

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTN/886**

關於申請編號 A/YL-KTN/886 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-KTN/886			
Location/address 位置/地址	Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long, New Territories 新界元朗水尾村丈量約份第 107 約地段第 1471 號 B 分段 (部分)			
Site area 地盤面積	About 約 1,430 sq. m 平方米			
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 錦田北分區計劃大綱草圖編號 S/YL-KTN/10			
Zoning 地帶	"Agriculture" 「農業」			
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Solar Energy System and Pole with Transformer) and Filling of Land 擬議公用事業設施裝置 (太陽能發電系統及電線杆連變壓器) 及填土工程			
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	-	-	
	Non-domestic 非住用	About 約 230.53	-	
No. of block 幢數	Domestic 住用	-		
	Non-domestic 非住用	3		
	Composite 綜合用途	-		
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
	Non-domestic 非住用	Not more than 不多於 5	-	m 米
		-	-	mPD 米(主水平基準上)
		1	-	Storey(s) 層
	Composite 綜合用途	-	-	m 米
		-	-	mPD 米(主水平基準上)
		-	-	Storey(s) 層
Site coverage 上蓋面積	-			

No. of units 單位數目	-	
Open space 休憩用地	Private 私人	- sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數	4
	Private Car Parking Spaces 私家車車位	3
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1

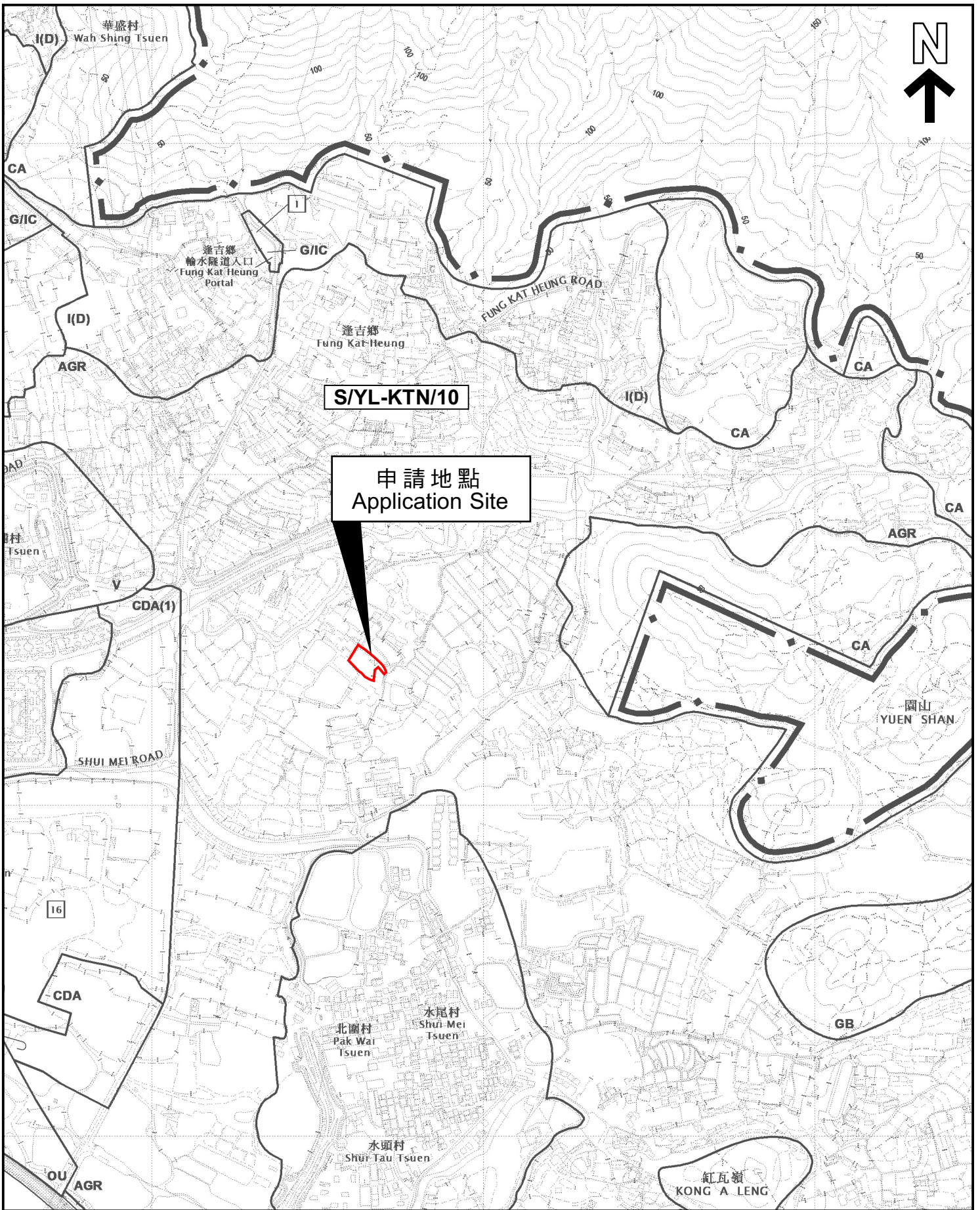
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖, Land Filling Plan 填土圖 and Vehicular Access Plan 行車通道圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



