaic System ("**the SPV system**") will promote wider adoption of RE to combat climate change by increasing the supply of RE power supply to the nearby community.

Additionally, the Proposed Development is a small-scale temporary development which does not hinder the long-term planning intention of "AGR" zone and is not incompatible with the surrounding areas. Relevant applications in the "AGR" zones in New Territories were also approved. No insurmountable adverse traffic, visual, landscape, drainage and environmental impacts are anticipated from the Proposed Development. This Application complies with the "Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance" as published by the Town Planning Board. The applicant has confirmed with CLP Power Hong Kong Limited in October 2025 that the above-mentioned land area is eligible to participate in the renewable energy feed-in tariff scheme.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve 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)

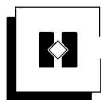
本規劃申請根據《城市規劃條例》第 16 條，就新界錦田南丈量約份第 113 約地段第 1176 號（「**申請地點**」）的用地，向城市規劃委員會（下稱「**城規會**」）申請作擬議臨時公用設施裝置（太陽能光電系統）及相關填土工程，為期 5 年（下稱「**擬議發展**」）。

申請地點現時於《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》（下稱「**大綱圖**」）劃作「農業」地帶。根據「農業」地帶的分區計劃大綱圖註釋說明，「公用設施裝置」屬於第 2 列用途，因此需獲得委員會的規劃許可。擬議發展於 844 平方米的地盤上共設置 36 塊有頂棚的太陽能板（每塊 2.5 米 x 5 米）、一個一層高的（高度不超過 2 米）電錶室和一個一層高的機電結構，用於容納和轉換所產生的電力。

此申請旨在滿足日益增長的再生能源使用需求，以實現 2050 年前的碳中和，並滿足錦田當地村民和居民的電力需求。專案地理位置優越，有利於營運再生能源發電廠並為週邊地區提供服務。擬議發展項目符合政府的各項政策，包括推動香港更廣泛地採用再生能源發展。太陽能光電系統的實施將增加附近社區的再生能源電力供應，從而促進再生能源的更廣泛應用，以應對氣候變遷。

此外，擬議發展為小規模的臨時項目，不會影響「農業」區域的長遠規劃意圖，且與週邊區域並無不協調之處。而且於附近區內「農業」地帶的相關申請亦曾被批准。擬議發展不會對交通、視覺、景觀、排水和環境造成不利影響。本申請已符合「根據《城市規劃條例》第 16 條提出安裝太陽能光伏系統的申請的評審準則」。申請人已在 2025 年 10 月與中華電力有限公司確認上述地段可參與可再生能源上網電價計劃。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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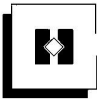
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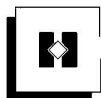


## **1 INTRODUCTION**

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### **1.1 The Application**

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a Proposed Public Utility Installation (Solar Photovoltaic System) and associated filling of land (hereinafter referred to as the “**Development**”) at Pat Heung, Yuen Long (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Agriculture” (“**AGR**”) zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (“**the OZP**”) (**Figure 4**). According to the Notes of the OZP for “AGR” zone, ‘Public Utility Installation’ is a Column 2 use that requires permission from the Town Planning Board.
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years.



## 2 THE APPLICATION SITE AND SURROUNDINGS

### 2.1 Condition of the Application Site

- 2.1.1 The Application Site covers a total of about 844 square metres (“sq. m.”). The Application Site is currently vacant and fenced.
- 2.1.2 The Application Site is attached to a local track that connects the site to Yuen Tai Road. The site is situated in close proximity with local village of Yuen Kong San Tsuen at the southeast of Yuen Tai Road and the south-west of Pat Heung Road.



**Diagram 1 Current Condition of the Application Site**

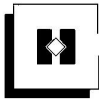
- 2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity.

### 2.2 Land Status

- 2.2.1 The Application Site falls within Lot No. 1176 in Demarcation District 113, Pat Heung (“the Lot”) (**Figure 2**).

