

Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
寄件日期: 2025年09月04日星期四 15:44
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: appendix I-2-new-6.pdf

FI for A/YL-PN/87

From: Hoklo WOO
Sent: Wednesday, September 3, 2025 10:28 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: Re: Comments on Planning Application No. A/YL-PN/87

1 A. 火牛房的高度改為六米，面積改為150平方米。火牛房的要求是因為原有的三座300KVA 的火牛變壓器在稔灣路的路邊之私人地段內’即DD135 Lot60C及Lot60D被中電CLP通知的地段範圍已經被政府計劃徵收中，故強烈要求我方盡量建設火牛房變壓房連接及取代現有的三個高壓木柱式變壓火牛，技術問題就是要從稔灣路的路邊地下已經建設了的10,000volts的特高壓電力供應網絡連接’需要更大型的變壓器銜接’並希望我方可以為DD135Lot60C ,Lot60D,及Lot60RP三個地段另外更可以供電及我們與山坡之間的村民住宅提供電力。高壓火牛房，因為要供應其他旁邊地段一同安放高壓火牛，所以面積要大一些另外火牛與火牛之間要有合理的空隙，作為防火及控制溫度隔離之用。火牛房由我方建設的及我方保養的，機電工程署及CLP監管及巡查。

1 B. 電錶房的高度申請改為六米。電錶房面積比較大一些：理由是要安裝2套太陽能發電系統，1) 并網太陽能發電’即供電給CLP . 2)離網發電系統’即是要安裝逆變器，隔離變壓器’鋰電池等等及全套供電設施’所以要求面積要大一些。

1 C. 儲物室改為高度六米

2. 種植是使用花盆，一般選擇的種植之植物是不需要太多陽光照射的，例如蘆薈、生薑和秋葵等等。太陽能板之間有安裝罅隙可以給陽光進入地面，另外因為有三至四米高的支架配合四邊都能夠給充足的陽光進入種植區’尤其是我們選擇的植物是不需要太多強光直接照射便可健康成長，可以不用擔心陽光不足夠。另外我們還會在合理的環境安裝太陽能LED燈補充陽光給植物

3. 太陽能板距離地面四米。

4. 儲物室主要是安放維修太陽能裝置的工具及配件另外儲存種植植物的機器，肥料及殺蟲物料。

5&6. 另附圖回覆。



appendix I-2-new-6.pdf

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2025年7月8日週二 下午3:24寫道：

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. The scale and height of the proposed structures are considered too excessive as compared with the surrounding area. Please review whether the scale and height of the structures could be reduced. Please also provide justifications explaining why such a scale and height is needed for the meter room, storage room and electricity transformer room. 與週邊地區相比，擬建構築物的規模和高度過高。請審視是否可以減少構築物的規模和高度。請說明電錶房、儲物室、電力變壓房為何需要這樣的規模和高度。

2. Please clarify on how the plants / crops would be planted underneath the solar panels (e.g. with planters? Or removal of hard paving?) with photo illustration. Please demonstrate whether there is sufficient space for sunlight penetration to allow plant growth (e.g. would the solar panels be tilted at an angle to allow sunlight penetration? Are there any gaps between each solar panel to allow sunlight penetration? If so, please provide the relevant drawings). 請說明如何在太陽能板下方種植植物/農作物並附上照片說明（例如使用花盆？拆除硬鋪面？）。請說明是否有足夠的空間讓陽光穿透以允許植物生長（例如，太陽能板是否傾斜一定角度以允許陽光穿透？每個太陽能板之間是否有間隙以便陽光穿透？如是，請提供相關圖紙）。

3. The height of the solar panels on the ground (i.e. 6m) is also considered too tall. Please review. 太陽能板在地面上的高度（即 6 米）太高。請審視。

4. Please clarify what items are stored in the storage room. 請明確說明儲物室內會存放什麼物品。

5. Please provide a separate layout plan showing the layout and dimension of each of solar panel. A sample is attached below for your reference. 請提供另一份佈局圖以顯示每個太陽能板的佈局和尺寸。下面附上一個樣本供您參考。

[See attachment "Solar Panel Layout Plan Sample.pdf"]

6. In response to the comments above, please revise the layout plan, planning statement and application form accordingly. 針對以上意見，請相應修改佈局圖、規劃綱領書及申請表的頁面。

Since the application is originally scheduled for consideration on 18.7.2025, should you need more time to prepare further information to respond to the comments above, please submit a request for deferment of the application **by 9.7.2025 (Wed)**. Many thanks.

