

2024年 11月 25日

Appendix I of

此文件在

收到・城市規劃

RNTPC Paper No. A/NE-LYT/838B

只會在收到所有必須的資料及文件後才正式處理  
申請的日期。

25 NOV 2024

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

填寫表格的一般指引及註解

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/838
	Date Received 收到日期	25 NOV 2024

- 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 )

**Kee See Energy Management Limited (思能源管理有限公司)**

### 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 )

**Euro Asia Construction Engineering Limited(歐亞建築工程有限公司)**

### 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)	Lot 1582 in D.D.76 (refer to PLAN I) Fanling, N.T. 新界粉嶺 丈量第76約地段1582號
(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 ..... 1010 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 14.88 ..... 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN NO. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE 農業
(f) Current use(s) 現時用途	VACANT 荒廢  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....03/09/2024..... (DD/MM/YYYY), this application involves a total of .....2..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....2..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	Lot 1582 in D.D.76	30/06/2024

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<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
	<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
	<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
(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))			
(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	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	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		
	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)
	LR5-72HBD / Solar Panel	284 pieces	2.278 x 1.134 x 2.6 (refer to PLAN III)
	Outdoor H-Pole / 11kV Switchgear	2	3.0 x 6.3 x 2.0 (refer to PLAN III)
	Control Room	1	2.44 x 6.10 x 2.62 (refer to PLAN III)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括.....storeys of basements 層地庫  
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

**7. Anticipated Completion Time of the Development Proposal**

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

July 2025

**8. Vehicular Access Arrangement of the Development Proposal**

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>



**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (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) (請用地盤平面圖顯示有關土地／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> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			

**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The subject application is in line with HK Government's policy intention in relation to  
Renewable Energy(RE) Schemes.....

*" In co-operation with the two power companies to promote development of RE Schemes in HK, the*

*Government is striving to increase the magnitude of development through facilitating local RE Projects*

*regional co-operation and joint-ventures, etc., so as to achieve carbon neutrality before 2050."*

*(Extracted from speech delivered by Ms. Carrie LAM, the then CE of HK, <https://www.eeb.gov.hk/sites/default/files/pdf/cap2050en.pdf>)*

2. The RE Project under application is within the "Agriculture" Zone and meant for  
"Public Utility Installation", which is allowable under Column 2 of the Planning  
Statement of the Outline Zoning Plan No. S/NE-LYT/19 (refer to Plan II).

3. The application site is located at Lot 1582 in D.D.76, Kan Tau, Fanling.

4. The proposal has been fully supported by CLP Power Hong Kong Limited. Applicant had  
been approved to take part in the CLP Renewable Energy Feed-in Tariff (FiT) Scheme.  
(FiT No. : 20220326001, refer to attached letter from CLP Power Hong Kong Limited)

5. In view of the following, the subject site is considered suitable for development  
of RE Project:

a) The applicant is prepared to improve the environment and proceed with the  
co-existence of the solar photovoltaic system and the cultivation of

*Dendrobium nobile* (PLAN III, Cultivation Plan, and Tree Survey Report refer)

b) The application site is far away from residential area and no adverse impact on the  
environment;

c) The development will not create any pollutants to the environment; and

d) The development will not have impact on traffic.

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

*albert cheng*  
.....  
**Albert CHENG**

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Name in Block Letters  
姓名（請以正楷填寫）

**Consultant**

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

**Euro Asia Construction Engineering Limited**



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

**13/09/2024**

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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	Lot 1582 in D.D.76 Fanling, N.T. 新界粉嶺 丈量第76約地段1582號		
Site area 地盤面積	1010	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 LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN NO. S/NE-LYT/19 龍躍頭及車地南分區計劃大綱核准圖編號 S/NE-LYT/19		
Zoning 地帶	AGRICULTURE 農業		
Applied use/ development 申請用途/發展	Temporary Public Utility Installation (Solar Energy System) for a Period of 5 Years 臨時公用事業設施裝置 (太陽能發電系統) (為期 5 年)		
(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	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14.88 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0147 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
	Composite 綜合用途	N.A.	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	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	2.62	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" 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	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	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	1.47 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N.A.		
(vi) Open space 休憩用地	Private 私人	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	Nil

### 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
<b><u>Plans and Drawings</u> 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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 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"/>
PLAN I - Location Plan, PLAN III - Extracted OZP and PLAN IV - Structural Plan		
PLAN V - Perspective Diagram		
<b><u>Reports</u> 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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 checked="" 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。

此為空白頁。

This is a blank page.

26 Sep 2022

中華電力有限公司  
CLP Power Hong Kong Limited

住宅客戶服務部  
Residential 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](http://www.clp.com.hk)

Attention: KEE SEE ENERGY MANAGEMENT LIMITED

Our ref.: FiT No.: 20220326001  
(Scheme No.: SS- 210691)  
Please quote our scheme number in response to this letter

Dear Sir/ Madam,

**Network Reinforcement Condition Letter**  
**ROOF TOP, DD 76 LOT 1582, KAN TAU TSUEN, SHA TAU KOK, NEW**  
**TERRITORIES ("Premises")**  
**CLP Electricity Account Number: 82856310909**

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\$ 204,000 (HONG KONG DOLLARS Two Hundred and Four Thousand Dollars) ("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 the renewable energy system with a total capacity of 170kW (the capacity of the renewable energy system will be calculated excluding any renewable energy system that will be installed at the Premises prior to the date of your FiT Scheme application) is installed and connected to our network within one years after the actual Reinforcement Works completion date. 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 R/F, DD 76 LOT 1582, KAN TAU TSUEN, SHA TAU KOK, NEW TERRITORIES	170	4	12 months from actual Reinforcement Works completion date

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  
Attn: Mr. Tommy Lam  
Business Centre and FIT Operation  
Shatin Centre  
13/F, 6 On Lai Street  
Shek Mun, Shatin  
New Territories



If we do not receive both your written acceptance of the above terms and conditions and the full amount of your Deposit payment on or before 12 Nov 2022, 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 Accounts Manager Mr. Tommy Lam on telephone number 2678 3406.

Yours sincerely,

Kwan, May  
Principal Manager - Customer Services & Support  
For and on behalf of  
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 26 Sep 2022 (FiT Application No.: 20220326001).

Signature/Chop : .....



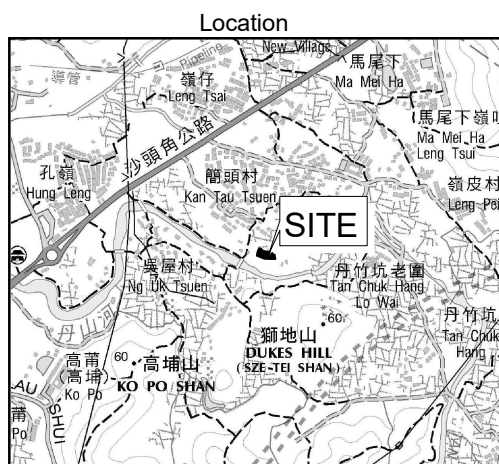
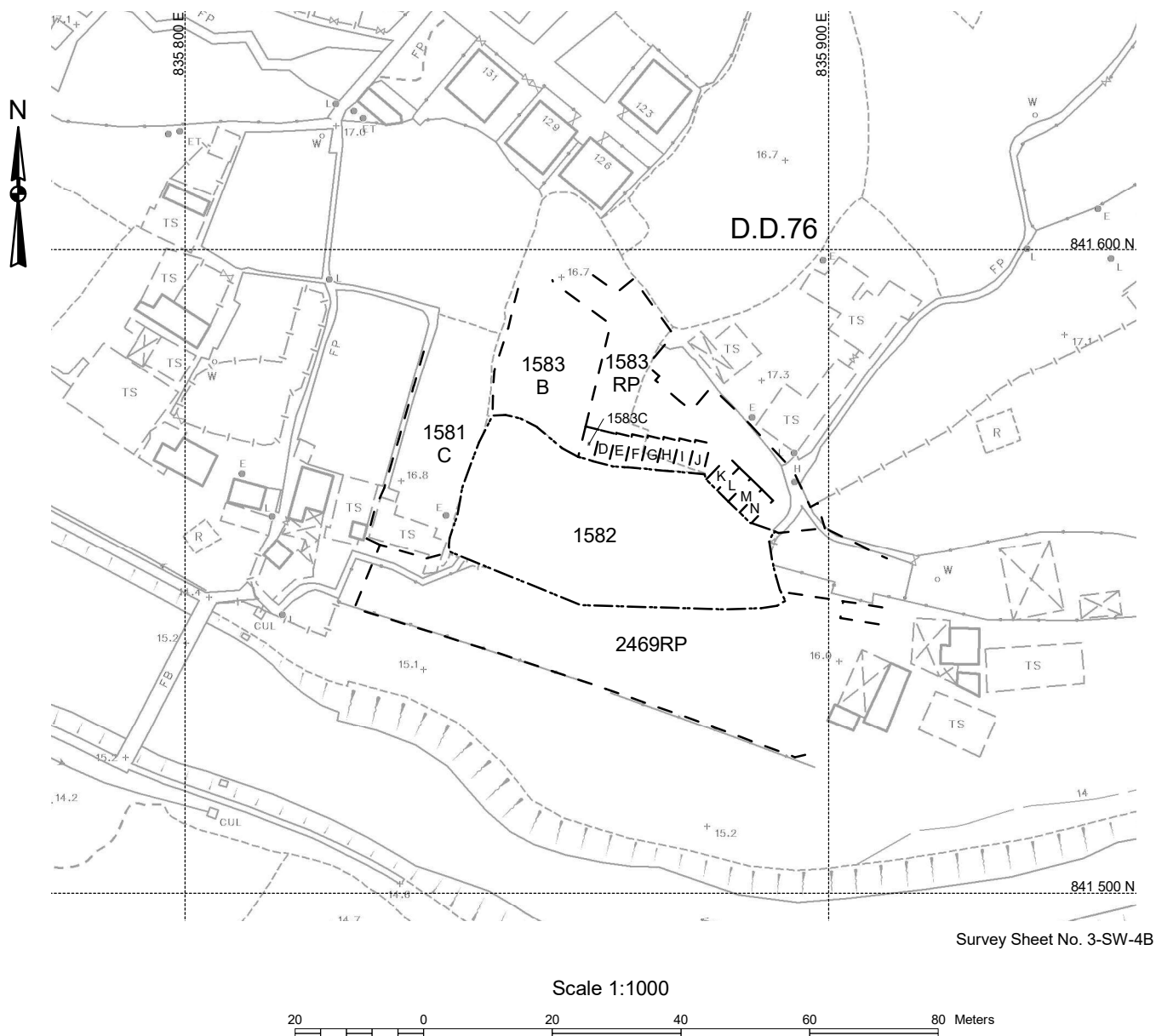
Name : TSE WAI KIN  
(IN BLOCK LETTERS)