S/YL-KTN/10

申請地點
Application Site

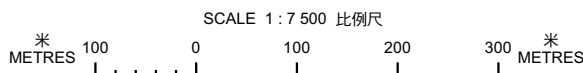
位置圖 LOCATION PLAN

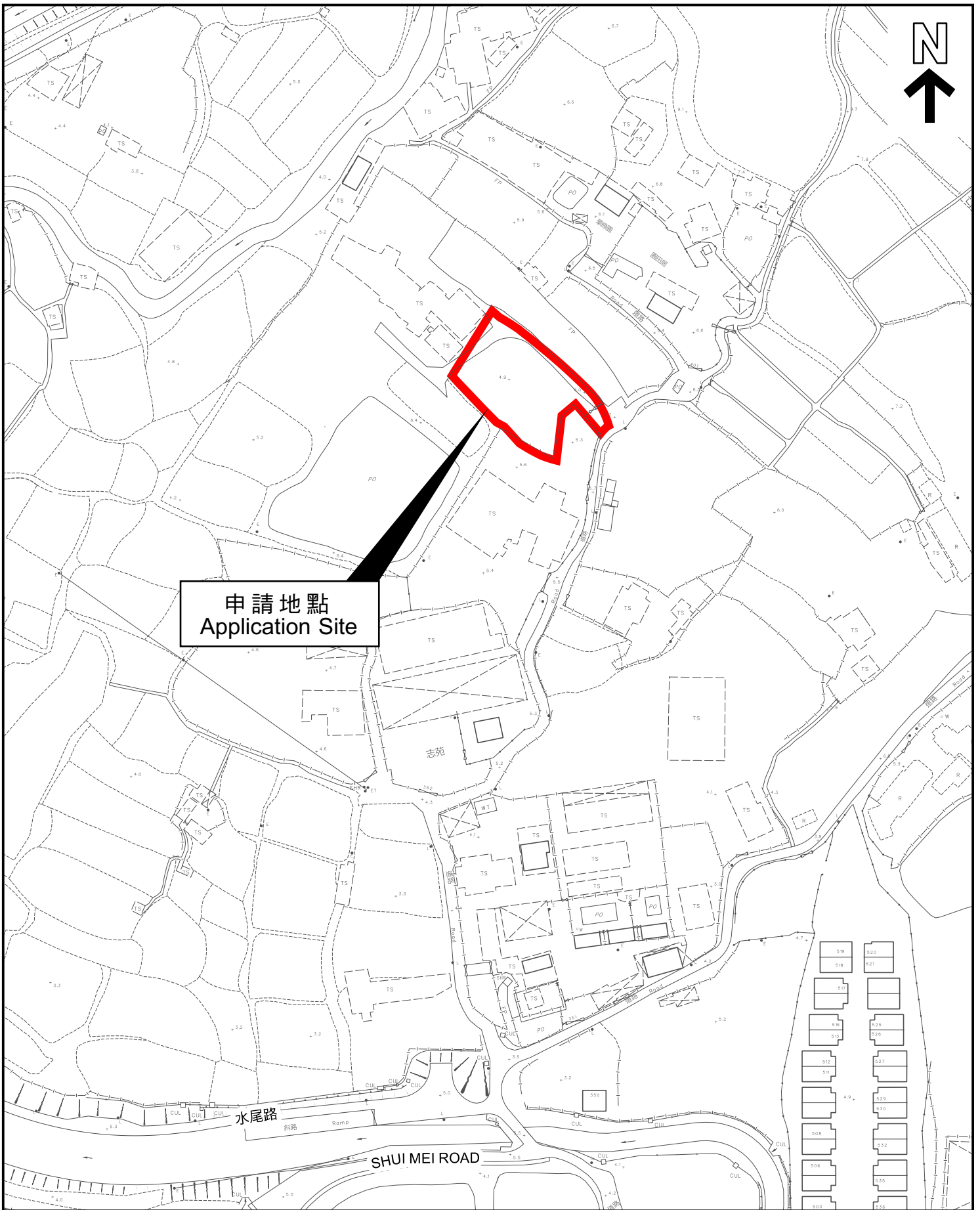
本摘要圖於2023年1月16日擬備，
所根據的資料為於2023年1月6日
展示的分區計劃大綱圖編號 S/YL-KTN/10
EXTRACT PLAN PREPARED ON 16.1.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/10 APPROVED ON 6.1.2023