### 2.3 Surrounding Context

- 2.3.1 Pat Heung is a sub-urban area located in the Yuen Long District in the New Territories of Hong Kong. The surrounding areas of the Site are characterized by various land uses, predominantly low-rise residential buildings, agricultural land, open storage and vehicle parking. To the north and east, the areas are surrounded by agricultural fields and scattered village houses. Along the Pat Heung Road, much of the area on both sides is covered with farmland and some vegetation, with parts used for rural activities. There are two historic buildings in Pat Heung that have been declared monuments: Leung Ancestral Hall at Yuen Kong Tsuen and Chik Kwai Study Hall at Sheung Tsuen, which are located to the north and northeast of the application site respectively, close to Kam Sheung Road. Refer to **Figure 1** for location plan.
- 2.3.2 The Application Site is in the north of Tai Wo Tsuen, in the south of Yuen Kong San Tsuen, in the west of Chueng Po Tsuen and within walking distance to these villages. There are several village clusters in the southwest of Pat

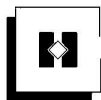


Heung, which are Ma Kong Tsuen situated in the west, Ho Pui Tsuen situated in the southwest, Tin Sum Tsuen situated in the northwest and Yuen Kong Tusen and Shui Tsan Tin Tsuen situated in the northeast of the Application Site respectively.

- 2.3.3 The gate of the application site will be set at the west boundary of the Applications Site, and the site is accessible from a local track from Pat Heung - Yuen Tai Road or Kam Sheung Road.



**Diagram 2 Accessibility of the Site**



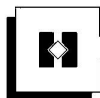
### 3 PLANNING CONTEXT

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#### 3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**Figure 3**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*.
- 3.1.1 According to the Notes of the OZP, temporary uses (expected to be 3 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 3 years, the uses must conform to the zoned use or the Notes.
- 3.1.2 Besides, according to Notes of “AGR” zone of OZP, ‘Public Utility Installation’ is a Column 2 use under “AGR” zone. According to the Notes of the OZP, temporary use not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.
- 3.1.3 According to the Notes of “AGR” zone, any filling of land to effect a change of use requires permission from the Town Planning Board.
- 3.1.4 The Explanatory Statement of the OZP also states the planning objective to preserve the existing amenity and character, and to avoid excessive development overburdening the infrastructure provisions and external transport capacity of the Area.
- 3.1.5 Given the current condition of the site do not provide a favourable environment for cultivation because of its scale, location and its surrounding environment, the Applicant would like to fully utilise the site for solar photovoltaic system use in the short to medium term to address the current demand for green energy.
- 3.1.6 Aerial photos between 2006 and 2024 in **Annex 1** shows that the Application Site has remained vacant, with no active agricultural activities in the surrounding areas over the past decades. Moreover, there is no any pervious planning application in the proposed site over the years.
- 3.1.7 Approval of this application on a temporary basis for a period of 5 years would not jeopardize the long-term planning intention of the “AGR” zone.





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S/YL-KTS/15

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Source: Town Planning Board, HKSAR Government)



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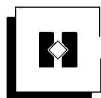
S/YL-KTS/15

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin South Outline Zoning Plan No. S/YL-KTS/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

*(Source: Town Planning Board, HKSAR Government)*



## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Proposed Temporary Public Utility Installation (Solar Photovoltaic System)

4.1.1 The proposed development intends to be a temporary public utility installation (Solar Photovoltaic System) for a period of 5 years. It is mainly to generate renewable energy to supply the demand of electricity for the vicinity.

### 4.2 Development Scheme

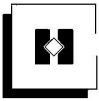
4.2.1 The Application Site covers an area of about 844 sq.m. The Site is accessible from Yuen Tai Road via a local access. The proposed SPV system will be connected to the existing electrical power network of CLP Power under the 'Renewable Energy Feed-in Tariff Scheme' ("the FiT Scheme") with a generation capacity of 170kW. The proposal comprises a total of 36 low-reflective (with the reflection rate not exceeding 5%) solar panels with anti-reflection coatings (5m (L) x 2.5m (W) x 0.35m (H) each) mounted on metal supporting frames with height of about 1.5m.

4.2.2 The proposed development will also comprise a one-storey structure for electric meter room and a one-storey structure for E&M with a height of not more than 2 meters at the east and south-eastern boundaries, with a total covered area of an electric meter room approximately 23 sq.m (2m (L) x 1.5m (W) and 7m (L) x 2.9m (W) x 2m respectively) mounted as support to the proposed development. There will also 36 solar panels to generate electricity.