Date : 28-9-2022



# Location Plan

## Lot 1582 in D.D.76

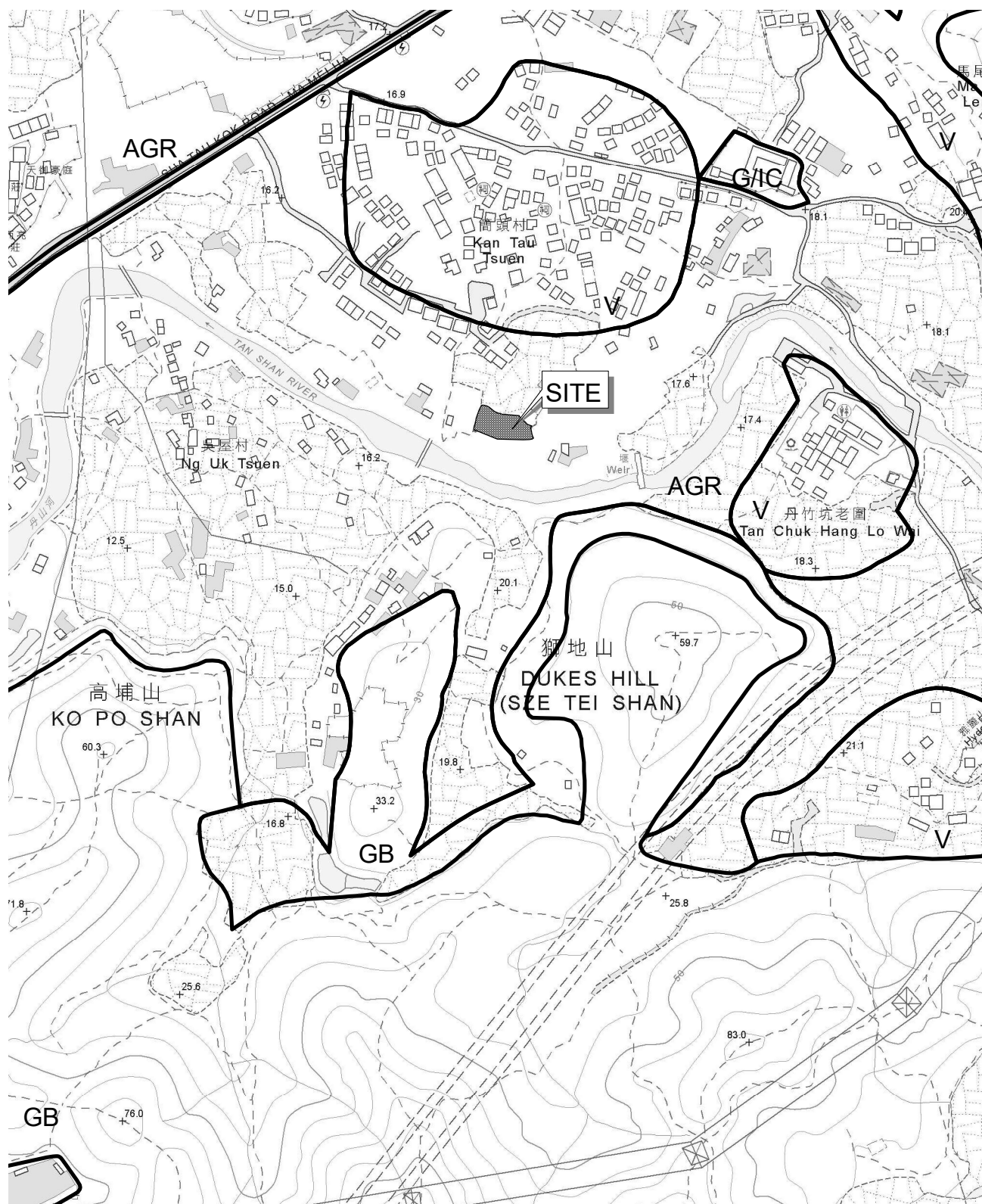


Scale 1:20000

### Legend

- Application Site (Lot 1582 in D.D.76)
- Adjacent Lots

# Extract from Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No.: S/NE-LYT/19



Scale 1:5000

## LEGEND

AGR

Agriculture

G/IC

Government, Institution  
or Community

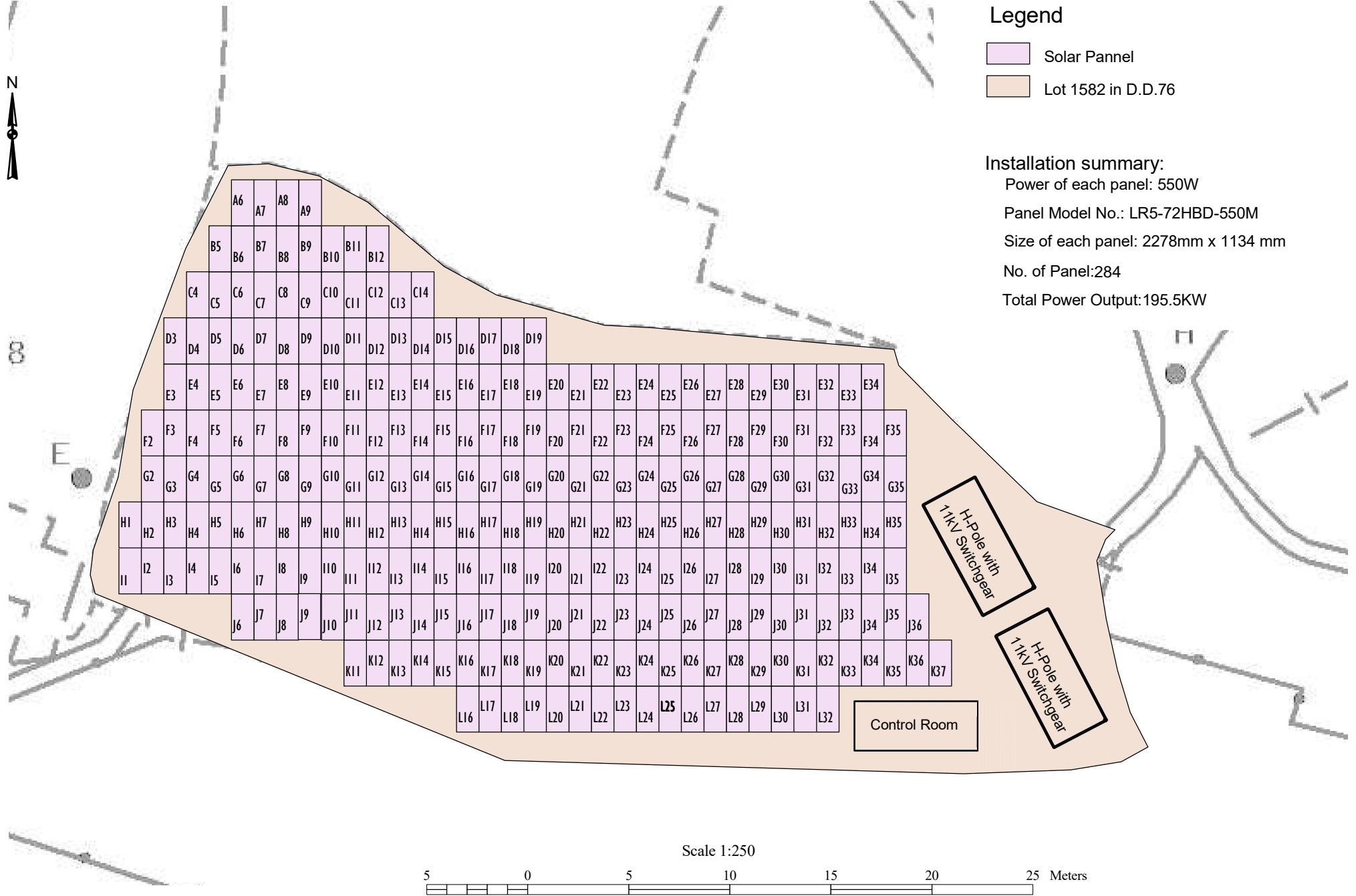
GB

Green Belt

V

Village Type Development







### Legend

- Solar Pannel
- Lot 1582 in D.D. 76

### Installation summary:

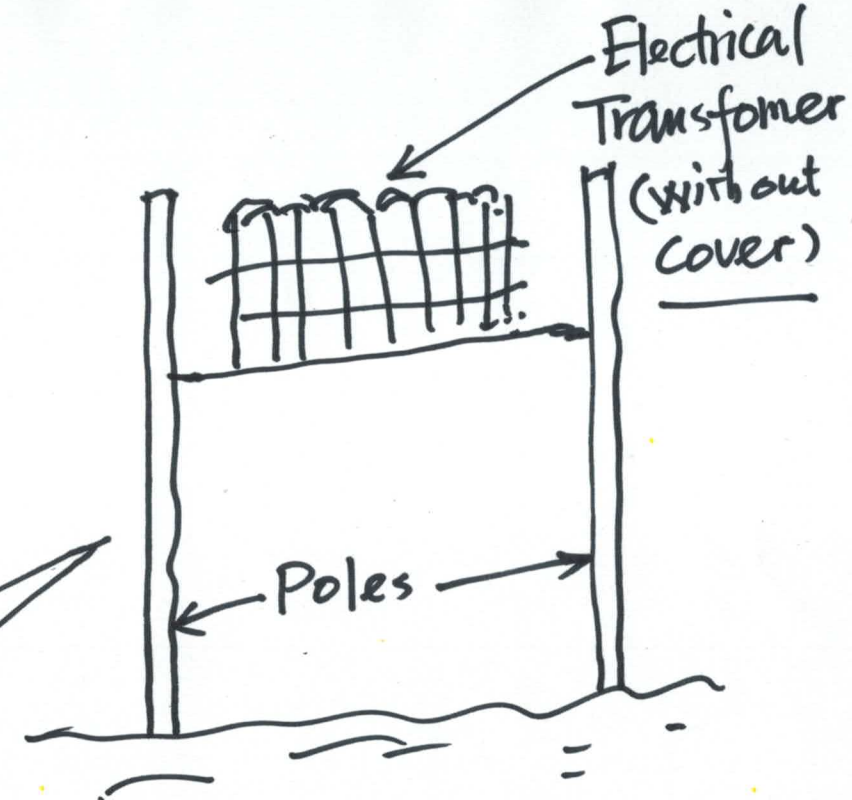
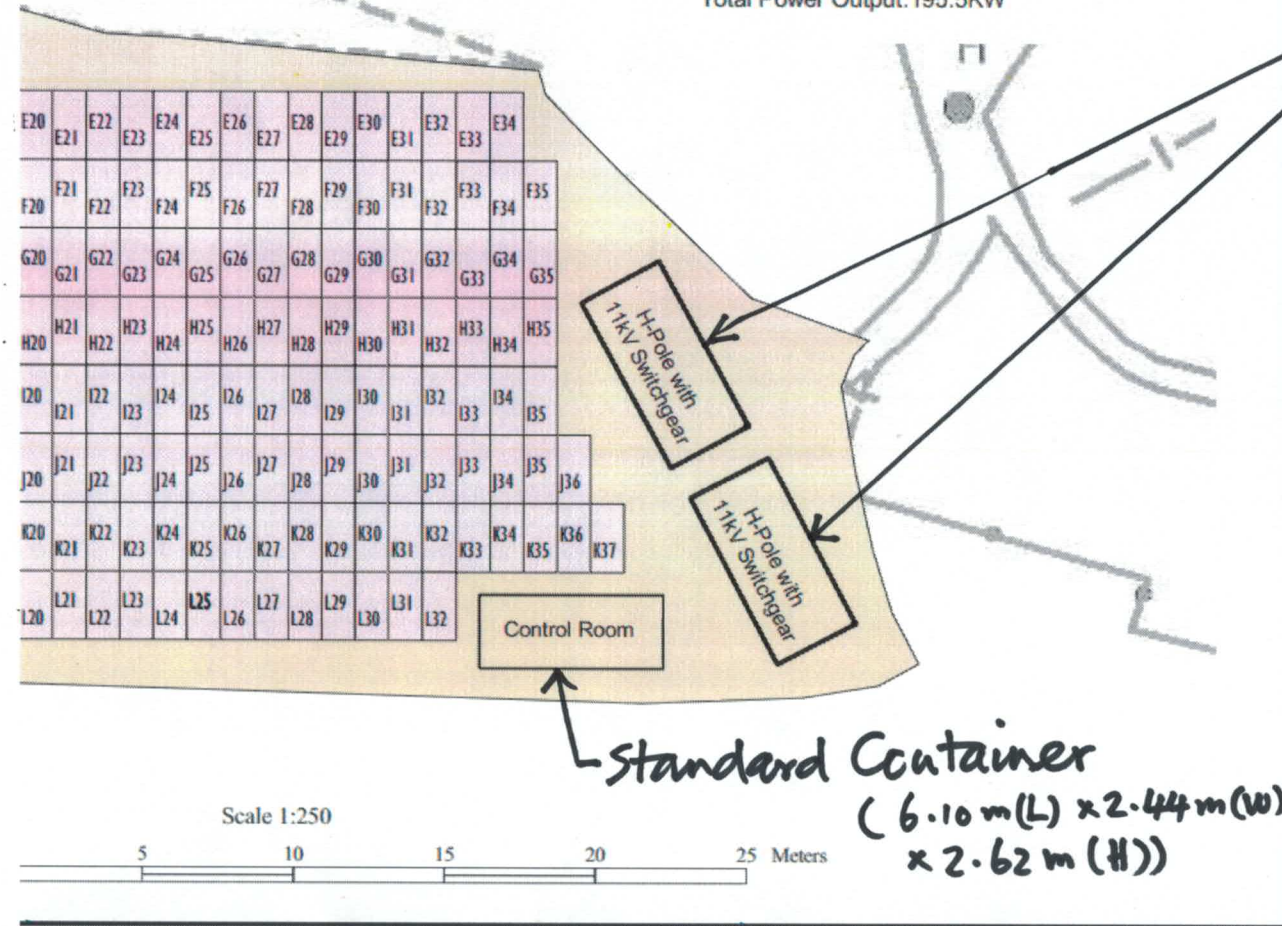
Power of each panel: 550W

