

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 Public Utility Installation (Solar Photovoltaic System)’ for a period of 5 years (“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

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 1,175.78 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 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 :

No.	Uses	Floor Area (m ²)	Covered Area (m ²)	Height	No. of storey
1	Solar Panels on the roof of storage room	-	75.78	1.5m (Solar Panel) on top of 7m storage room	
2	Solar Panels on the ground with the height of 0.5m	-	1000	0.5m	
3	Meter Room	100	100	7m	1