4.2.3 The Site is accessible from Kam Shui South Road via a local access. No parking and loading/unloading space is proposed within the Site. The planned solar energy system is expected to be finalized by 2026/27 and will operate under the Feed-in Tariff (FiT) Scheme until 2034. The key development parameters are outlined in the table below. The existing fence will be remained at the current position. The indicative layout plan of the Proposed Development is shown in **Figure 4**. The major development parameters are summarised below:

Major Development Parameters	
Site Area	About 844 sq.m.
Gross Floor Area (GFA)	About 23 sq.m.
Proposed No. of Structures	2
Plot Ratio	About 0.03
Height of Structures	About 2 m (1 storey)
Site Coverage	Not more than 3%
Number of Solar Panels	Not more than 36
Anticipated Completion Time	2026/27

4.2.4 Endorsement from CLP Power Hong Kong Limited has been given for the operation of FiT Scheme on the site. Relevant approval letter is attached.



#### **4.3 Proposed Filling of Land**

- 4.3.1 Site formation is proposed to form a stable platform for structures only. It is proposed to fill the land for a maximum of 0.6m of concrete for about 23 sq.m. to form a stable platform. The area required for land filling has been minimised and confined to the platform for the structures only. Refer to Figure 6 for the land filling plan.

#### **4.4 Operation Arrangement**

- 4.4.1 The proposed development is to supply the daily electricity demand of the local residents and visitors by providing RE to CLP Power Hong Kong Limited. The development operates 24 hours for all days (including public holidays). There will be no visitors anticipated during the operation.

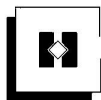
#### **4.5 Traffic Arrangement**

- 4.5.1 The existing entrance to the Applicant Site is at the western part of Lot No. 1176 in Demarcation District 113, which connects to the existing local track road leading to Yuen Tai Road(one-way) or Pat Heung Road(two-way) or Kam Sheung Road (two-way). The existing entrance will continue to serve the Proposed Development.



**Diagram 3 Existing Entrances to the Application Site**

- 4.5.2 During operation stage, maintenance workers are expected to access the Application Site by public transportation (i.e. franchised bus, GMB and taxis) or private vehicle(s) that parked in surrounding carparks, and then walk to the existing local track road.
- 4.5.3 Only minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours. The proposed internal transport facilities are considered adequate. Thus, with adequate space for manoeuvring space, no queuing back of vehicles is anticipated as well. There will be no interface issue with the upgrading works of Pat Heung - Yuen Tai



Road or Kam Sheung Road.

#### **4.6 Visual and Landscape Compatibility**

- 4.6.1 The Application Site is situated in area of rural village landscape character which are surrounded by village houses, temporary structures and workshop activities. The proposed height and site coverage are compatible with the surrounding land use and will not disturb the prevailing rural village landscape character. The existing wild growth on the site will be cleared to maintained a pleasant environment to the surrounding villagers.
- 4.6.2 The proposed structure with a maximum height of not more than 3 metres is visually compatible with the 3-storey village houses in the east and west boundaries, and the temporary structures along the north and west boundary.

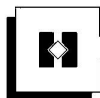


**Diagram 4 Surrounding Environment of Rural Characteristics**

#### **4.7 Environmental Consideration**

- 4.7.1 The latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites” will be observed and followed. It is anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.





## 5 PLANNING ANALYSIS

### 5.1 Existing Village Clusters and Developments

5.1.1 The vicinity is rural in character. Tai Wo Tsuen and Yuen Kong San Tsuen are the two village clusters near the proposed site, with Chueng Po Tsuen in the westward. Besides, there are substantial residential developments along Pat Heung Road. However, no RE developments are available in the surroundings.

### 5.2 Substantial Change in Planning Context of Kam Tin South

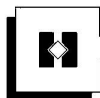
5.2.1 Based on the Northern Metropolis Development Strategy and the Northern Metropolis Action Agenda promulgated in 2023, Yuen Long as fall within the High-end Professional Services and Logistics Hub Zone. Besides, the Application Site and its vicinity belongs to Kam Tin South area, which there will be some major public housing projects within the area to be completed in 2024 to 2033, estimating around 9100 households and 217 000 employment opportunities will be incurred in the district. This indicates that there will be substantial changes in planning context in the near future.