Panel Model No.: LR5-72HBD-550M

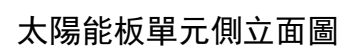
Size of each panel: 2278mm x 1134 mm

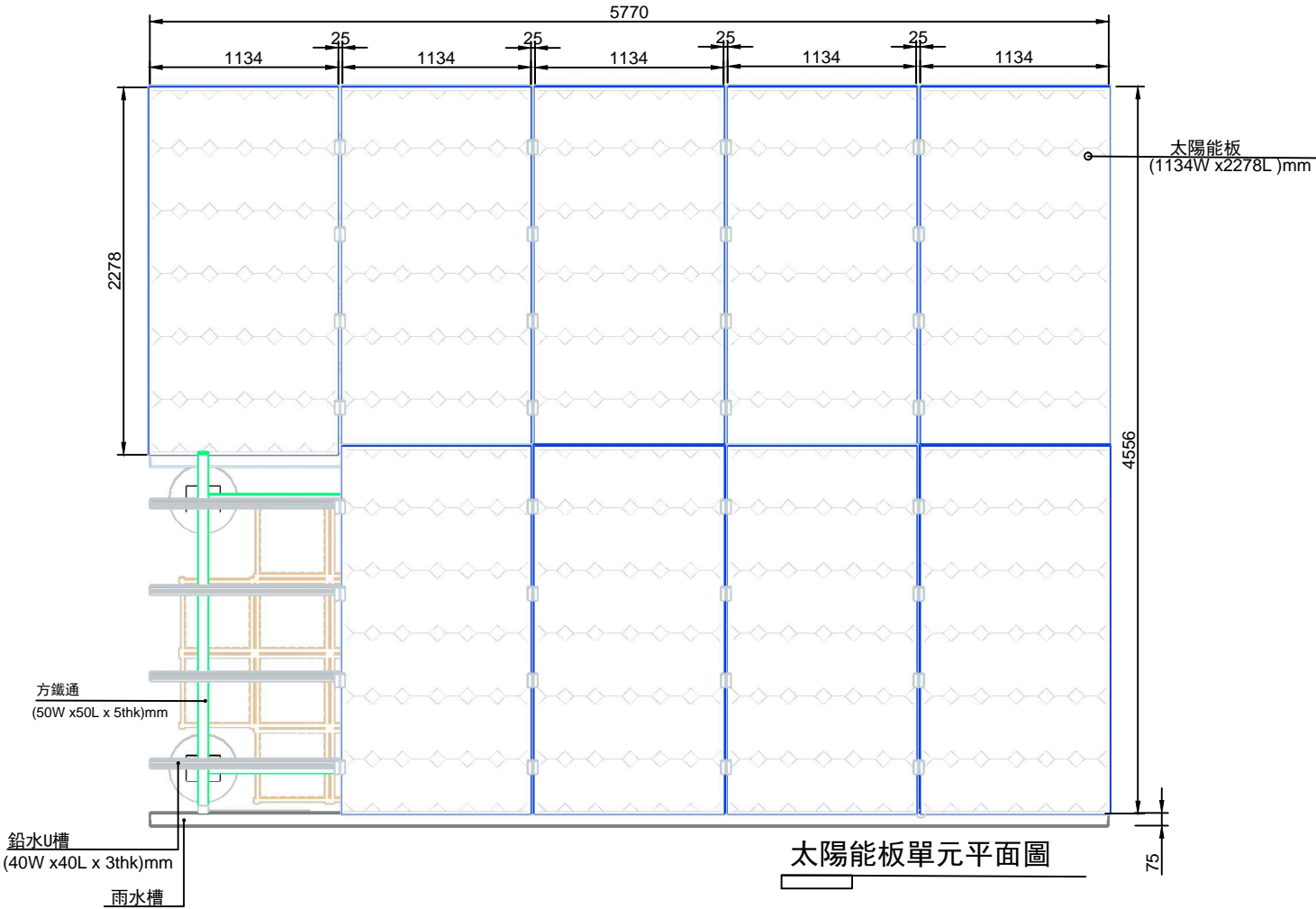
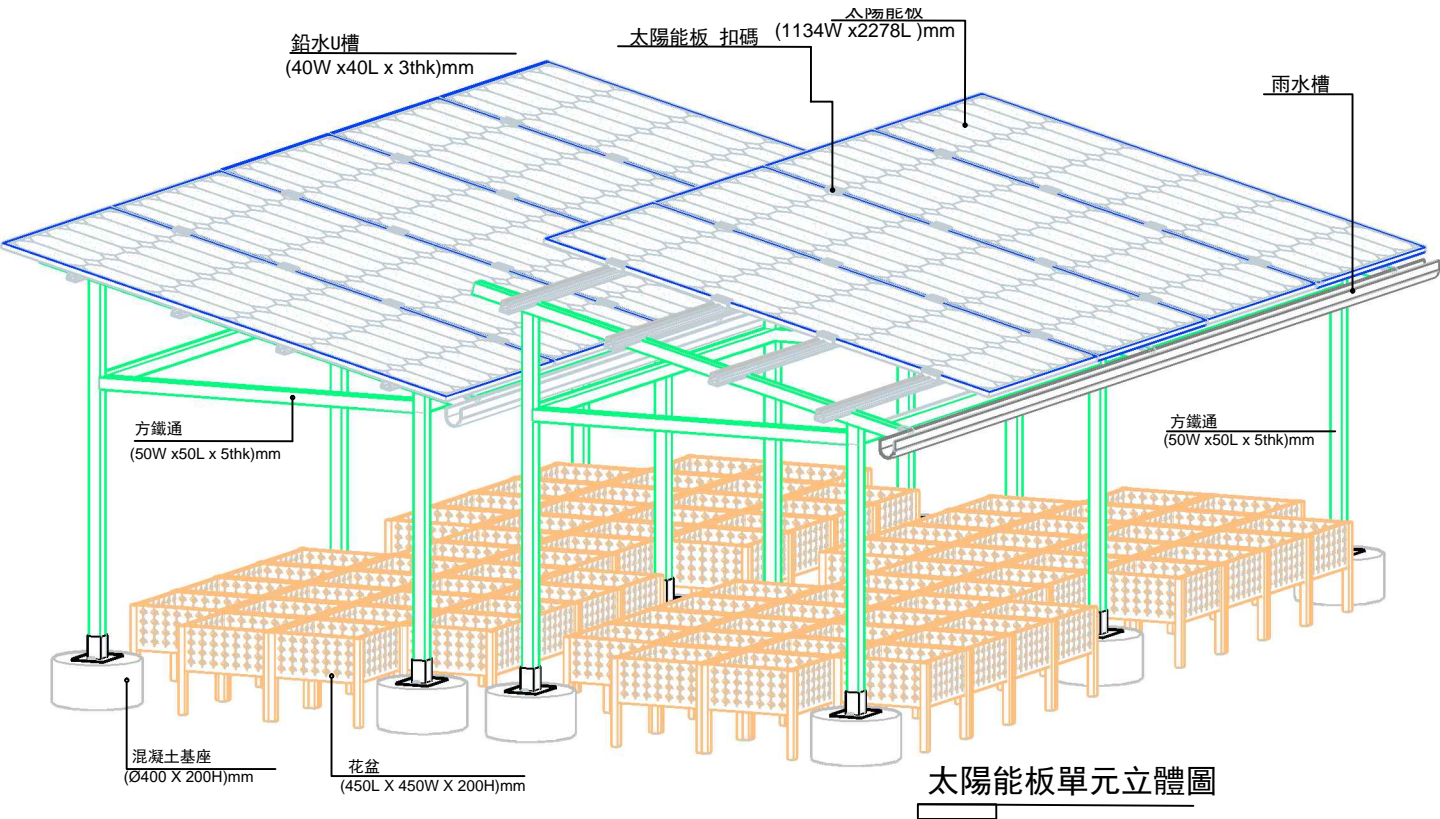
No. of Panel: 284

Total Power Output: 195.5KW



Sketch Drawing showing the Two  
11 Kv Switchgear Transformers  
positioned on High-post without  
Cover.