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

由於申請原定於 2025 年 7 月 18 日進行審議，如您需要更多時間準備進一步的資料來回應上述部門意見，請在 **2025 年 7 月 9 日（星期三）**或之前提交延期申請的請求。

[See attachment "Deferment Request Sample.pdf"]

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



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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

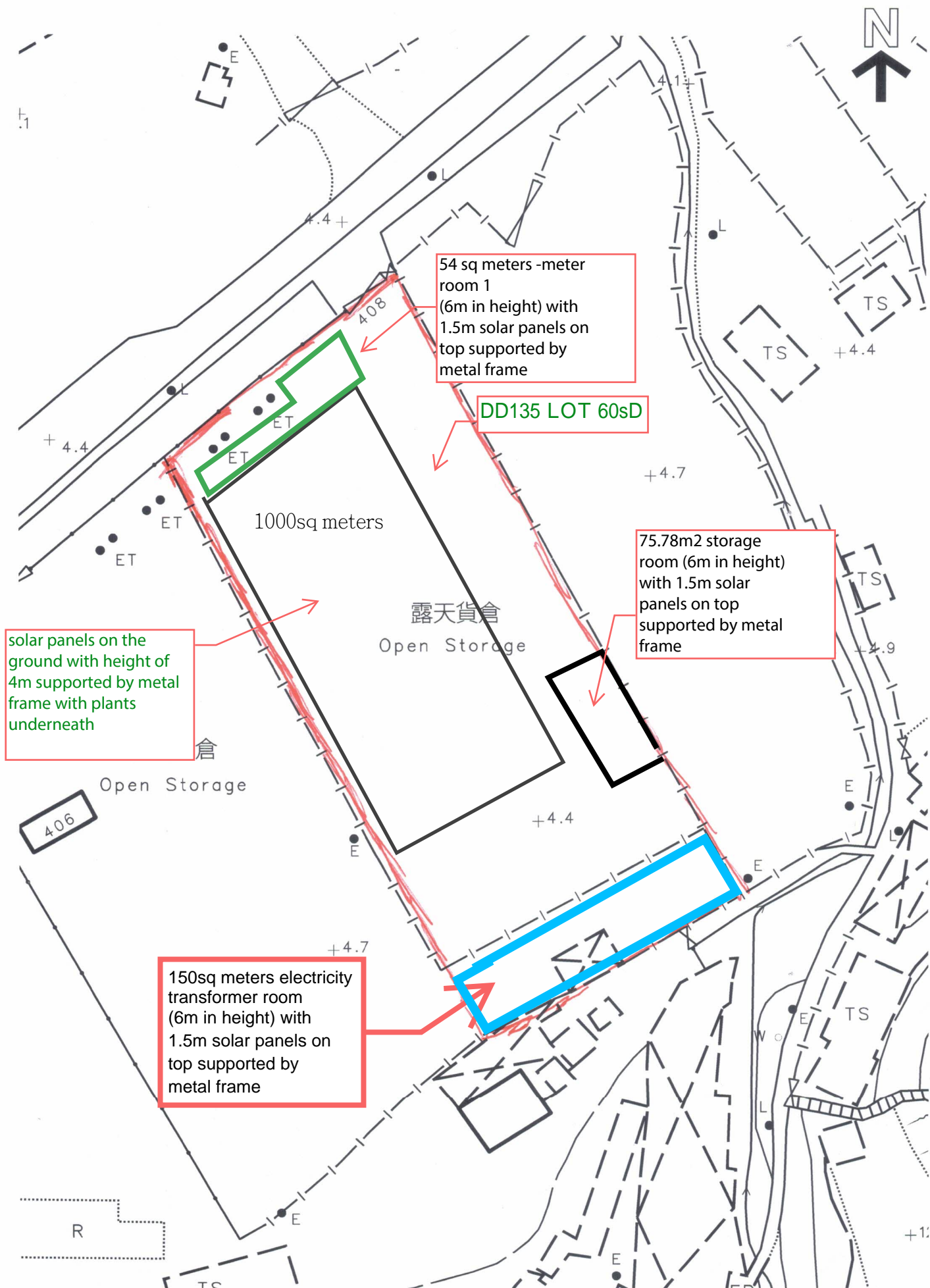
4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. 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	6	1
				<u>37 pcs solar panels installed</u>		
2	solar panels on the ground with the height of 4 meters		1000	1000	4	
				<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>	6	1
4	Electricity Transformer Room with solar panels (1.5m in height) on top		150	150 <u>75 pcs solar panels installed</u>	6	1