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-KTN/886





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年1月16日擬備，
所根據的資料為測量圖編號
6-NE-2C 及 7A
EXTRACT PLAN PREPARED ON 16.1.2023
BASED ON SURVEY SHEETS No.
6-NE-2C & 7A

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-KTN/886

申請編號 Application No. : A/YL-KTN/886

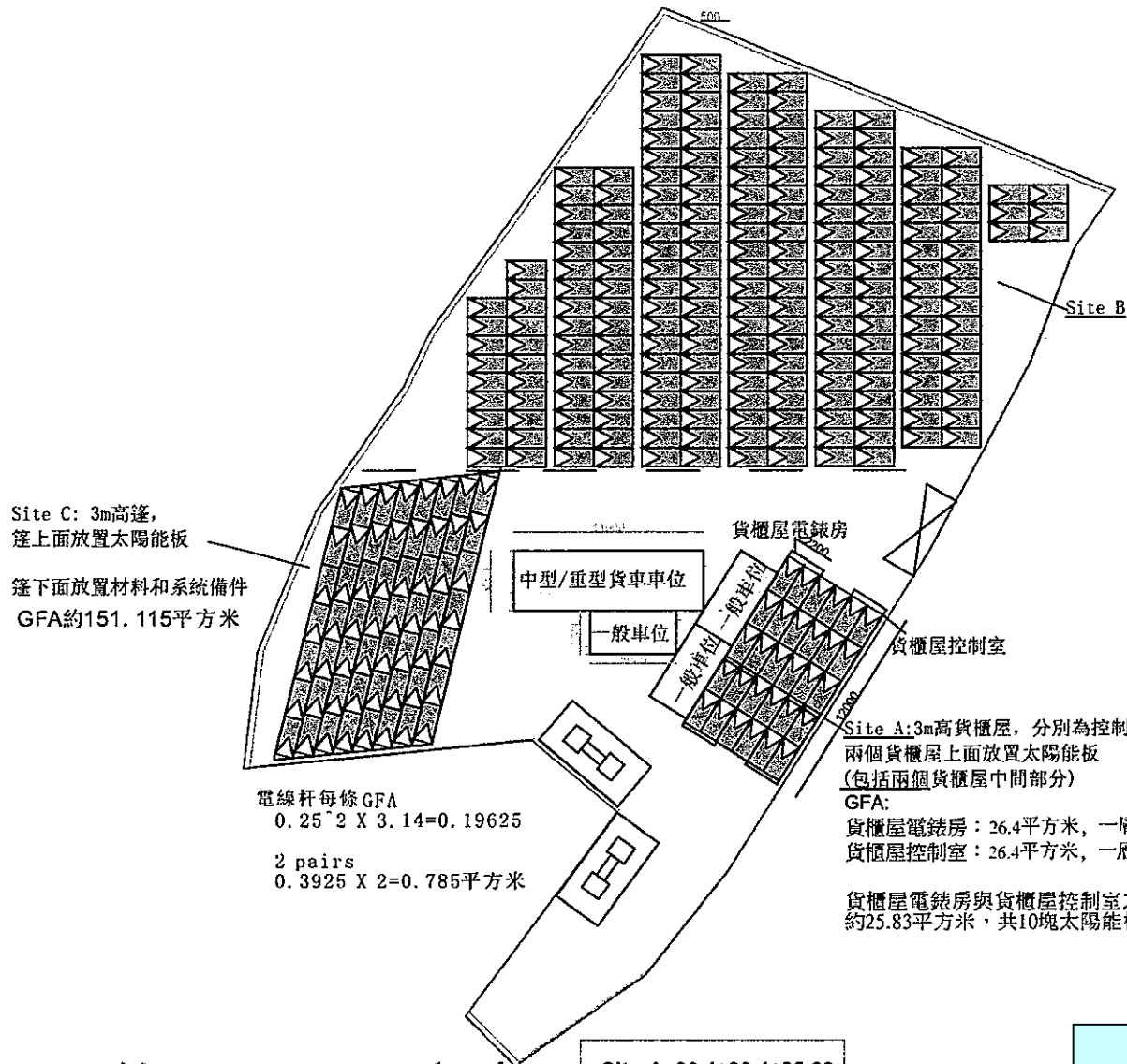
備註 Remarks

申請人要求批規劃許可，准許將申請地點作擬議公用事業設施裝置（太陽能發電系統及電線杆連變壓器）及填土工程。申請地點的地盤面積約 1,430 平方米，將設有 3 個 1 層（高度不多於 5 米）以及總樓面面積約 230.53 平方米的構築物，用作控制室、電錶房及簷篷用途。申請地點將放置 300 塊太陽能板及 2 個電線杆連變壓器。填土面積約 741 平方米及深度約 0.15 米。申請地點將提供 3 個私家車泊車位及 1 個重型貨車泊車位。申請地點可由水尾路經小路前往。

The applicant seeks planning permission to use the application site (the Site) for proposed public utility installation (solar energy system and pole with transformer) and filling of land. The site area is about 1,430m², to be occupied by 3 one-storey structures (with building height of not more than 5m) and a total floor area of about 230.53m² for control room, electric meter room and shed uses. The Site will accommodate 300 solar panels and 2 poles with transformer. The filling of land is with an area of about 741m² and depth of about 0.15m. 3 private car parking spaces and 1 heavy goods vehicle parking space will be provided at the Site. The Site is accessible from Shui Mei Road via a local access.

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Legend

- Application Site Boundary
- - - Proposed Development Fencing
- · - Chain Link Fencing (requested by CLP for separating Site A & Site B)
- ☒ PV Panel (1134X2278)
- ⊗ Entrance Gate
- ⊞ Proposed H-pole maintained by CLP
- Container for Equipment
- 車位

Site C: 3m高篷,
篷上面放置太陽能板
篷下面放置材料和系統備件
GFA約151.115平方米

電線杆每條 GFA
 $0.25 \times 2 \times 3.14 = 0.19625$
2 pairs
 $0.3925 \times 2 = 0.785$ 平方米

Site A: 3m高貨櫃屋, 分別為控制室及電錶房
兩個貨櫃屋上面放置太陽能板
(包括兩個貨櫃屋中間部分)
GFA:
貨櫃屋電錶房: 26.4平方米, 一層高, 約3米高
貨櫃屋控制室: 26.4平方米, 一層高, 約3米高

