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**Tracy Wing Sum LAW/PLAND**









寄件者: Wilfred Ka Hing CHU/PLAND  
寄件日期: 2025年06月02日星期一 9:28  
收件者: tpbpd/PLAND  
副本: Janet Hiu Nga FUNG/PLAND; Tracy Wing Sum LAW/PLAND  
主旨: Fw: Supplementary Information for Planning Application No. A/YL-PN/87  
附件: map29-5-2025.pdf; map29-5-2025-ab.pdf; cross-section diagram 1.pdf; cross-section diagram 2.pdf; 頁面擷取自-form S16-1-1-3-p.6-new-2.pdf; 頁面擷取自-form S16-1-1-P.14-15-NEW-B.pdf; 頁面擷取自-form S16-1-P.2-B.pdf; appendix I-2-new-2.pdf

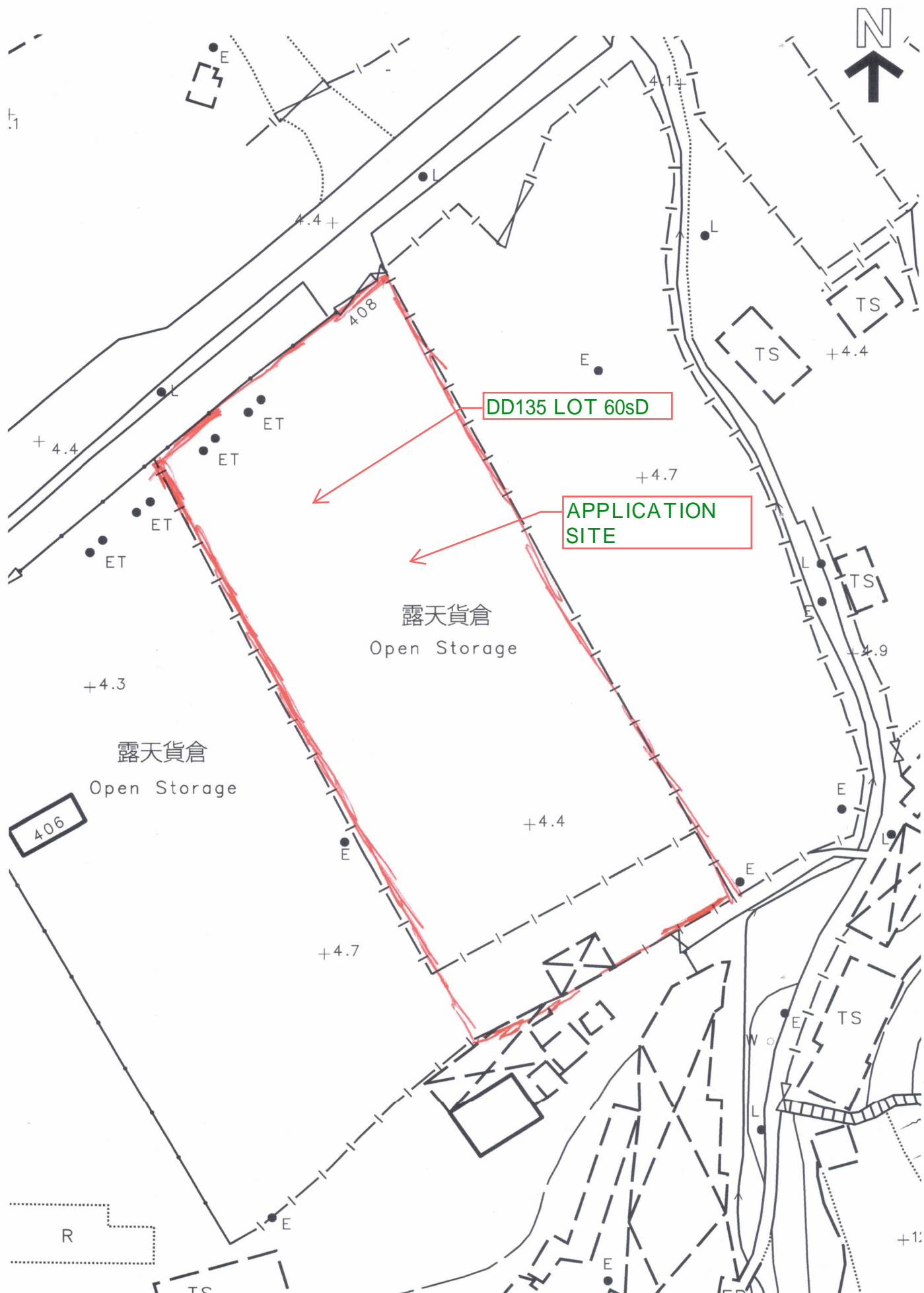
SI for A/YL-PN/87

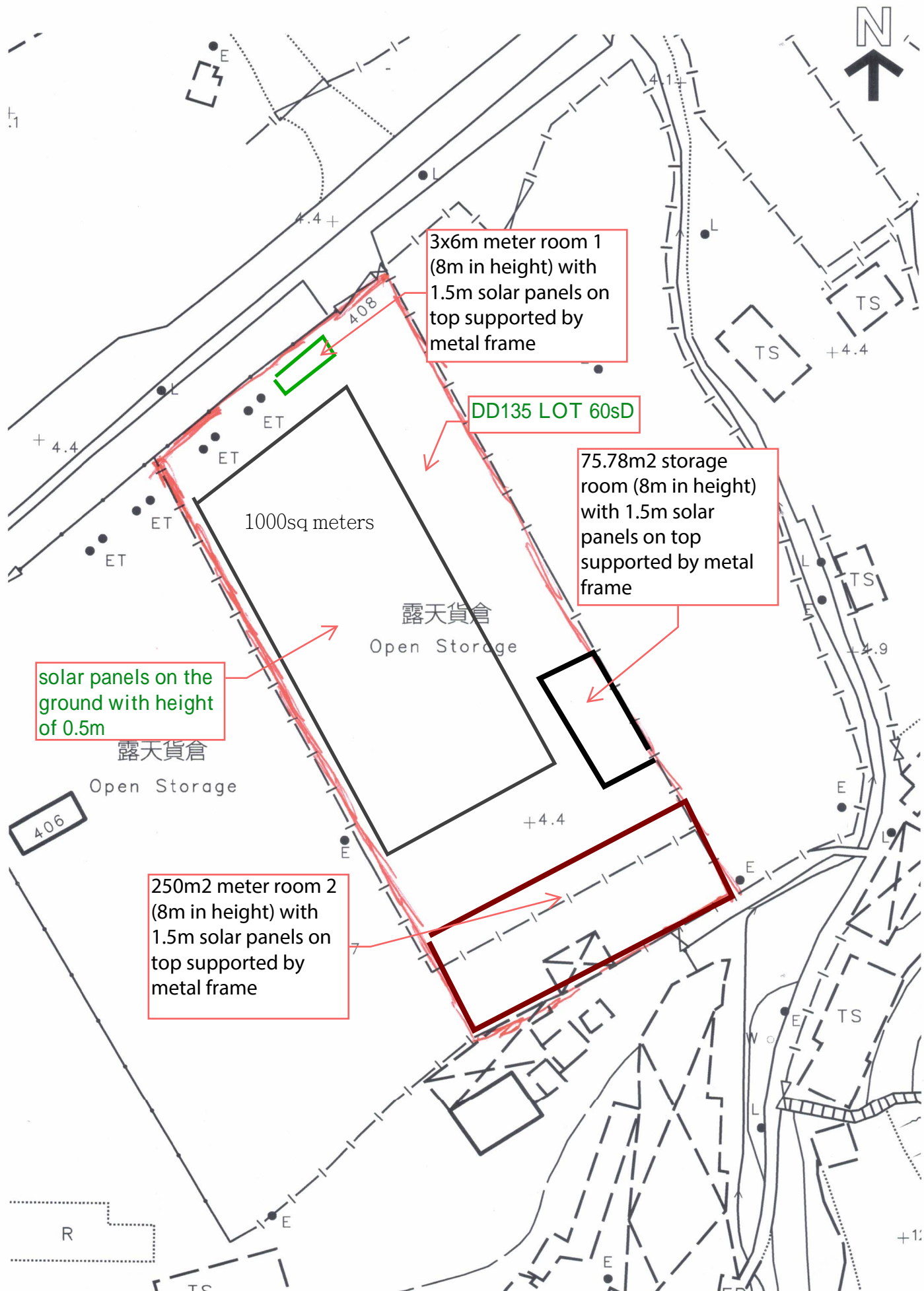
**From:**  
**Sent:** Friday, May 30, 2025 9:23 PM  
**To:** Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>  
**Subject:** Re: Supplementary Information for Planning Application No. A/YL-PN/87