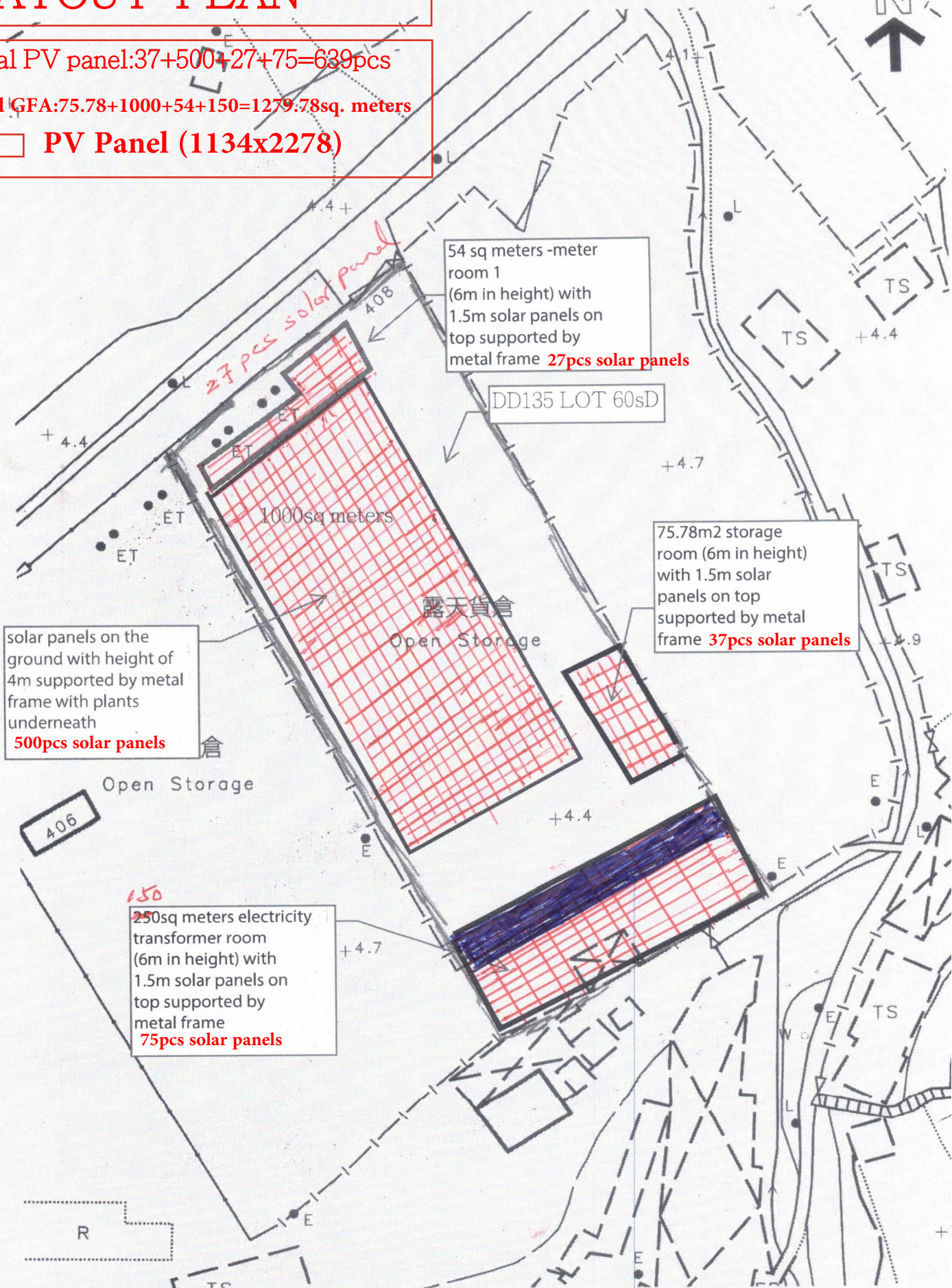


LAYOUT PLAN

Total PV panel: $37+500+27+75=639$ pcs

Total GFA: $75.78+1000+54+150=1279.78$ sq. meters

□ PV Panel (1134x2278)







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 1279.78 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>639 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	639 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	639 panels	2mx 1m x 1.5m											

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	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	1279.78 <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		