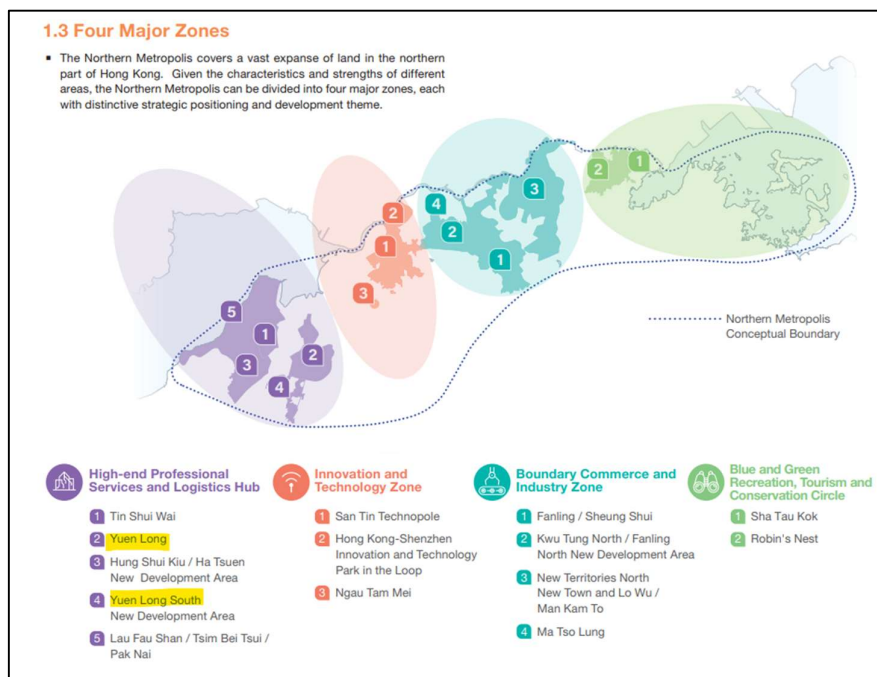
**Diagram 5a Extract of Northern Metropolis Action Agenda 2023**

(source: Planning Department, HKSAR Government)

5.2.2 Upon re-planning the rural land use around Kam Tin South Area, it will ensure a consistent and sustainable housing supply to meet the increasing demand driven by the development of the Hong Kong-Shenzhen Close Interaction Circle. The Northern Metropolis, projected to accommodate approximately 2.5 million residents and provide around 650,000 jobs, will serve as a cornerstone for Hong Kong's long-term strategic growth and a



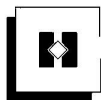
dynamic catalyst for economic advancement. Additionally, community enhancement initiatives will unleash the latent development potential of rural land, fostering balanced and integrated urban-rural progress. To cope with the updates in the Development Proposal brings more traffic flows and population to the community, following the living demand of the district has increased.



**Diagram 5a Extract of Northern Metropolis Action Agenda 2023**  
(source: Planning Department, HKSAR Government)

### 5.3 Implementation of Feed-in Tariff (FiT) scheme

- 5.3.1 The Government, in partnership with Hongkong Electric Company Limited and CLP Power Hong Kong Limited, launched the Feed-in Tariff (FiT) scheme under the post-2018 Scheme of Control Agreements to spur private investment in renewable energy. The FiT scheme allows power generated from renewable sources, such as solar photovoltaic (SPV) systems, to be sold to power companies at a premium rate, offsetting investment and generation costs. SPV systems that are proportionate, directly related, and ancillary to permitted uses within the same zoning on a statutory plan require no Town Planning Board approval. Furthermore, standalone SPV systems on vacant land for the FiT scheme are classified as "Public Utility Installations" and may need Board permission based on the relevant statutory plan.
- 5.3.2 Echoing this comprehensive development concept, development proposals in the vicinity are realising recently. The Government has been enhancing support for private-sector renewable energy projects by offering clearer guidelines and streamlined processes. In July 2020, the Town Planning Board (TPB) introduced assessment criteria for applications under Section 16 of the Town Planning Ordinance, enabling public submissions for SPV system



installations across various land use zones. Following these criteria, the TPB recently granted its first approval for a large-scale solar photovoltaic system, classified as a "Public Utility Installation," under "AGR." Zone. The project, comprising approximately 1,650 solar panels, is projected to generate over 720,000 kWh of electricity annually, meeting the yearly energy needs of more than 200 households<sup>1</sup>. This initiative exemplifies the effective integration of renewable energy development with agricultural land use.