圓山樹藝及綠化有限公司

Circular Arboriculture and Greening Limited

電話/TEL: 70721621

電郵/EMAIL: info@c-arbor.com

傳真/FAX: 30076710

網址/WEB: www.c-arbor.com

地址/Address: 新界上水龍琛路 39 號上水廣場 16 樓 1610 室 Unit 1610, 16/F, Landmark North, 39 Lung Sum Avenue, Sheung Shui, N.T

# Tree Survey Report

Contract .no: QT80801



DD 76 L 1582 near Sha Tau Kok Road-Ma Mei Ha, Fanling, N. T

Client:	Hung Kam Engineering Limited
Company:	Circular Arboriculture and Greening Limited
Date of submission:	27/02/2024
Date of survey:	23/02/2024
Submitted by:	Ng Chun Yu  Arborist  Registration Scheme for Tree Management Personnel (RSTMP) from Development Bureau Registration no: TM521911

## Content

1	Introduction	Page 3
2	Methodology	Page 3
3	Finding	Page 6
4	Photo record	Page 10
5	Appendix 1: Tree inventory Appendix 2: Dimension Plans DD 76 Lot No.1582	Page 15



Signature

Ng Chun Yu

Arborist

Registration Scheme for Tree Management Personnel from Development Bureau

Registration no: TM521911



QR code from RSTMP

## 1. Introduction

This tree survey report presents the findings and analysis of a comprehensive tree survey conducted in a specified area. The survey aimed to assess the condition, species composition, and potential risks associated with the trees within the designated site boundary. The report provides detailed information on the methodology of the survey, the findings of the assessment, recommendations for appropriate tree management strategies, tree inventory and photo record.

### 1.1 Background:

The tree survey was conducted as part of an environmental assessment project to evaluate the condition and risks associated with the trees in the specified area. The survey aimed to provide a comprehensive understanding of the tree population, their health status, and potential risks they may pose to the surrounding environment and human safety.

### 1.2 Objectives:

The main objectives of the tree survey were as follows:

#### 1.2a Assess the species composition and diversity of trees in the area.

- Evaluate the health and condition of each tree.
- Identify potential risks associated with the trees, such as structural defects or disease.
- Provide recommendations for appropriate tree management strategies.

#### 1.2b Location and Scope:

-The survey was conducted in a designated area encompassing DD 76 L 1582 near Sha Tau Kok Road-Ma Mei Ha, Fanling, N. T. The scope of the survey covered all living trees within the site boundary that met the defined criteria for inclusion.

#### 1.2c Survey Team:

-The survey team consisted of qualified arborists and field technicians with extensive experience in conducting tree surveys and assessments. The team followed established protocols and guidelines to ensure accurate data collection and analysis.

## 2. Methodology

### 2.1 Survey Design:

The survey design incorporated a systematic approach to cover the entire survey area. The team divided the area into manageable sections and conducted a thorough inspection of each section. The selection of trees for assessment was based on their size, with all living trees with a stem diameter over a specified threshold



included in the survey.

Within the designated site boundary, all living trees with a stem diameter over 95mm measured at a point 1.3m above the root collar (hereafter referred to as the DBH) are included in the Tree Assessment as defined in the DEVB TC(W) No. 4/2020 on Tree Preservation defines a tree as a plant with trunk diameter measures 95mm or more at height of 1.3m above the ground level.

- (d) "tree" refers to a plant with trunk diameter of 95 mm or more at a height of 1.3 m above the ground level<sup>1</sup>.

#### Effective Date

3. This Circular takes effect on 1 April 2020. Tree Preservation and Removal Proposals (TPRPs) being considered according to DEVB TC(W) No. 7/2015 shall continue until completion of the corresponding government projects or tree removals arising from arboricultural maintenance.

#### Effect on Existing Circulars

4. This Circular supersedes DEVB TC(W) No. 7/2015 for TPRPs initiated on or after the effective date of this Circular.

5. This Circular should be read in conjunction with the following Circulars:

	Circular No.	Subject
1.	DEVB TC(W) No. 6/2015	Maintenance of Vegetation and Hard Landscape Features
2.	DEVB TC(W) No. 5/2020	Registration and Preservation of Old and Valuable Trees

#### Policy

6. It is Government policy to preserve trees as far as practicable. No tree shall be unnecessarily removed or excessively pruned, both during implementation of government projects and under arboricultural maintenance.

7. The following order of priority shall be observed for preservation of healthy trees in government projects —

- retain the tree(s) at its/their existing location(s);
- if (a) is not practicable, transplant the affected tree(s) to other permanent locations within the project site or the maintenance area to minimise the loss of vegetation in the local environs; or

<sup>1</sup> Guidance on the measurement of tree trunk diameters is given in the Agriculture, Fisheries and Conservation Department (AFCD)'s Nature Conservation Practice Note No. 2, which can be viewed from the AFCD's website ([http://www.afcd.gov.hk/english/conservation/cons\\_tech/cons\\_tech.html](http://www.afcd.gov.hk/english/conservation/cons_tech/cons_tech.html)).

Reference by the Page 2 of Development Bureau Technical Circular (Works) No. 4/2020 Tree Preservation

In this survey, a plant with DBH≥95MM is identified as the "Tree", while DBH<95MM is recognized as the "Plant".

## 2.2 Data Collection:

The survey team collected various data points for each tree assessed, including species identification, tree dimensions (diameter at breast height, height, and crown spread), and photographs. Additional information such as tree health, condition, form, and presence of any structural defects was also recorded.

### 2.3 Tree Identification and Inventory:

Accurate tree identification was crucial for the survey's success. The team used a combination of visual observation, field guides, and consultation with experts to identify tree species. Each tree was assigned a unique identification number, and its location was recorded on a site map.

### 2.4 Health and Condition Assessment:

The health and condition assessment involved a detailed examination of each tree's foliage, branches, trunk, and root system. The team evaluated factors such as leaf density, color, presence of pests or diseases, dead branches, decay, wounds, and overall structural integrity.

### 2.5 Data Analysis:

The collected data was analyzed using appropriate statistical methods to derive meaningful insights and identify patterns or trends. The analysis included an assessment of the overall health and risk levels within the surveyed area.

### 2.6 Conservation Status

Indicates rarity and protection status under relevant ordinances of a species in Hong Kong.

References are made from below publications and ordinances:

a. Rare and Precious Plants of Hong Kong (AFCD, 2003)

b. Forest and Countryside Ordinance (Cap. 96)

c. IUCN Red list of Threatened Species

If the species of the tree is listed in any of the above publications / ordinances, its conservation status is recorded.

3. Finding

Tree surveys were undertaken within the site area as shown in the tree location plan on 23 February 2024.

A total of **10 trees** were found on site in the tree survey report.

The recorded species and their quantities are summarized in following table:

Tree species and quantities		
Scientific name	Chinese name	Quantity
<b><i>Leucaena leucocephala</i></b>	銀合歡	9
Dead Tree	死樹	1
Total:		10

The details of all trees are listed in Appendix 1: Tree Inventory.

Proposed tree treatments are summarized in the following table:

Proposed tree treatments	
Further action recommended	Quantity
Existing trees to be retained without further action	-
Existing tree to be retained and conducted tree pruning	-
Existing tree to be retained and conducted other further action	-
Existing tree to be transplanted	-
Existing tree to be further assessed by Individual Tree Risk Assessment (Form 2)	-
Existing tree to be felled	10



## Conclusion of finding:

Following the comprehensive tree survey conducted within the site boundary, it was determined that a total of 10 trees were present, among which 1 was identified as dead. The remaining 9 trees exhibited varying degrees of health and structural conditions, ranging from fair to poor. Notably, the predominant species observed within the site were identified as *Leucaena leucocephala* 銀合歡, an exotic, undesirable, and invasive species in Hong Kong (Figure 3a.). Consequently, it was concluded that transplanting these trees was unnecessary (Figure 3b.). Furthermore, a significant number of plants with a diameter at breast height (DBH) less than 95mm were unable to be classified as trees, as per the Lands Administration Office Practice Note No. 6/2023 (Figure 3c). Additionally, no rare or precious species were discovered within the site boundary, nor were any trees included in the Register of Old and Valuable Trees (OVT). Similarly, no Champion Tree was identified on-site, suggesting a standard composition of tree species present in the area.

Figure 3a.

evaluating the value of restoration. Species that may not fully compartmentalise the wounds and may be prone to further decay should generally not be restored. Storm-damaged trees of any invasive species, such as *Leucaena leucocephala*, are recommended to be removed and replanted with native tree species or other tree species as appropriate.

(iv) Tree Conditions

Storm-damaged trees with better health and structural conditions are worth to be restored as they can recover more quickly and easily. Trees suffering from poor health and extensive damage would be more susceptible to failure and further health decline after a storm. Uprooted trees are not recommended to be restored as the root plate is already destabilised and root system is severely damaged.

(v) Site Conditions

Trees growing at poor site conditions such as confined root system, precipitous slope, compacted soil, shallow soil depth or poorly drained soil are very susceptible to wind loading especially with substantial root damage after a storm. Trees such as *Acacia confusa* in afforestation planting on slope, which have outgrown from the compact growing environment or are reaching the end of their life cycle, are not recommended for restoration. If trees are suppressed by dense tree population or shaded by building structures, tree removal of these damaged trees is more preferable.

(vi) Tree Value

In addition to its economic value and ecological services, damaged trees may be memorial trees, or have historical significance, or associated with other cultural attributes. Restoration of trees of particular interest such as Old and Valuable Trees, Stonewall Trees (SWTs) and "Fung Shui" trees should be considered as far as practicable due to potential public concerns.

(b) Strategies in Restorative Pruning

Guidelines on Tree Pruning

Page 34 of 52

Reference by Page 34 of Guidelines on Tree Pruning, Greening, Landscape and Tree Management Section  
Development Bureau

Figure 3b.

- (c) if both (a) and (b) are not practicable, transplant the affected tree(s) to other permanent location(s), which should preferably be in adjacent areas in order to maintain its amenity value to the neighbourhood.
8. When considering the need for transplanting trees under paragraphs 7(b) or 7(c) above, there is no need to transplant trees with the following features under normal circumstances —
- (a) low amenity value;
  - (b) poor health, structure or form;
  - (c) irreconcilable form, other transplanting (e.g. transplanting requires substantial crown and root pruning);
  - (d) low chance of survival upon transplanting;
  - (e) undesirable species (e.g. *Leucaena leucocephala* which is an invasive, exotic and self-seeding tree); or
  - (f) trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting.
9. Tree removal arising from government projects shall only be considered and approved under the following circumstances —
- (a) preservation or transplanting is infeasible or impracticable;
  - (b) the tree has been irreparably damaged by inclement weather;
  - (c) dead tree(s); or
  - (d) any other justifications or circumstances.
10. Similarly, in arborescultural maintenance, trees of undesirable species, trees that are beset with unserviceable health problem(s), structural problem(s) or poor form, trees that have been irreparably damaged by inclement weather, dead trees, or trees classified as "Black" under the Triage System in the Guidelines for Tree Risk Assessment and Management Arrangement (TRAM Guidelines) shall be removed as soon as possible. Relevant guidance in paragraphs 22 and 25 of this Circular and in the TRAM Guidelines shall be observed. When considering the need for transplanting trees under paragraphs 7(b) or 7(c) above, considerations under paragraph 8 shall apply and trees shall be removed under the circumstances in paragraphs 9(a) or 9(d).