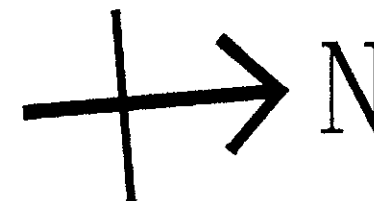
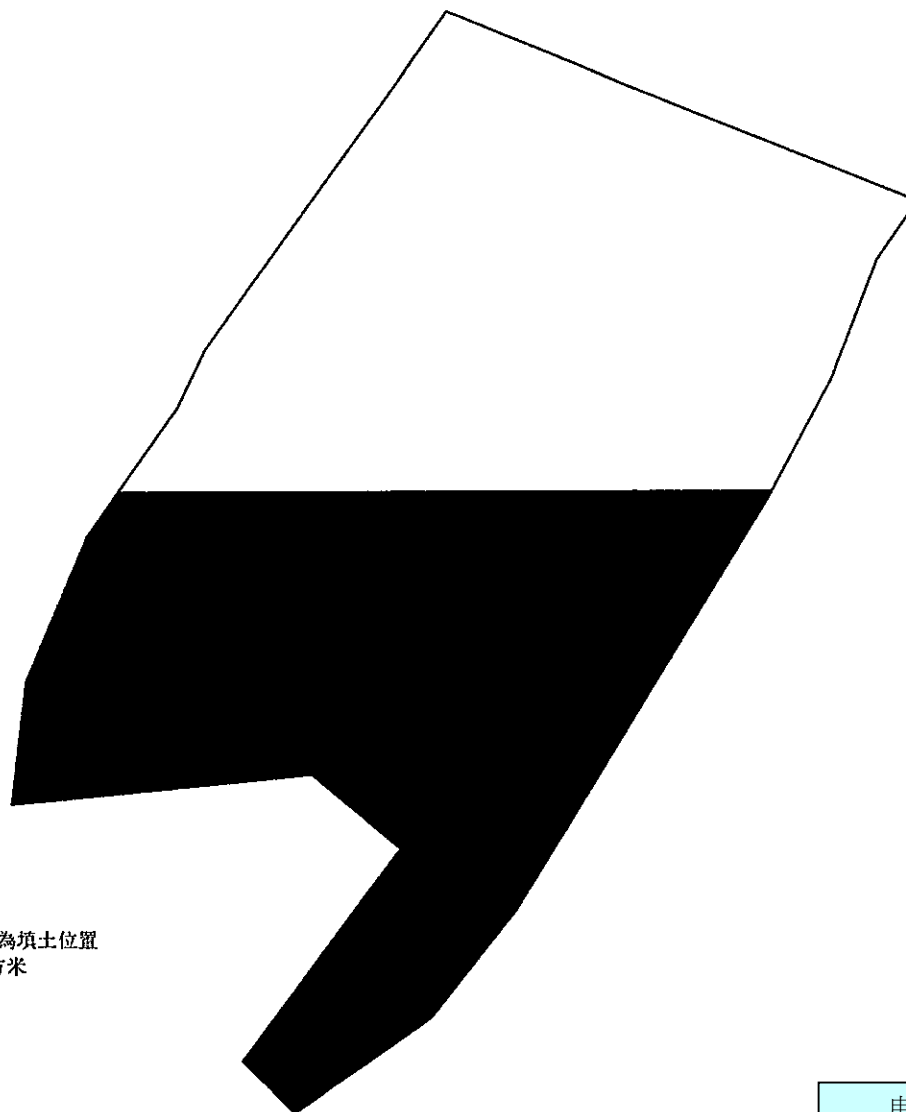
貨櫃屋電錶房與貨櫃屋控制室之間:
約25.83平方米, 共10塊太陽能板, 每塊1134X2278mm

Site A: 26.4+26.4+25.83
電線杆: 0.785
Site C: 151.115

Total GFA: 約230.53平方米

申請編號 Application No. : A / YL-KTN / 886
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

FUTUTURE ELECTRONICS	DRAW BY: Steven Lai	Address: Lot No.1471 S.B (Part) in DD107	SCALE: 1:400	DRAWING No
	TITLE: Indicative Layout plan of Proposed Solar Energy System		DATE: 30-11-2022	02



黑色部分為填土位置
約741平方米

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This page is extracted from applicant's submitted documents.

FUTUTURE ELECTRONICS	DRAW BY: Steven Lai	Address: Lot No. 1471 S.B (Part) in D.D. 107	SCALE: 1:300	DRAWING No 03
	TITLE: Land filling Plan	DESIGNED BY:	DATE: 01-12-2022	