- 5.3.3 The applicant has received the Network Reinforcement Condition Letter from CLP in October 2025, verifying the eligibility of the application site for participating the FiT scheme. Please find the letter in the attachment.

#### **5.4 Comply with Town Planning Board Assessment Criteria**

- 5.4.1 According to *Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance* revised on 7 October 2022. The following criteria are taken into account under the ordinance:

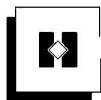
- it is a prerequisite for the applicant to obtain the 'Consent Letter' or 'Acknowledgement Letter'/'Network Reinforcement Condition Letter' (or similar confirmation letter) from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the preliminary technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
- 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;
- 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;
- 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 visual<sup>2</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;

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<sup>1</sup> HKSAR. (2022). Government announces new Feed-in Tariff rates and introduces facilitation measures on installation of solar photovoltaic systems in open car parks by private sector.  
<https://www.info.gov.hk/gia/general/202204/26/P2022042600448.htm?fontSize=1>

<sup>2</sup> 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.





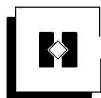
- unless with strong justifications<sup>3</sup>, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond or causing adverse impacts to wetland are generally not supported;
- planning applications with proposed felling of existing Old and Valuable 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;
- 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;
- where the installation is proposed to be in area close to airports and/or heliports<sup>4</sup>, 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;
- 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<sup>5</sup>. 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;
- 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
- approval conditions to address the technical issues, if any, within a specified time and clauses to revoke the permission for non-compliance

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<sup>3</sup> 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.

<sup>4</sup> 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%.

<sup>5</sup> Installation of SPV system for generating electricity for a permitted use, such as that for a farm, green house/farm structures in the “AGR” zone mainly for generating electricity for agricultural purposes, or that installed in connection with New Territories Exempted Houses (NTEH) in “Village Type Development” (“V”) zone, are also regarded as an ancillary use.



with approval conditions may be imposed as appropriate.

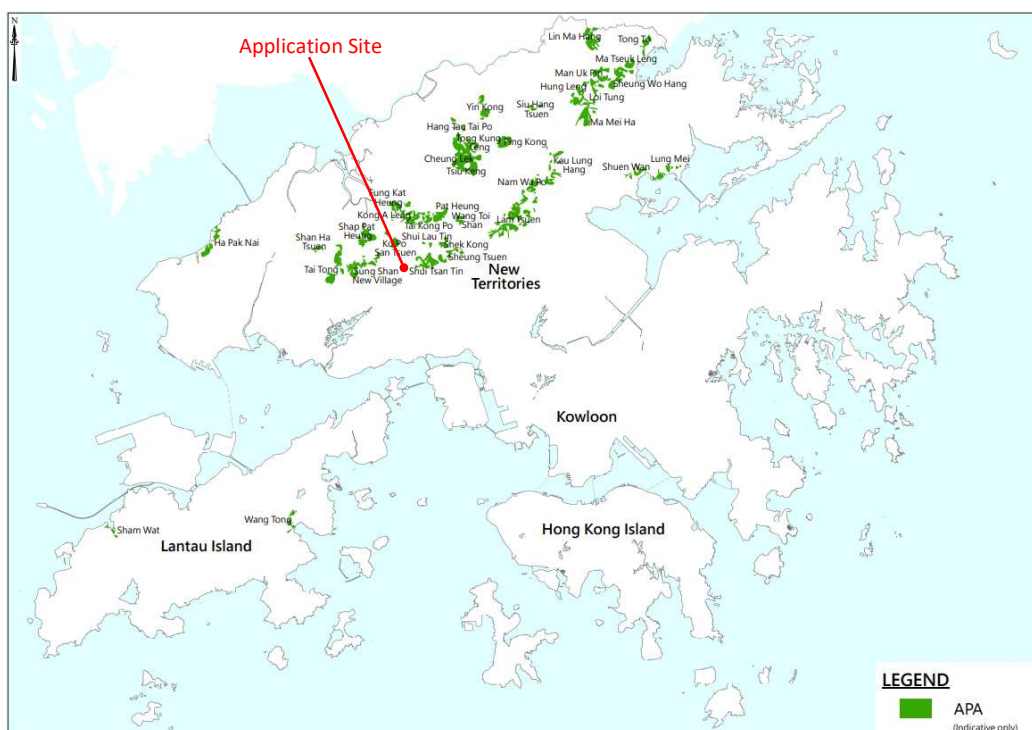
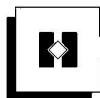
## 5.5 Precedent Approved Planning Applications in the New Territories

