根據《城市規劃條例》（第 131 章）

第 16 條遞交的許可申請

新界元朗石崗丈量約份第 114 約多個地段

擬議臨時公用事業設施裝置（太陽能光伏系統）

（為期 5 年）

申請報告書及擬議發展的計劃細節

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附件

中電發出的上網電價計劃信件（FiT）

太陽能板的規格

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗石崗丈量約份第 114 約多個地段的規劃申請，擬在上述地段申請為期五年的臨時公用事業設施裝置(太陽能光伏系統)。
2. 申請地點位於石崗錦上路，在《石崗分區計劃大綱核准圖編號 S/YL-SK/11》上劃為「農業」及「住宅(丁類)」用途。
3. 申請地點面積為約 1,250 平方米，沒有任何上蓋。
4. 申請地點涉及兩個範圍，總共安裝 285 塊 650W 太陽能板，其中 1 號範圍安裝 123 塊太陽能板，發電容量為 79.950 kWp；2 號範圍安裝 162 塊太陽能板，發電容量為 105.300 kWp，總設計容量為 185.250 kWp(與中電 FiT 網連接容量 170kW 完美匹配，留有合理的直流/交流逆變配比空間)。
5. 申請地點擺放的太陽能板：採用先進的隆基綠能 (LONGi) Hi-MO X10 探索家系列可再生能源高性能單玻組件(型號：LR7-72HVH-650M)。該組件結合了泰睿硅片與全新 BC 太陽能技術，首年功率衰減低於 1%，具備極佳的長期發電穩定性。(詳細規格看附件)
6. 太陽能板規格：每塊太陽能板最高峰值功率達 650W，精確尺寸為 2,382mm (長) × 1,134mm (寬) × 30mm (厚)，每塊太陽能板的重量為 28.5kg。
7. 擬議申請的太陽能板的安裝高度最低離地高度約為 1.5 米，能大幅度降低全站的颱風風阻、確保結構穩固。
8. 擬議發展不設任何職員及停車位，是無人營運的。技術人員會安排定期檢查及清潔太陽能板。
9. 擬議發展沒有任何填土工程。

申請原因

1. 申請地點的規劃用途為農業及住宅(丁類)，擬議用途為「公用事業設施裝置」; 屬「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 擬議發展符合政府推動可再生能源的政策方針，香港政府在《香港氣候行動藍圖 2050》中明確提出，爭取在 2050 年前實現「碳中和」目標，並積極開拓本地可再生能源。擬議申請的太陽能發電項目能直接增加本地電力供應，與大眾利益及環境局的宏觀環境政策完全吻合。
3. 本項目已正式獲得中電的 FiT 計劃初步批准（FiT 申請編號：92000029559），證明該區電網在技術與容量上完全可行。申請人將在規劃獲批後積極深化與中電的技術對接，以確保電網連接安全。
4. 擬議發展僅屬臨時性質（5 年）。所有安裝太陽能板的金屬支架均為活動式及可拆卸的設計，無需對土地進行任何破壞。申請人承諾在規劃許可期滿或上網電價計劃終止後，會將所有發電設施搬走，並將土地還原農業用途，絕不妨礙該土地的長遠農業規劃。
5. 城市規劃委員會近年已寬大批准多宗在「農業」地帶內的臨時太陽能光伏系統申請，（請參考城規會編號：A/NE-WKS/21、A/NE-LYT/838 等），因此申請人懇請城市規劃委員會對本申請作出相同的對待。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗石崗丈量約份第 114 約多個地段作為期五年的臨時公用事業設施裝置（太陽能光伏系統）。

擬議發展計劃的各方面影響

1. 土地行政

   申點地點不涉及上蓋，不需向地政申請短期豁免書。

2. 擬議發展的入口

   申請地點可從錦上路經一條地區道路前往，地區道路的闊度約 3.5 米，足夠讓私家車行駛，沿路亦設有避車處。而農地的入口設有約 4 米闊的大閘讓車駛進農場，下面為該鄉村地區道路的照片。