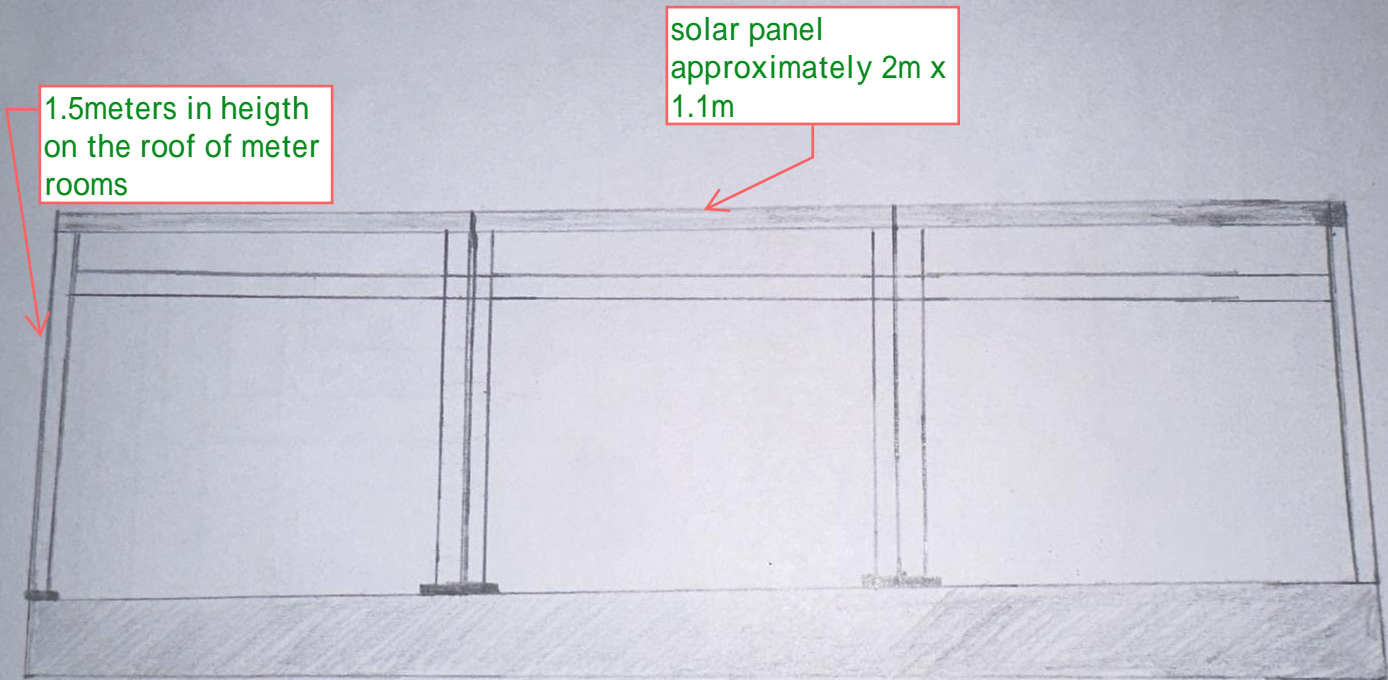
According to CLP Engineer notice regarding Nim Wan Road , the government already have plans to widening the road and will require to obtain part of DD135 Lot 60SD for further construction. Thus, under this project, we will build a transformer room to cater the above area and the people living nearby the surrounding. For our understanding, we know that there is a wood pillar for later electricity transformer to be taken away from our site area. And we also state that the roof of the meter room is covered by solar panels.