- 5.5.1 While there is no planning application for similar nature of use in the Subject OZP, there are some recent similar planning applications in the Yuen Long and New Territories during the recent 5 years.

Application No.	Proposed use	OZP No.	OZP Zoning	Decision Date	Decision
A/NE-LYT/835	Proposed Filling of Land for Permitted Agricultural Use with Ancillary Solar Panels	S/NE-LYT/19	AGR	22/11/2024	Approved with condition(s)
A/YL-TT/636	Proposed Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years	A/YL-TT/636	AGR	05/07/2024	Approved with condition(s)
A/YL-KTN/886	Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land	S/YL-KTN/10	AGR	10/05/2024	Approved/Agreed
A/YL-KTS/949	Proposed Public Utility Installation (Solar Photovoltaic System) and filling of land	S/YL-KTS/15	AGR	11/09/2023	Approved with condition(s)
A/NE-KLH/614	Proposed Public Utility Installation (Solar Photovoltaic System)	S/NE-KLH/11	V	25/11/2022	Approved with condition(s)
A/YL-KTN/785	Proposed Public Utility Installation (Solar Energy System)	S/YL-KTN/9	AGR	18/03/2022	Approved with condition(s)

## 5.6 Not Falling within the Proposed Agricultural Priority Area

- 5.6.1 The Application Site does not fall within any of the Agricultural Priority Areas (APAs) as proposed by Agriculture, Fisheries and Conservation Department (AFCD), suggesting that no negative impacts to the goal of developing agricultural area, and provides supporting measures to promote the active development in the district are anticipated.
- 5.6.2 According to the *Proposed delineation of quality farmland as Agricultural Priority Areas* under LC Paper No. CB(2)1591/2024(01), “As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective”



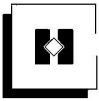
**Diagram 6 Locations of 37 Proposed APAs**

(Source: Agriculture, Fisheries and Conservation Department, HKSAR Government)

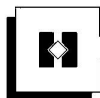
## 5.7 Strong Demand for Electricity in the adjacent district

- 5.7.1 The Proposed Development is designed to serve local residents, employees and visitors in the vicinity. It aligns with the government's goal to raise RE's share in electricity generation from less than 1% to 7.5–10% by 2035 and zero-carbon energy to 60–70% for achieving carbon neutrality by 2050, as outlined in Hong Kong's Climate Action Plan 2050. In addition, the proposed development supports the goals of decreasing Power Plant Emissions and increasing use of new low-carbon energy under Clean Air Plan for Hong Kong 2035<sup>6</sup>. Due to Hong Kong's geographical and natural constraints, community collaboration is essential for developing distributed RE. The proposed facility meets latent electricity demand in an environmentally conscious manner by providing hyperlocal services that reduce the need for electricity generate by traditional means.
- 5.7.2 Strategically located along Pat Heung Road and Kam Sheung Road, the facility situates at the intersection of three village clusters, including Tai Wo Tsuen, Yuen Kong San Tsuen and Chueng Po Tsuen. This prime location enables the facility to efficiently meet the daily domestic energy needs of the surrounding villages, providing a convenient and sustainable power solution.

<sup>6</sup> HKSAR. (2021). Government announces Clean Air Plan for Hong Kong 2035 (with photos). <https://www.info.gov.hk/gia/general/202106/29/P2021062900451.htm>



- 5.7.3 In the long term, the facility supports the Northern Metropolis Action Agenda's High-end Professional Services and Logistics Hub Zone by providing a reliable ancillary power supply for users, promoting sustainable community development. This integrated approach—combining environmental efficiency, enhanced infrastructure resilience, and increased renewable energy adoption—demonstrates clear planning merit for approving the Proposed Development for temporary Public Utility Installation use.