3. 交通安排

申請用途不提供任何車位。

4. 環境方面

申請人會按照環保署的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

擬議發展不會導致任何空氣污染。

6. 噪音方面

擬議發展不會導致噪音污染。

7. 排污方面

擬議發展不設洗手間；不會有任何污水流出。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 114 約多個地段作為期五年的臨時公用事業設施裝置（太陽能光伏系統）。

CLP 中電

Power Brighter Tomorrows

中華電力有限公司
CLP Power Hong Kong Limited

客戶體驗
Customer Experience

香港新界沙田安麗街六號中電沙田中心13樓
13/F Shatin Centre, 6 On Lai Street
Sha Tin, New Territories, Hong Kong

網址 Website www.clp.com.hk

07 October 2024

WONG SUI HING

[redacted]

Attention: WONG SUI HING

Scheme No.: [redacted]
Please quote our scheme number in response to this letter

Dear WONG SUI HING,

Network Reinforcement Condition Letter
NO 54-B2 & GARDEN, SHEUNG TSUEN SAN TSUEN, KAM TIN YUEN LONG ("Premises")
CLP Electricity Account Number: 82855524198
FiT Application No.: 92000029559

We refer to your application to take part in the CLP Renewable Energy Feed-in Tariff (FiT) Scheme. Reference is also made to your application for network reinforcement for the purposes of your participation in the FiT Scheme.

We are pleased to inform you that we will carry out the necessary network reinforcement works ("Reinforcement Works") subject to your acceptance of the following terms and conditions:

1. You are required to make a deposit payment of HK$ [redacted] (HONG KONG DOLLARS ONE HUNDRED FIFTY-SIX THOUSAND SIX HUNDRED SEVENTY-TWO) ("Deposit") before we commence the Reinforcement Works.

2. We estimate that the Reinforcement Works will be completed in around 24 months after receipt of your written acceptance of these terms and conditions and the full amount of your Deposit. While we will strive to complete the Reinforcement Works within this estimated timeframe, there may be circumstances which affect the progress or the completion date. We will not be liable for any loss, damage suffered or any cost incurred arising from any delay or incompletion of the Reinforcement Works.

3. If there is a need to revise the estimated timeframe required to complete the Reinforcement Works, we will discuss and agree with you on a new estimated timeframe.

4. The progress and completion of the Reinforcement Works are also subject to your agreement on the terms of the Supply Condition Letter to be issued by us after the design of the Reinforcement Works has been finalised. A sample of a Supply Condition Letter is enclosed for your reference. The final terms of the Supply Condition Letter are subject to the final design of the Reinforcement Works and if you accept the final terms of the Supply Condition Letter, please return to us a signed copy of the letter.

5. You will be entitled to a refund of the Deposit (without interest) if an agreement cannot be reached on the revised estimated timeframe mentioned in point 3 above or where you are not able to agree to the terms of the Supply Condition Letter. However, we will have no obligation to proceed with the Reinforcement Works.

6. The Deposit will also be refunded (without interest) if a renewable energy system with a total capacity

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of 170.00kW (the capacity of the renewable energy system will be calculated excluding any renewable energy system that is already /will be installed at the Premises prior to the date of your FiT Scheme application) is installed and connected to our network within the applicable validity period after the date of Acknowledgement Letter. You will be notified of the actual Reinforcement Works completion date in writing after completion of the Reinforcement Works.

7. Except in circumstances expressly mentioned in this letter, you will not be entitled to a refund of the Deposit even if you withdraw your FiT Scheme application or network reinforcement application before the completion of Reinforcement Works.

8. Further, if there is a change in the registered holder of the CLP electricity account holder of the Premises, you will not be entitled to a refund of the Deposit regardless of the circumstances and we will have no obligation to proceed with the Reinforcement Works.