DEVB TC(W) No. 4/2020

Page 3 of 14

Reference by Page 3 of Development Bureau Technical Circular (Works) No. 4/2020 Tree Preservation

Figure 3c.



Lands Administration Office  
Lands Department  
Practice Note

Issue No. 6/2023

### Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease

This Practice Note ("PN") sets out the streamlined arrangements of the Lands Department ("LandsD") in processing a Tree Preservation and Removal Proposal ("TPRP") arising from building development in private projects for compliance with the tree preservation clause contained in a lease ("Tree Preservation Clause"). This PN should be read in conjunction with the "Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease" ("the Guidance Notes"), which contains flow charts on the procedures and forms specified for the submissions related to TPRP under this PN, as available on LandsD website ([www.landsd.gov.hk](http://www.landsd.gov.hk)).

2. Where a lease contains a Tree Preservation Clause, the lot owner has the responsibility to ensure that trees<sup>1</sup> are not removed or interfered with without the prior written consent of the Director of Lands ("the Director"). The lot owner should seek advice from an Authorized Person ("AP") or Registered Landscape Architect ("RLA") before applying for the Director's prior written consent under the Tree Preservation Clause ("the Prior Written Consent") for any removal of or interference with the trees on the lot or adjacent thereto by submitting a TPRP covering the trees on the lot and outside the lot respectively. In granting the Prior Written Consent, the Director may impose such conditions as to transplanting, compensatory landscaping or replanting as he deems appropriate.

<sup>1</sup> All references to "lease" in this PN shall include Government Lease or Conditions of Sale/Grant/Exchange, etc. (as the case may be) and "lease" shall be construed accordingly.

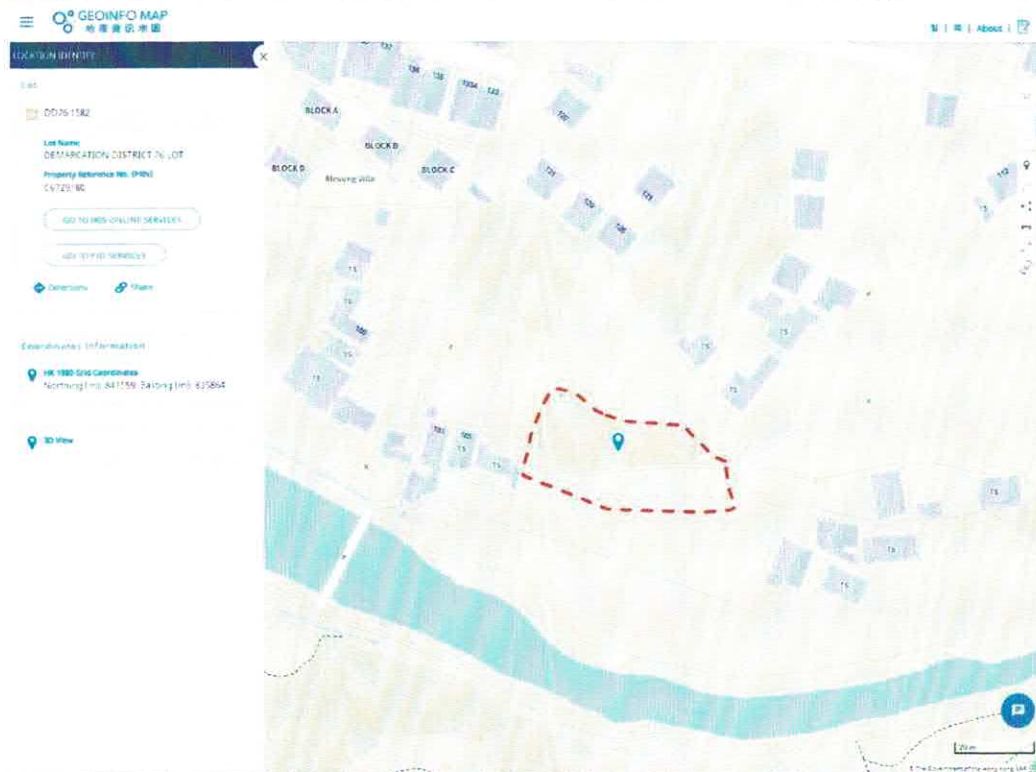
<sup>2</sup> The standard tree preservation clause provides, inter alia, that "No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate."

<sup>3</sup> A plant is considered to be a tree if its trunk diameter measures 75mm or more at a height of 1.2m above the ground level. Guidance on measurement of tree diameter is given in Appendix, Fisheries and Conservation Department (AFCD)'s Nature Conservation Practice Note No. 2 "Measurement of Diameter at Breast Height (DBH)", which can be viewed from AFCD's internet homepage ([www.afcd.gov.hk](http://www.afcd.gov.hk)).

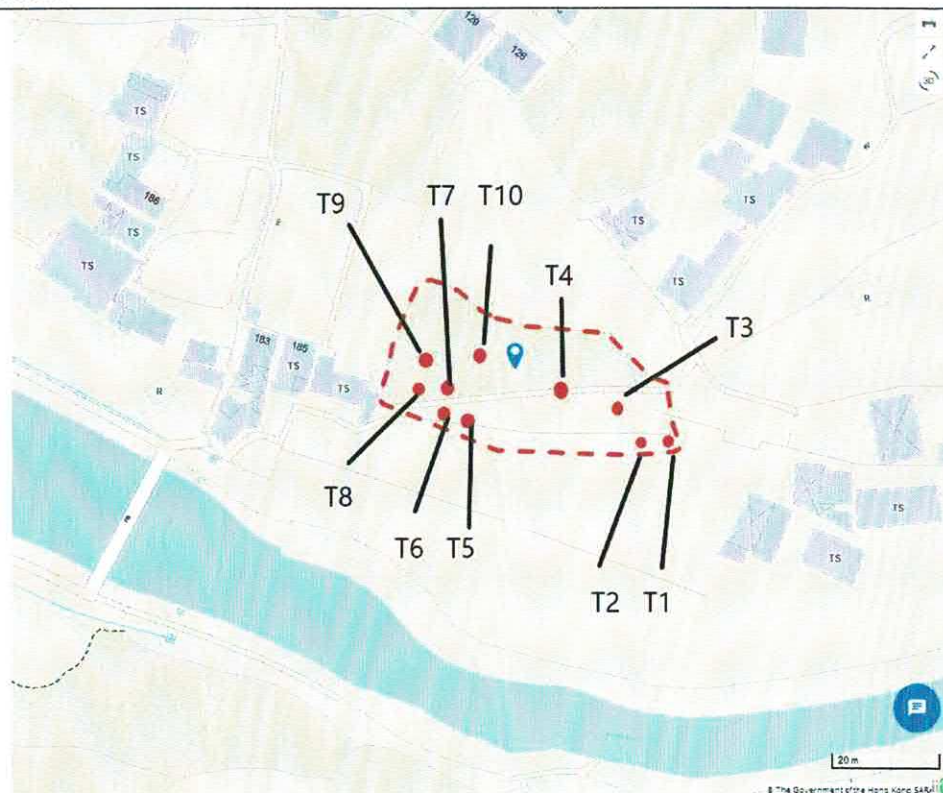
Reference by Page 1 of Lands Administration Office Practice Note No. 6/2023

