







Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
寄件日期: 2025年06月20日星期五 15:50
收件者: tpbpd/PLAND
副本: Janet Hiu Nga FUNG/PLAND; Tracy Wing Sum LAW/PLAND
主旨: Further Information for Planning Application No. A/YL-PN/87
附件: reply 1-3.pdf; appendix I-2-new-4.pdf; map29-5-2025-abcd.pdf; 頁面擷取自-form S16-1-P.2-c.pdf; 頁面擷取自-form S16-1-1-3-p.6-new-3.pdf; 頁面擷取自-form S16-1-1-P.14-NEW-c.pdf

FI for A/YL-PN/87

From: Hoklo WOO
Sent: Friday, June 20, 2025 3:11 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: Re: Comments on Planning Application No. A/YL-PN/87

Please find the reply, revised plans and forms attached below.

 reply 1-3.pdf	 appendix I-2-new-4.pdf	 map29-5-2025-abcd.pdf	 頁面擷取自-form S16-1-P.2-c.pdf
頁面擷取自-form S16-1-1-3-p.6-new-3.pdf			頁面擷取自-form S16-1-1-P.14-NEW-c.pdf

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2025年6月18日週三 下午5:44寫道：

Dear Mr. Woo,

I refer to our conversation yesterday. Grateful if you could provide clarifications on the following:

1. Please clarify whether the meter room 2 is actually electricity transformer room. If so, please update the layout plan and planning statement accordingly. 請澄清2號電錶房是否實際為電力變壓房。如果是，請相應地更新佈局圖和規劃綱領。
2. If electricity transformer room will be proposed, please provide further information on the connection with the electricity network and its relationship with the existing electrical transformers on site. Also, please provide further information on the area to be served by the transformer room. 如申請涉及電力變壓房，請提供有關變壓房與現時電網的連接的資料以及新的變壓房與場地內現有的電力變壓器有何關係。另外，請提供進一步資料說明有關電力變壓房的所服務/覆蓋的區域。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Should you wish to submit further information in response to the above, please do so by **19.6.2025** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO

Planning Department

Tel: 2158 6290



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From: Wilfred Ka Hing CHU/PLAND

Sent: Tuesday, June 17, 2025 11:25 AM

To: 'Hoklo WOO'

Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>; Janet Hiu Nga FUNG/PLAND <jhnfung@pland.gov.hk>

Subject: Fw: Comments on Planning Application No. A/YL-PN/87

Dear Mr. Woo,

Further to the comments in the preceding email, grateful if you could clarify whether the solar panels on the ground would be mounted on / supported by metal frames.

Thanks and Regards,

Wilfred CHU

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TP/YLW4, TMYLW DPO

Planning Department

Tel: 2158 6290



From: Wilfred Ka Hing CHU/PLAND

Sent: Monday, June 16, 2025 5:53 PM

To: 'Hoklo WOO'

Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>; Janet Hiu Nga FUNG/PLAND

<jhnfung@pland.gov.hk>

Subject: Comments on Planning Application No. A/YL-PN/87

Dear Mr. Woo,

Regarding your submission of planning application no. A/YL-PN/87, please find below our comments for your further action please.

1. As the Site falls within the Agriculture zone, please clarify whether any plants / crops would be planted underneath the solar panels (on the ground). If so, please further supplement what species would be planted and demonstrate the suitability of growing such plants underneath the solar panels.
2. As the Site falls within the Sheung Pak Nai Site of Archaeological Interest, please clarify whether the proposed development would involve any ground excavation works (including excavation works for drainage facilities). In case when the Drainage Services Department requires provision of drainage facilities at the site, please clarify whether any ground excavation works would be conducted for the drainage facilities.
3. It is noted that 576 solar panels are proposed in the application. Please clarify on the distribution of these solar panels. How many solar panels are located on top of each structure (i.e. meter room 1, meter room 2, storage room) and on the ground respectively?

Should you wish to submit further information in response to the above, please do so by **19.6.2025** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the

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TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO

Planning Department

Tel: 2158 6290



1. We, hereby, clarify and confirm that the meter room 2 is an actually electricity transformer room.
2. We are now officially applying the meter room 1 which is nearby Nim Wan Road. The above mentioned area is attached to the pedestrian road that provides the low voltage electricity (within 380 V) to us. Simultaneously, CLP has already informed us that this area DD135 Lot 60sD, in the near future, will be taken back for further development (organized by Land Department) and eventually our meter room 1 certainly will be demolished.
3. The CLP, thus, recommend us to prepare and build a 250 sq. meters Transformer Room to connect with (10,000 V and above) high Voltage electricity provider system. In the meantime, the electricity generated can cater for the neighbors of the left-sided, right-sided and the area at the back of the mentioned site DD135 Lot 60sD.
4. Regarding to the 1,000 sq. meter area under the solar energy panels, we are going to plant the Aloe Vera, gingers, and Okras etc.
5. We will also submit drainage proposal for the consideration by Drainage Services Department and Antiquities and Monuments Office. Drainage facilities will be implemented once the proposal has been accepted.
6. We confirm that there will be 37pcs solar panels installed on the roof of 75.78 sq. meters storage room, 500pcs solar panels on the 1000 sq. meters ground, 27 pcs of solar panels on the roof of meter room 1 (54 sq meters) and 125 pcs solar panels on the roof of the 250 sq. meters transformer room.
7. Totally 689 pcs of solar panels will be installed at this site (DD135 Lot 60 sD)

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) by Mr. Woo Ma Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary 擬議臨時公用事業設施裝置（太陽能光伏系統）（為期五年）’ (“the Proposed Development”) at Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories.
The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2280 m². No Government Land is involved.