9. Your provisional FiT rate, following the prevailing rate published on our website on the date we received your FiT Scheme application, is set out below together with the validity period of each FiT rate:

Renewable energy system	Generation capacity (kW)	Provisional FiT rate ($/kWh)	Validity period (expiry date)
New solar System at **NO 54-B2,SHEUNG TSUEN SAN TSUEN,KAM TIN YUEN LONG,NEW TERRITORIES**	170.00	4.00	12 months from the date of Acknowledgement Letter

10. Please be reminded that the design, installation, operation and maintenance of the renewable energy system should comply with all applicable laws, regulations, guidelines, and safety and technical requirements. This includes compliance with the requirements set out under the Technical Guidelines on Grid Connection of Renewable Energy Power Systems and the Guidance Notes for Solar Photovoltaic (PV) System Installation, both issued by the Electrical and Mechanical Services Department.

If you accept the above terms and conditions, please pay the Deposit according to any one of the payment methods stated on the attached bill and return a copy of this letter with the signed reply slip to the following address: -

CLP Power Hong Kong Limited
Customer Experience
13/F Shatin Centre, 6 On Lai Street
Sha Tin, New Territories, Hong Kong

If we do not receive both your written acceptance of the above terms and conditions and the full amount of your Deposit payment within three months from the date of this letter, we may not be able to process your FiT Scheme application and your network reinforcement application further.

Should you have any queries regarding the progress of the construction work, please contact our Account Manager YEUNG, JIMMY CHUK FUN on telephone numbe[redacted]

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CLP 中電

Power Brighter Tomorrows

Yours sincerely,

May Kwan
Principal Manager - Customer Services & Support
CLP Power Hong Kong Limited

Encl. as stated

Reply Slip

I / We hereby accept the terms and conditions in this letter issued by CLP Power Hong Kong Limited dated 07 October 2024 (Application No.: 92000029559).

Signature/Chop : [redacted]

Name : Wong Sui Hing [redacted]
(IN BLOCK LETTERS)

Date : 3/1/2025

Information Classification: CONFIDENTIAL

新世代·新動力
Energy for Brighter Tomorrows

CLP 中電

WONG SUI HING
[redacted]

註冊客戶及供電地址
Registered Customer & Supply Address

[redacted]

INVOICE

Bill Type: 03

Bill Issued on : 04-10-24
Document no. : 1800002696
Customer no. : 703076
Contract no. :
Letter ref. no. :
Description : FiT 92000029559 Reinforcement Deposit

Due Date
04-11-24

Total Amount Due
[redacted]

Total Charges : [redacted]

Pay

恒生銀行
HANG SENG BANK

03 JAN 2025
日 Day 月 Month 年 Year

You
7-Ele
Plea

恒生銀行有限公司 HANG SENG BANK LIMITED
香港特別行政區 HONG KONG SAR

祈付 PAY CLP POWER HK LTD 或持票人 OR BEARER

Pay
num
Coll
befo

港幣 HK DOLLARS [redacted] HK $ [redacted]