The revised plans and forms and attached below.

 map29-5-2025.pdf	 map29-5-2025-ab.pdf	 cross-section diagram 1.pdf	 cross-section diagram 2.pdf
 頁面擷取自-form S16-1-P.2-B.pdf	 頁面擷取自-form S16-1-1-3-p.6-new-2.pdf		
 頁面擷取自-form S16-1-1-P.14-15-NEW-B.pdf		 appendix I-2-new-2.pdf	







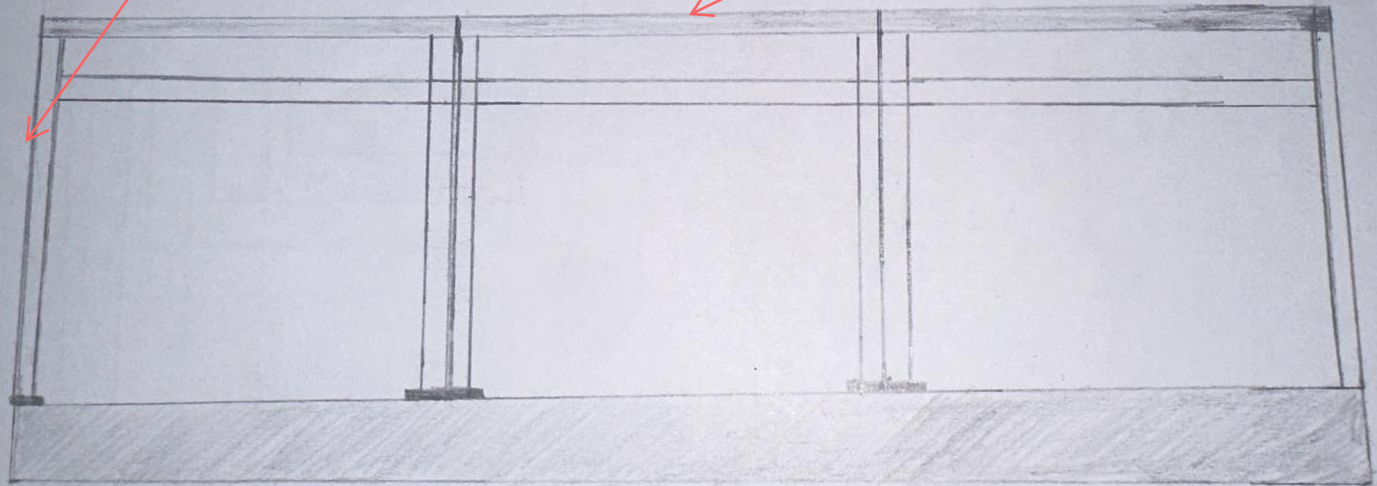
cross-section diagram 1

TEMPORARY PUBLIC UTILITY INSTALLATION  
(SOLAR PHOTOVOLTAIC SYSTEM) FOR A PERIOD OF 5 YEARS



0.5meters in heighth  
on the ground

solar panel  
approximately 2m x  
1.1m



cross-section diagram 2

TEMPORARY PUBLIC UTILITY INSTALLATION  
(SOLAR PHOTOVOLTAIC SYSTEM) FOR A PERIOD OF 5 YEARS

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)

WOO MA 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 ..... 343.78 ..... 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

<b>Gist of Application 申請摘要</b> (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	Proposed 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	343.78 <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		

(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)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	8	m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	



## **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 m<sup>2</sup>. 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.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Storage room with 1.5m solar panels on top	75.78	75.78	8	1
2	solar panels on the ground with the height of 0.5 meter		1000	0.5	
3	meter room 1 with solar panels (1.5m in height) on top	18	18	8	1
4	meter room 2 with solar panels (1.5m in height) on top	250	250	8	1