## Site plan

Location: DD 76 L 1582 near Sha Tau Kok Road-Ma Mei Ha, Fanling, N. T



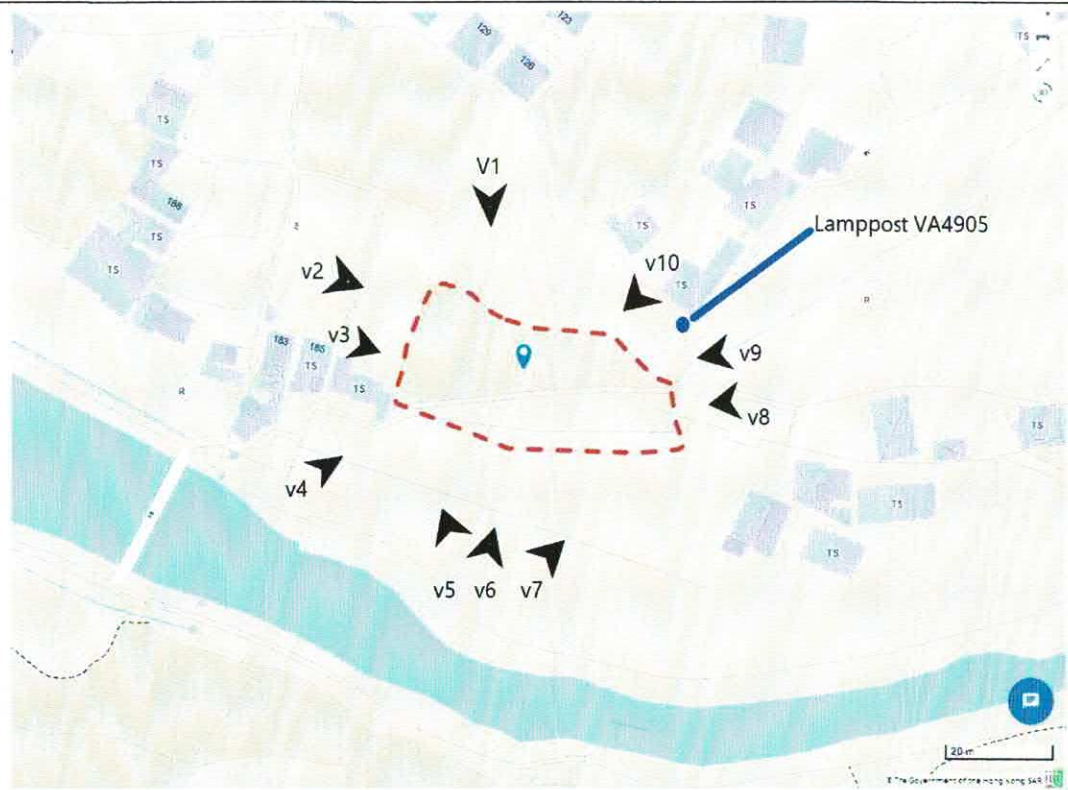
## Site plan- tree location





4. Photo record:

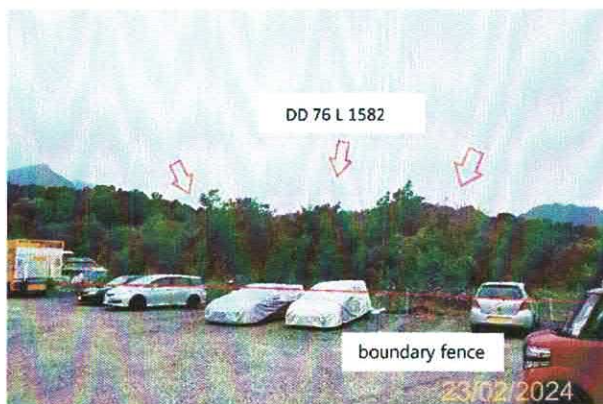
Site overview



Aerial view







View 1



View 2



View 3



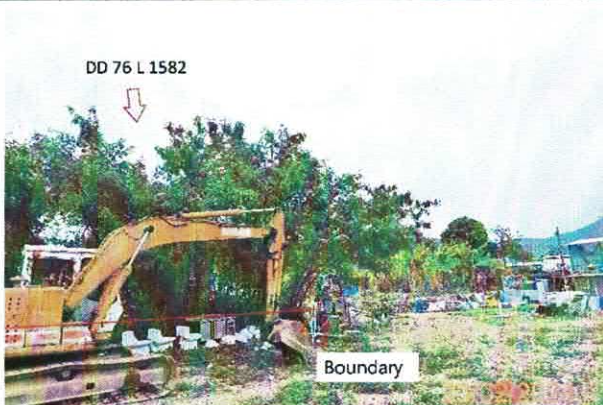
View 4



View 5



View 6

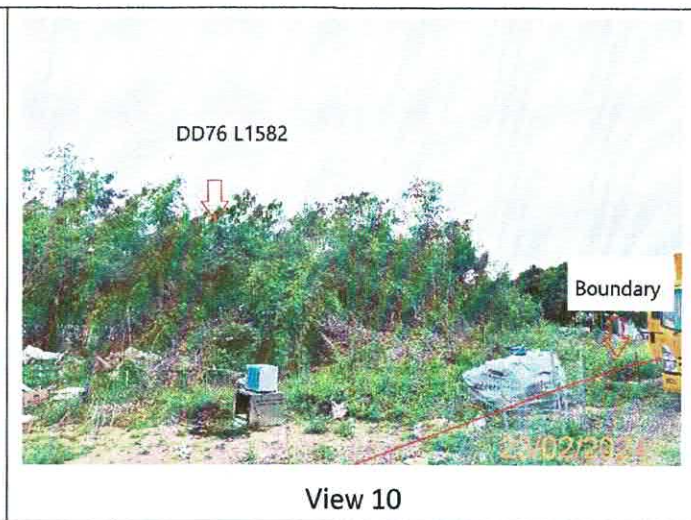


View 7



View 8





Tree- DBH≥95MM	
T1	T2
<p>23/02/2024</p>	<p>23/02/2024</p>



T3



T4



T5

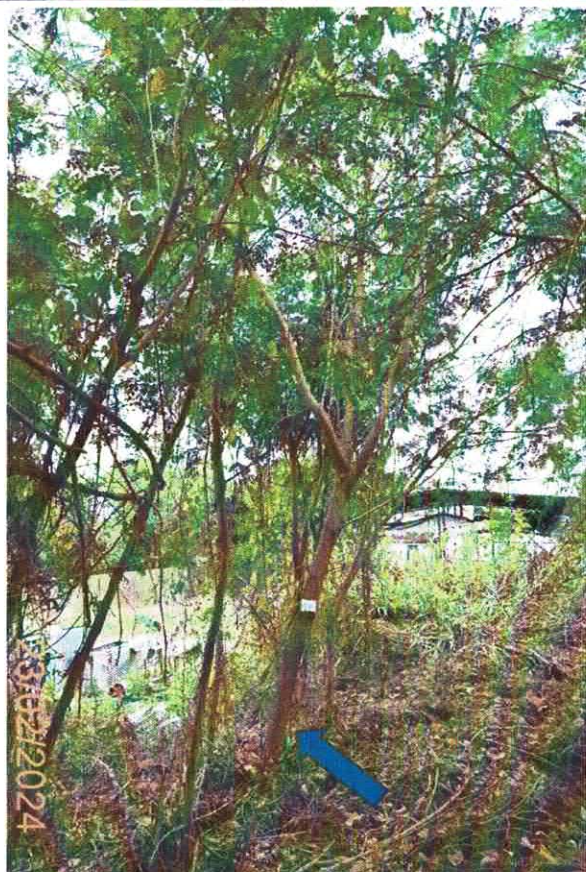


T6





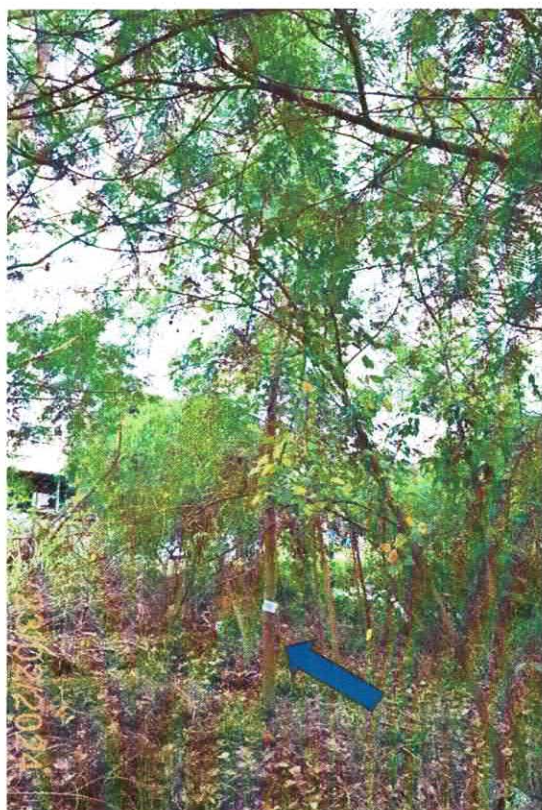
T7



T8



T9



T10





## Appendix 1

## Tree Survey Schedu (DBH≥95MM, it identified "Tree" by HK government)

Location: DD 76 L 1582 near Sha Tau Kok Road-Ma Mei Ha, Fanling, N. T Inspection Date: 23/02/2024

Tree No.	Species		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Recommendation tree treatment
	Scientific name	Chinese name	DBH (MM)	Height (M)	Crown Spread (M)	(Good/Fair/Poor)				High/Medium/Low	Remarks	(Retain/ Transplant/ Fell/ Pruning/ Form 2/ Others)
T1	<i>Leucaena leucocephala</i>	銀合歡	104	5	3	Poor	fair	fair	poor	nil	undesirable	Fell
T2	<i>Leucaena leucocephala</i>	銀合歡	118	7	4	Poor	fair	Poor	fair	nil	undesirable	Fell
T3	<i>Leucaena leucocephala</i>	銀合歡	120	6	4	Poor	fair	Poor	fair	nil	undesirable	Fell
T4	Dead Tree	死樹	147	2	1	nil	nil	nil	nil	nil		Fell
T5	<i>Leucaena leucocephala</i>	銀合歡	109	6	3	Poor	poor	fair	poor	nil	undesirable	Fell
T6	<i>Leucaena leucocephala</i>	銀合歡	116	8	3	Poor	fair	fair	poor	nil	undesirable	Fell
T7	<i>Leucaena leucocephala</i>	銀合歡	144	8	4	Poor	poor	poor	poor	nil	undesirable	Fell
T8	<i>Leucaena leucocephala</i>	銀合歡	136	6	4	Poor	fair	fair	poor	nil	undesirable	Fell
T9	<i>Leucaena leucocephala</i>	銀合歡	100	7	3	Poor	fair	fair	fair	nil	undesirable	Fell
T10	<i>Leucaena leucocephala</i>	銀合歡	96	5	5	Poor	poor	fair	poor	nil	undesirable	Fell



Notes

COLOURED PINK AREA OF LOT No. 1582  
= 1010.3 sq.metres (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	2.002	87°08'15"	841574.200	835847.800	A
B-C	2.573	103°42'44"	841574.300	835849.800	B
C-D	2.725	118°15'29"	841573.690	835852.300	C
D-E	4.968	130°06'03"	841572.400	835854.700	D
E-F	2.953	118°18'03"	841569.200	835858.500	E
F-G	5.531	105°43'38"	841567.800	835861.100	F
G-H	2.432	93°01'05"	841566.301	835866.424	G
H-J	11.950	95°07'55"	841566.173	835868.852	H
J-K	0.821	163°43'05"	841565.104	835880.754	J
K-L	3.801	135°26'40"	841564.316	835880.984	K
L-M	5.809	134°01'35"	841561.607	835883.650	L
M-N	4.104	109°45'17"	841557.570	835887.827	M
N-P	0.667	224°00'26"	841556.183	835891.690	N
P-Q	1.141	202°19'28"	841555.703	835891.226	P
Q-R	2.927	170°55'39"	841554.648	835890.793	Q
R-S	2.607	167°31'54"	841551.757	835891.255	R
S-T	2.155	163°15'20"	841549.212	835891.817	S
T-U	1.937	152°47'58"	841547.148	835892.438	T
U-V	1.509	241°16'28"	841545.425	835893.324	U
V-W	2.532	260°54'35"	841544.700	835892.000	V
W-X	5.304	267°50'20"	841544.300	835889.500	W
X-Y	22.710	271°39'55"	841544.100	835884.200	X
Y-Z	21.893	292°09'52"	841544.760	835861.500	Y
Z-AA	0.963	345°15'37"	841553.019	835841.225	Z
AA-AB	1.236	06°44'54"	841553.951	835840.980	AA
AB-AC	3.796	18°54'40"	841555.178	835841.125	AB
AC-AD	4.395	09°45'17"	841558.769	835842.355	AC
AD-AE	7.467	20°22'35"	841563.100	835843.100	AD
AE-A	4.607	27°07'17"	841570.100	835845.700	AE

I, TANG SZE KIN, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the ..28th.. day of ..July.. 2011 ..

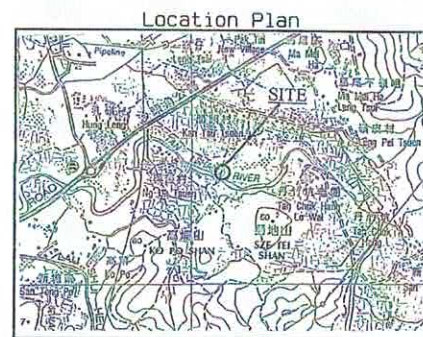
Dated this ..13th.. day of ..August.. 2011 ..



Authorized Land Surveyor

TANG & ASSOCIATES SURVEYORS LTD

Plan No.: LBP/DN/047/8601/76/1582-D



Scale 1:20000

SCALE 1 : 1000

METRES 20 0 20 40 60 80 100 METRES

Survey District : North  
Date of Survey : July 2011  
Survey Sheet No.: 3-SW-4B  
Ref SRP's No.: SRP/DN/047/8601/76/1582-D

DIMENSION PLAN  
LOT No.1582 IN D.D.76

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

**Peter Pak Lun NGAN/PLAND**

---

寄件者: albert cheng  
寄件日期: 2024年12月30日星期一 15:15  
收件者: Peter Pak Lun NGAN/PLAND  
主旨: Departmental Comments- A/NE-LYT/838  
附件: Lot 1582 in D.D. 76-Response-20241230-2.pdf; PLAN3-Explain-20241227.pdf; Plan3  
\_amend.pdf

Dear Peter,

We attach responses to Departmental Comments for your action, please.

If you require further information, please let us know.

Wishing You a successful 2025 and Happy New Year!

Albert CHENG

for and on behalf of

Euro Asia Construction Engineering Ltd.

30 December 2024

### **Response to Comments from Environment and Ecology Bureau**

1. The actual generation capacity of the proposed installation will be 170kW.

### **Response to Comments from Transport Department**

1. As the subject site is of relatively small scale, and hence, neither heavy vehicle nor plant would be involved in the construction, maintenance or repairing the proposed solar photovoltaic system, and thus poses insignificant impact to traffic.