days

MR WONG SUI HING

滙豐集團成員 Member HSBC Group

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

FSC MIX Paper from responsible sources FSC® C074528

Hi-MO X10 探索家

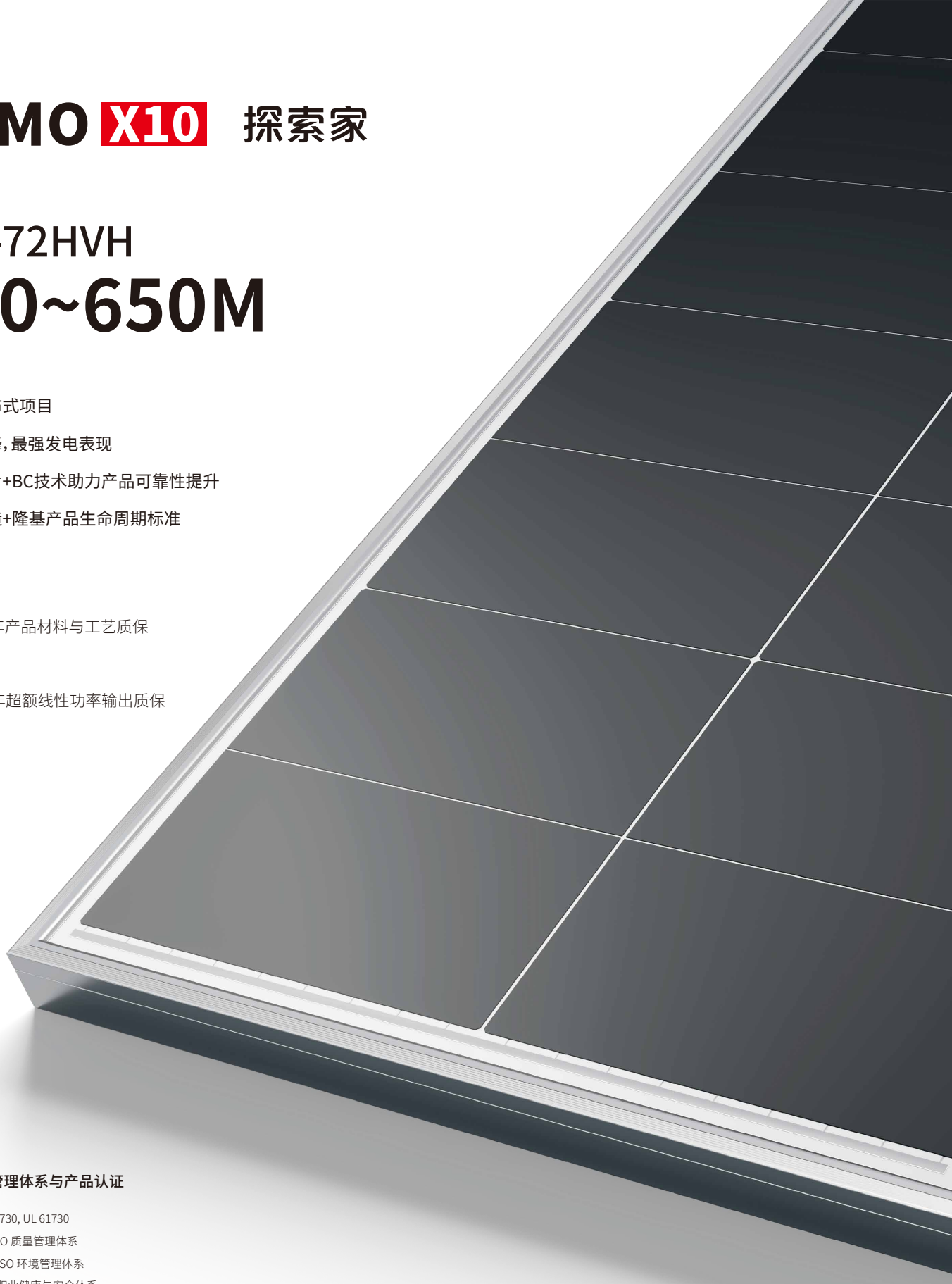
LR7-72HVH

630~650M

- 适配分布式项目
- 效率巅峰，最强发电表现
- 泰睿硅片+BC技术助力产品可靠性提升
- 智能制造+隆基产品生命周期标准

15 15年产品材料与工艺质保

30 30年超额线性功率输出质保



完善的质量管理体系与产品认证

IEC 61215, IEC 61730, UL 61730
ISO9001: 2015: ISO 质量管理体系
ISO14001: 2015: ISO 环境管理体系
ISO45001: 2018: 职业健康与安全体系
IEC62941: 光伏组件的设计和型式试验的质量保证指南