## **6 PLANNING MERITS & JUSTIFICATIONS**

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### **6.1 Strong Planning Merit by Supporting the Local Economy and Surrounding Development**

6.1.1 There are existing village clusters and workshops in the vicinity, with temporary sawmills/ workshops and the guide dog training school in placed. However, there is currently no RE utility projects in the vicinity. To cope with the existing/ rising demand and as a planning merit, the proposed temporary Public Utility Installation (Solar Photovoltaic System) situating at a convenient location along the Pat Heung Road and Kam Sheung Road will support the local domestic need.

### **6.2 Embracing Urban-Rural Integration**

6.2.1 According to the NTN NT Development Proposal, the Kam Tin South area will gradually change in planning context, in the future expect to have rezoning for Mixed Use/ Residential. Massive construction work will be anticipated. As an interim measures, this proposal helps to promote more RE in supplying electricity for adjacent rural villages and workers. This is in line with the urban-rural integration guidelines to enhance living quality and standards of the villages and facilitate the sustainable development of the district.

### **6.3 Would Not Jeopardize the Long Term Planning Intention and Conform to the Statutory Plan**

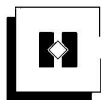
6.3.1 The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the “Agriculture”. The proposed temporary use for a period of 3 years also conforms to the Notes of the OZP.

6.3.2 The Application Site falls completely within the “AGR” zone, however, the Application Site in nature has no good potential for agricultural rehabilitation.

6.3.3 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. The scale of the Application Site does not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

6.3.4 Nevertheless, decommission of the proposed development could easily convert the application site back to the existing status, which will allow for future agricultural purpose. The proposed temporary shop and service use is considered to be required by the local community at the current stage, permission on temporary basis is thus sought.

6.3.5 Besides, with the implementation of High-end Professional Services and Logistics Hub Zone, the vicinity will not likely be zoned as “Agricultural” in the future. This proposal is temporary in nature which allows flexibility for



future changes.

#### **6.4 Not Required for Agricultural Use**

- 6.4.1 The Application Site also not fall within any proposed Agricultural Priority Area. In the future, this land is expected no longer to be designated for agricultural use. Thus, it is expected that no objection will be raised by the Agriculture, Fisheries and Conservation Department.

#### **6.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

- 6.5.1 The proposed development of about 2 meters in building height and a site coverage of not more than 3% is considered visually compatible with surrounding that comprises open storage, workshops, sawmills, carpark, scattered dwelling and agricultural land. The proposed development will not affect the prevailing rural landscape character.
- 6.5.2 with regular maintenance of the existing wild grown grass on the site, the landscape value of the application site is expected to be further enhanced, and the proposed development will be better integrated with the surroundings.

#### **6.6 No Adverse Traffic Impact**

- 6.6.1 The proposed development will not incur adverse traffic impact. Workers and visitors in the vicinity can easily access the Application Site on foot or by bicycle. The proposed internal transport facilities can accommodate the estimated traffic trips. Adequate manoeuvring space is also provided to avoid queuing back toward Pat Heung Road and Kam Sheung Road.
- 6.6.2 The proposed development will not have any potential interface issue with the upgrading works along Pat Heung Road and Kam Sheung Road. Close liaison during the construction work period will be maintained with the relevant Government departments.

#### **6.7 No Adverse Environmental Impact**

- 6.7.1 Following the latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites", the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.

#### **6.8 Comply with the TPB Assessment Criteria**

- 6.8.1 As concluded from above, this Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement Condition Letter has been received from CLP. The proposed SPV system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects. The proposed height and site coverage is compatible with the surrounding environment of rural characteristics. The filling of land has been minimised for the erection of necessary structures only



and no trees will be felled. The application site has no active farming activities and low agricultural rehabilitation potential.

**6.9 Similar Approved Planning Application in the “Agriculture” Zone of North East New Territories**

- 6.9.1 The recently approved similar planning application no. A/YL-KTS/949 for temporary Public Utility Installation on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/YL-KTS/15 demonstrates the suitability of the proposed Public Utility Installation (Solar Photovoltaic System) in “Agriculture” zone.

**7 CONCLUSION**

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- 7.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.