### **Response to Comments from Landscape Unit, Urban Design & Landscape Section of Planning Department**

1. The proposed temporary use will not alter the landscape character of the area, especially when viewing its vicinity with the existence of an approved open car park.

### **Response to Comments from Agriculture, Fisheries and Conservation Department**

1. The proposed Solar Photovoltaic System is NOT a stand-alone development, but simultaneously conducting the cultivation of *Dendrobium nobile* beneath the system.
2. *Dendrobium nobile* (*Dendrobium*) is a valuable Chinese herbal medicine for primarily relieving inflammation causing husky voice and sore throat, etc., thus, having considerable agricultural value. Its main features and benefits are tabulated below for your easy reference:

#### **Main Features and Benefits of *Dendrobium* (Shihu)**

##### **Functions**

1. Nourishes Yin and Body Fluids

*Dendrobium* is renowned for its ability to replenish bodily fluids and nourish yin. It is often used to relieve symptoms like dry mouth, sore throat, and dehydration after illnesses.

2. Promotes Stomach Health and Aids Digestion

It helps with stomach yin deficiency, alleviating issues such as poor appetite, stomach pain, and vomiting. It also supports digestion and improves overall stomach function.

3. Strengthens Tendons and Bones

Rich in active compounds, *Dendrobium* is believed to promote bone health and is commonly used to reduce symptoms like weakness, fatigue, and joint pain, especially in older adults.

4. Anti-Aging and Immune Modulation

*Dendrobium* contains polysaccharides, amino acids, and trace elements

that enhance immunity and have antioxidant properties, which may help slow down the aging process.

5. Clears Heat and Detoxifies

In traditional Chinese medicine, Dendrobium is considered effective for clearing internal heat and reducing excessive body heat or inflammation.



## Legend



## Installation summary:

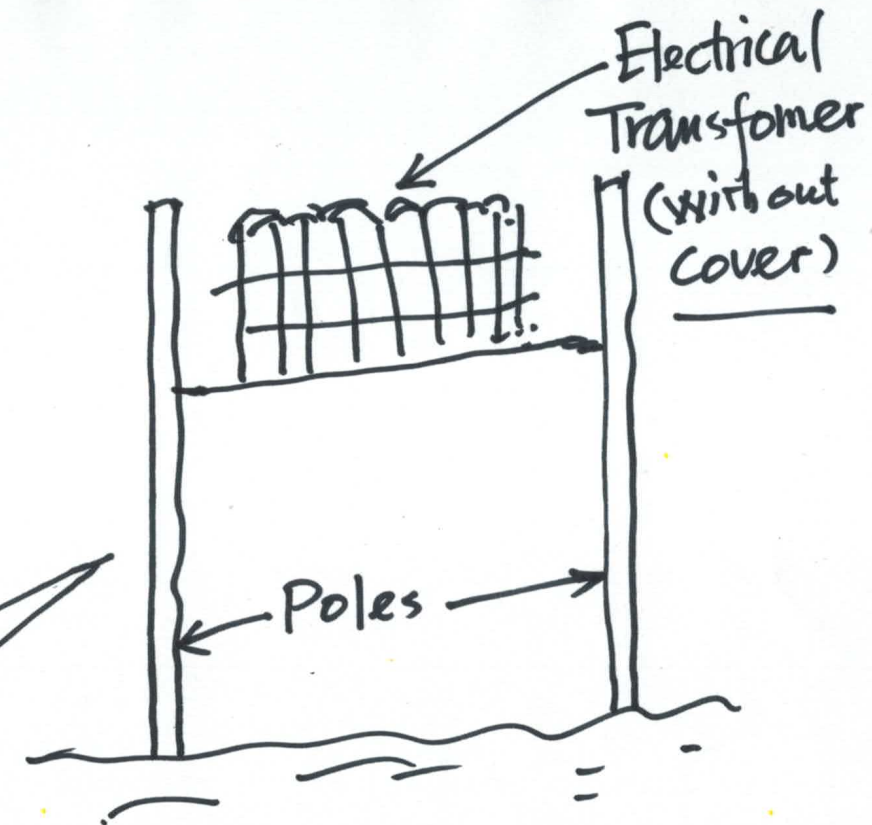
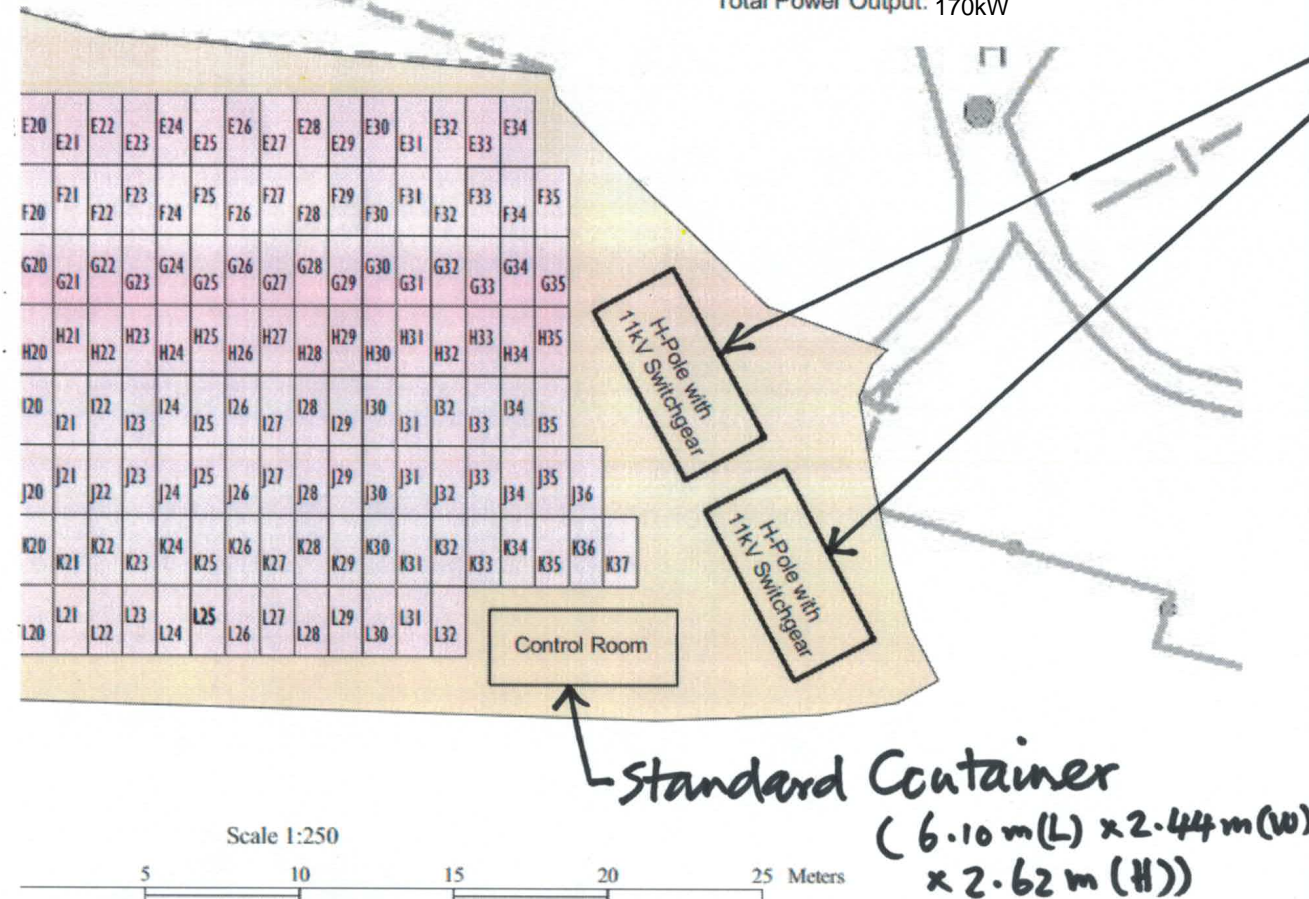
Power of each panel: 550W

Panel Model No.: LR5-72HBD-550M

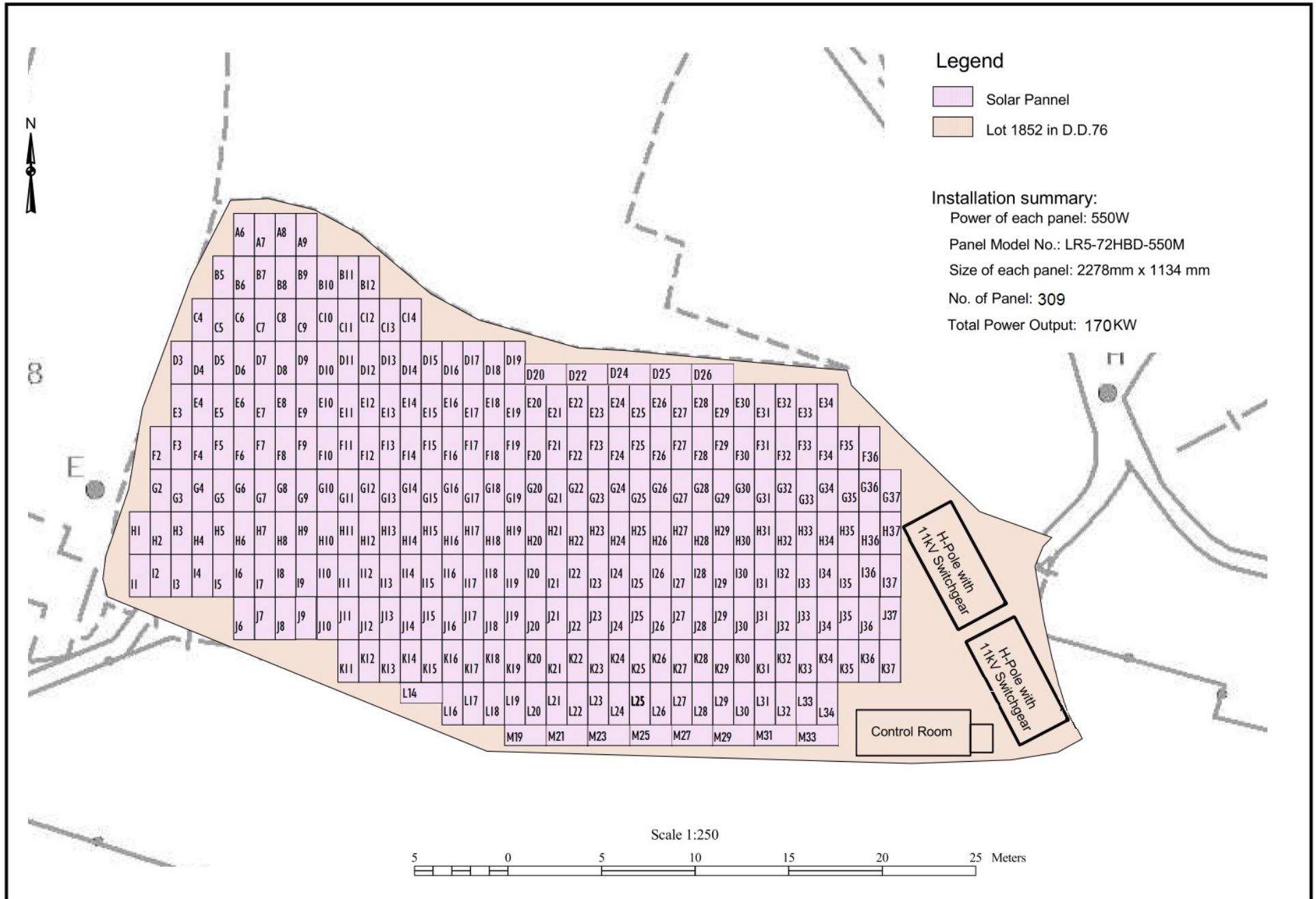
Size of each panel: 2278mm x 1134 mm

No. of Panel: 309

Total Power Output: 170kW



Sketch Drawing showing the Two  
11 kV Switchgear Transformers  
positioned on High-post without  
cover.