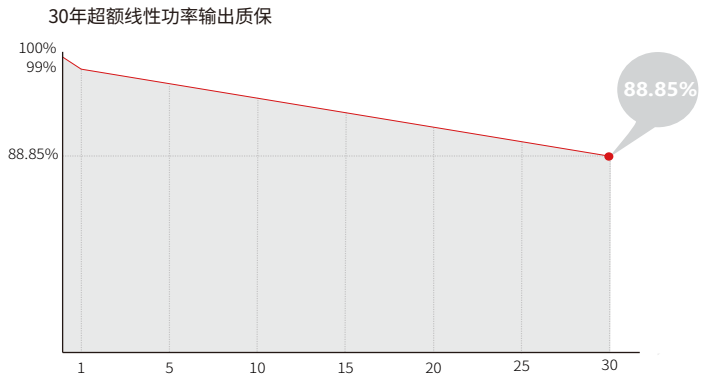
LONGi

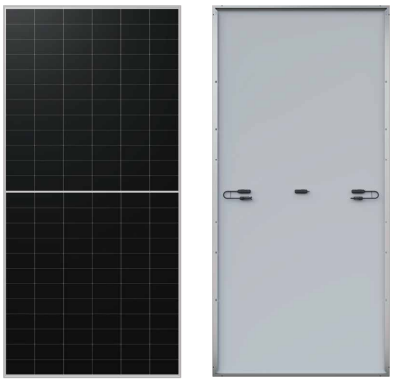
Hi-MO X10 探索家

LR7-72HVH 630~650M

24.1%	0~3%	<1%	0.35%	BC技术
最高转换效率	功率公差	首年功率衰减	2~30年每年功率衰减	更低的温度系数

超额收益

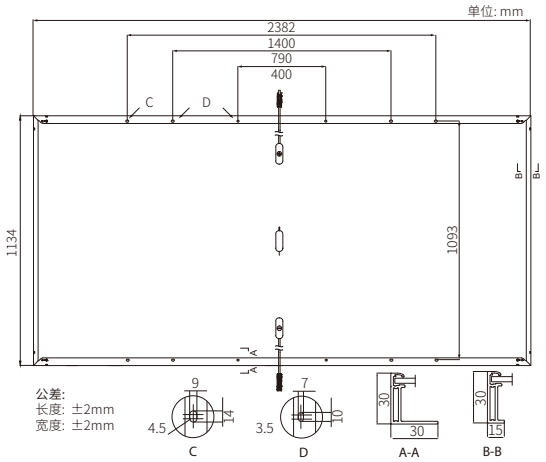




机械参数

电池排列	144 (6×24)
接线盒	分体接线盒, IP68, 3个二极管
输出线	4mm², +400, -200mm/±1400mm 导线长度可定制
玻璃	单玻, 3.2mm镀膜钢化玻璃
边框	阳极氧化铝合金边框
组件重量	28.5kg
组件尺寸	2382×1134×30mm
包装信息	36块/托 144块/20尺平柜 720块/40尺高柜 720块/13米平板车 1008块/17.5米平板车

* 17.5米车以30t荷载标注, 因规格不统一, 具体装车量以实际到货为准。



电性能参数

STC : AM1.5 1000W/m² 25°C NOCT : AM1.5 800W/m² 20°C 1m/s 最大功率测试不确定度: ±3%

组件型号	LR7-72HVH-630M		LR7-72HVH-635M		LR7-72HVH-640M		LR7-72HVH-645M		LR7-72HVH -650M	
测试条件	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
最大功率 (Pmax/W)	630	480	635	483	640	487	645	491	650	495
开路电压 (Voc/V)	53.50	50.84	53.60	50.94	53.70	51.04	53.80	51.13	53.90	51.23
短路电流 (Isc/A)	14.97	12.02	15.05	12.09	15.13	12.15	15.21	12.22	15.29	12.28
峰值功率电压 (Vmp/V)	44.16	41.96	44.26	42.06	44.36	42.15	44.46	42.25	44.56	42.35
峰值功率电流 (Imp/A)	14.27	11.44	14.35	11.50	14.43	11.56	14.51	11.63	14.59	11.69
组件效率 (%)	23.3		23.5		23.7		23.9		24.1	

工作参数

工作温度	-40°C ~ +85°C
功率公差	0 ~ 3%
最大系统电压	DC1500V (IEC)
最大保险丝额定电流	25A
标称工作温度	45±2°C
安全防护等级	Class II
组件防火等级	IEC Class C