Planning Context

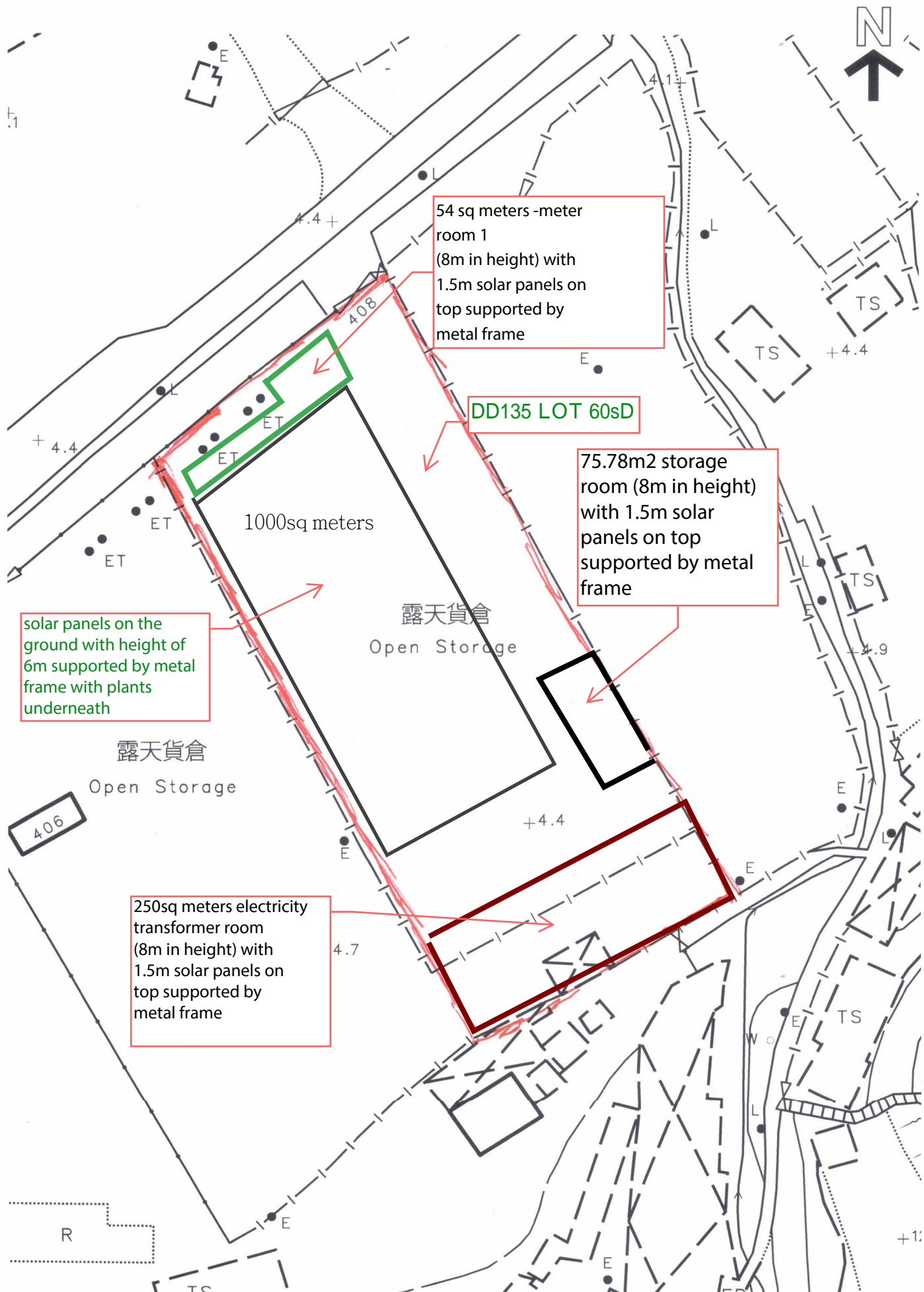
4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone (with an open storage short term waiver) on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 2**):

Appendix I

No.	Uses		Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Storage room with 1.5m solar panels on top		75.78	75.78	8	1
				<u>37 pcs solar panels installed</u>		
2	solar panels on the ground with the height of 6 meters		1000	1000	6	
				<u>500 pcs solar panels installed</u>		
3	meter room with solar panels (1.5m in height) on top		54	54 <u>27 pcs solar panelsinstalled</u>	8	1
4	Electricity Transformer Room with solar panels (1.5m in height) on top		250	250 <u>125 pcs solar panels installed</u>	8	1



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

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

WOOMA MAN

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)

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)	DD 135 LOT 60sD (part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, 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 22.80 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1379.78 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) N/A sq.m 平方米 <input type="checkbox"/> About

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>689 panels</td> <td>2mx 1m x 1.5m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Solar Photovoltaic System	689 panels	2mx 1m x 1.5m						
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Solar Photovoltaic System	689 panels	2mx 1m x 1.5m											

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	DD 135 LOT 60sD(part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES		
Site area 地盤面積	2280	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	TEMPORARY PUBLIC UTILITY INSTALLATION (SOLAR PHOTOVOLTAIC SYSTEM) FOR A PERIOD OF 5 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	1379.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		