负载能力

正面最大静态载荷	5400Pa
背面最大静态载荷	2400Pa
通过冰雹测试	直径25mm, 冲击速度23m/s

温度系数 (STC测试)

短路电流(Isc)温度系数	+0.050%/°C
开路电压(Voc)温度系数	-0.200%/°C
峰值功率(Pmax)温度系数	-0.260%/°C

LONGi

本规格书中包含的所有数据如有任何更改，恕不另行通知，最终解释权归隆基乐叶所有。(20241118 BGV02 Draft)

寄件者: Chong Hermose [redacted]
寄件日期: 2026年10月29日星期四 14:35
收件者: Jason Sek Hei WONG/PLAND
主旨: s.16 application No. A/YL-SK/478 ：Clarification
附件: 補充說明.pdf; 申請表格_P.6.pdf; 附件1.pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

城規會/規劃處：

大家好。

有關規劃許可：A/YL-SK/478 的申請，現附上補充說明及 Revised 申請表格，請查收。

謝謝。

Ms Chong
[redacted]

規劃申請 A/YL-SK/478

補充說明

1. 有關中電上網電價計劃（FiT）信件的申請地點，請看附件 1（與中華電力的電郵記錄及確實申請範圍圖則），以證明本申請地點範圍與中電核准的 FiT 申請（編號：92000029559）完全一致。

2. 本申請地點總面積約為 1,250 平方米。其中 1 號範圍（Module 1）面積約為 540 平方米；2 號範圍（Module 2）面積約為 710 平方米。申請人確認本擬議太陽能光伏系統在獲批後，將會完全連接至中華電力有限公司的現有電網。本申請已正式獲得中電發出的信件，申請人也已繳付相關款項。

3. 本項目的太陽能板不會直接安裝在地面，而是放置在活動式及可拆卸的金屬支架上，無需進行任何填土工程，絕不會破壞現有土地。申請人確認申請地點範圍內絕無設置任何其他構築物（如電錶房、或辦公室等）。

4. 關於太陽能板反射率及防反射塗層的說明：本項目採用先進的隆基綠能（LONGi）Hi-MO X10 單玻組件，該組件在出廠時均已具備高效防反射減反膜塗層（Anti-Reflection Coating）。其光線反射率低於 4%（遠低於普通玻璃的反射率），因此在日常運作中不會對周邊環境、鄰近居民或道路使用者造成任何眩光（Glare）或光污染影響。

Date: 2022年11月21日 週一 下午3:51
Subject: Re: CLP FIT application no. 92000029559 (NO 54-B2,SHEUNG TSUEN SAN TSUEN, KAM TIN YUEN LONG, NEW TERRITORIES, NT)
To: Tam, Rosa Shun Wai [redacted]

Dear Miss Tam

Please find attached file (updated supply address and supply area)

Combine all five applications into 92000029559 170KW

Best Regards
Cindy

Tam, Rosa Shun Wa[redacted] 於 2022年11月16日 週三 中午12:23寫道：

> Dear Cindy,
>
> As discussed on phone, the five FiT applications (FiT# 92000029559, 92000031876, 92000031911, 92000031912, 92000031931) are considered as a single application. It is required to install a dedicated pole-mounted transformer, such that a maximum capacity is 170kW can be approved. Please combine all five applications into one single application.
>
> From your application information, the supply address of 92000029559 (NO 54-B2,SHEUNG TSUEN SAN TSUEN, KAM TIN YUEN LONG, NEW TERRITORIES, NT) does not match your supply area in your layout plan (Please refer to the attachment).
> Please clarify your supply area and address of FiT#92000029559. Your revised layout plan shall include the existing meter, updated supply address and supply area, PV panel layout and RE capacity. The supply area of 92000029559 should only have one meter.
>
> **"Only one Power Supply for the whole area, and it should be enclosed separately, all electrical equipment should be inside the enclosed area that included all PV panels."**
>
> Please note that any application that violates our Supply Rule may not be accepted.
>
> ...

一個附件 • 已由 Gmail 掃瞄 ⓘ 新增至「雲端硬碟」



回覆 轉寄


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