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

**Peter Pak Lun NGAN/PLAND**

---

寄件者: albert cheng  
寄件日期: 2025年03月20日星期四 9:41  
收件者: tpbpd/PLAND  
副本: Peter Pak Lun NGAN/PLAND  
主旨: S.16 Application No. A/NE-LYT/838  
附件: Lot 1582 in D.D. 76-Response-20250115v2 (1).pdf; 太陽能石斛繁育種植計劃書-202503v4 (1).pdf

Dear Secretary to TPB,

The attached are response to comments from concerned departments for your action, please.  
If you wish to clarify any thereof, please let us know.  
Thanks.

Albert CHENG  
for and on behalf of  
Euro Asia Construction Engineering Ltd.  
20 March 2025

**Response to comments from the Agricultural AFCD**

The applicant would put forth the proposed model of cultivation of Dendrobium Nobile with AI monitoring powered with solar energy as a testing case in Hong Kong. And such a successful model would be replicated to suitable farmland available in the New Territories.

For details, please refer to this attached “Solar Energy Dendrobium Nobile Breeding and Cultivation Plan 2025”.

**Response to Comments from Landscape Unit, Urban Design & Landscape Section of Planning Department**

1. Noted with thanks.
2. Approval of the application will not alter the landscape character of the area as the development on site looks similar to any ordinary greenhouse, having solar panels on top.

**Response to Comments from Sha Tin, Tai Po and North District Planning Office of Planning Department**

1. The Dimensions of the solar panels are: 2278mm (L) x 1134mm (W) x 35mm (H).
2. The number of planters (for cultivation purpose) to be allocated underneath the solar panels will be initially about 100.
3. The applicant would put forth the proposed model of cultivation as a testing case in Hong Kong. And such a successful model would be replicated to suitable farmland available in the N.T. as a sustainable agricultural activities in Hong Kong. For details, please refer to the attached “Solar Energy Dendrobium Nobile Breeding and Cultivation Plan 2025”.
4. No “filling of land” will be involved in the proposed development.
5. Yes! The site will be reinstated into farmland upon termination of the Feed-in Tariff (FiT) Scheme.
6. Noted. The proposed cultivation of Dendrobium Nobile having AI monitoring system requires solar energy generated from solar panels constructed on top of the greenhouses on site. In essence it is an agricultural activity.



太陽能石斛繁育種植計劃書  
**(Solar Energy Dendrobium Nobile  
Breeding and Cultivation Plan)  
2025**

## 引言

民間諺語有云：「北有人參，南有楓鬥，常服其一，健康長壽。」其中的「楓鬥」即指石斛。作為一種珍貴的中藥材，石斛在中國具有悠久的藥用歷史，並享有極高的藥用價值。

根據東漢時期的《神農本草經》，石斛被列為上品藥材，其功效記載為：「味甘平，主傷中、除痺、下氣、補五臟虛勞，羸弱、強陰。久服，厚腸胃，輕身延年。」

至明代，李時珍在《本草綱目》中進一步記載石斛具有「強陰益精，厚腸胃，補內絕不足，平胃氣，益智除驚，輕身延年」的功效，突顯其在滋陰補虛方面的獨特藥理價值。

現代科學研究亦證實，石斛含有多種微量元素，與人體健康及延緩衰老密切相關。其抗老化作用相比一般藥物更加全面，對增強免疫力、促進新陳代謝及維持生理機能均有顯著效果。

在香港，野生石斛資源較為豐富，其中被收錄於《中國藥典》的品種包括金釵石斛<sup>1</sup>與鐵皮石斛<sup>2</sup>。此外，香港亦有部分地方性草藥石斛品種，如美花石斛<sup>3</sup>與鉤狀石斛<sup>4</sup>，而某些品種則主要作觀賞用途，如劍葉石斛、流蘇石斛、聚石斛、美花石斛、燈籠石斛等。

然而，由於長期過度採摘，具有藥用價值的石斛品種已經面臨瀕危狀態，其資源保育與可持續發展問題亟待解決。政府在推動中藥產業發展的同時，亦需加強對本地石斛資源的保護與合理開發，以確保珍稀中藥材的可持續利用，並促進香港中醫藥產業的長遠發展。

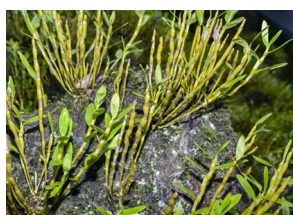


圖 1：金釵石斛

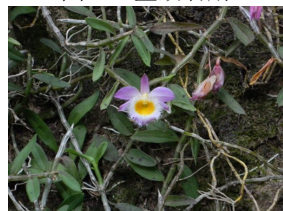


圖 3：美花石斛

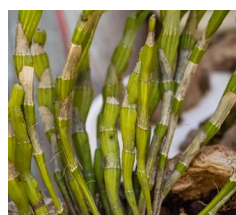


圖 2：鐵皮石斛



圖 4：鉤狀石斛

<sup>1</sup> <https://baike.baidu.com/item/%E9%87%91%E9%87%B5%E7%9F%B3%E6%96%9B/335960>

<sup>2</sup> <https://baike.baidu.com/item/%E9%93%81%E7%9A%AE%E7%9F%B3%E6%96%9B/607548>

<sup>3</sup> <https://baike.baidu.com/item/%E7%BE%8E%E8%8A%B1%E7%9F%B3%E6%96%9B>

<sup>4</sup> <https://baike.baidu.com/item/%E9%92%A9%E7%8A%B6%E7%9F%B3%E6%96%9B>

## 目錄

1. 項目背景 .....	5
1.1. 全球中藥市場趨勢 .....	5
2. 項目概述 .....	5
2.1. 基地選址與規模 .....	5
2.2. 核心技術亮點 .....	6
3. 石斛的價值 .....	6
3.1. 農業價值 .....	6
3.2. 藥用價值 .....	6
3.3. 商業價值 .....	7
4. 生長環境和要求 .....	7
4.1. 幼苗期 .....	7
4.2. 生長期 .....	8
4.3. 開花期 .....	8
5. 技術與運營計劃 .....	9
5.1. 太陽能系統設計 .....	9
5.2. 環境調控系統 .....	9
5.3. 遠程監控系統 .....	9
5.4. 產品種植技術 .....	10
5.5. 苗及種子來源 .....	11
5.6. 規模和產量 .....	11
5.7. 技術設施與運作 .....	11
5.7.1. 太陽能發電系統 .....	11
5.7.2. 自動化環境調控系統 .....	12
5.7.3. 無線 5G 遠程監控系統 .....	13
5.7.4. 防盜監控系統 .....	13
5.8. 項目預算 .....	13
5.8.1. 初始投資 .....	13
5.8.2. 經濟效益分析 .....	14
5.9. 環保與社會效益 .....	14
5.10. 項目執行計劃 .....	16
6. 結語 .....	16
7. 附錄 .....	17
7.1. 石斛在中國的培育 .....	17
7.1.1. 中國藥典 .....	17
7.1.2. 應用組織培養技術繁殖藥用石斛種苗之研究 .....	17
7.1.3. 農業知識入口網 .....	17
7.2. 石斛種植技術與栽培管理 .....	17
7.2.1. 鐵皮石斛的培育 .....	17
7.2.2. 霍山石斛的培育 .....	18
7.2.3. 金釵石斛的培育 .....	18
7.2.4. 鼓槌石斛的培育 .....	19
7.2.5. 流蘇石斛的培育 .....	19
7.2.6. 杯鞘石斛的培育 .....	19

7.2.7.	夾江疊鞘石斛的培育 .....	19
7.2.8.	細莖(銅皮)的培育' .....	19
7.2.9.	廬山銅皮石斛的培育 .....	20
7.2.10.	紫皮石斛 (齒瓣石斛) 的培育 .....	20
7.2.11.	黃花石斛的培育' .....	20
7.3.	補充資料 .....	20
7.3.1.	不同狀況下的日光強度 .....	20
7.3.2.	香港石斛市場價格(2024) .....	21

## 圖表目錄

圖 1：	金釵石斛 .....	2
圖 2：	鐵皮石斛 .....	2
圖 3：	美花石斛 .....	2
圖 4：	鉤狀石斛 .....	2
圖 5：	石斛產品 .....	5
圖 6：	香港的氣候(1991-2020) .....	6
圖 7：	鐵皮石斛溫室種植實景 .....	8
圖 8：	太陽能板與石斛懸掛整合設計 .....	9
圖 9：	嘉道理農場暨植物園種植的石斛蘭及美花石斛 .....	15
圖 10：	吉祥養生園鐵皮石斛種植場 .....	15
圖 11：	鐵皮石斛 岩石附生模式 .....	18
圖 12：	鐵皮石斛 盆栽種植模式 .....	18
圖 13：	鐵皮石斛 活樹附生模式 .....	18

表 1	石斛培植環境參數對照表 .....	8
-----	-------------------	---



## 1. 項目背景

石斛是一種具有高經濟和藥用價值的植物，其市場需求穩定且潛力巨大。我們計劃建立一個石斛種植場，採用太陽能作為主要能源供應，同時利用現代化技術實現自動化管理和遠程監控，打造高效、可持續的農業經營模式。



圖 5：石斛產品

### 1.1. 全球中藥市場趨勢

- 根據《2024 年全球中藥產業報告》，石斛市場規模達 120 億美元，年增長率 8.5%，亞太區佔比 65%（來源：[國際中藥聯盟](#)）。
- 香港作為中藥貿易樞紐，2023 年石斛進口量 800 公噸，本地供應僅 5%，供需缺口顯著（數據來源：[香港貿易發展局](#)）。
- 政策支持
- 香港《綠色農業發展綱要（2023-2030）》明確補貼太陽能農業設施（文件編號：ENB-2023-GF12）。
- 中國《中藥材 GAP 種植規範》提供技術標準參考（附錄 D）。

## 2. 項目概述

### 2.1. 基地選址與規模

- **地點：**新界粉嶺（地塊編號：丈量第 76 約地段 1582 號），實測光照強度達 80,000 流明/日（圖 1），光照充足、環境溫濕度適宜的區域。
- **面積：**1,010 平方公尺。
- **產能：**年產石斛約 500 公斤。

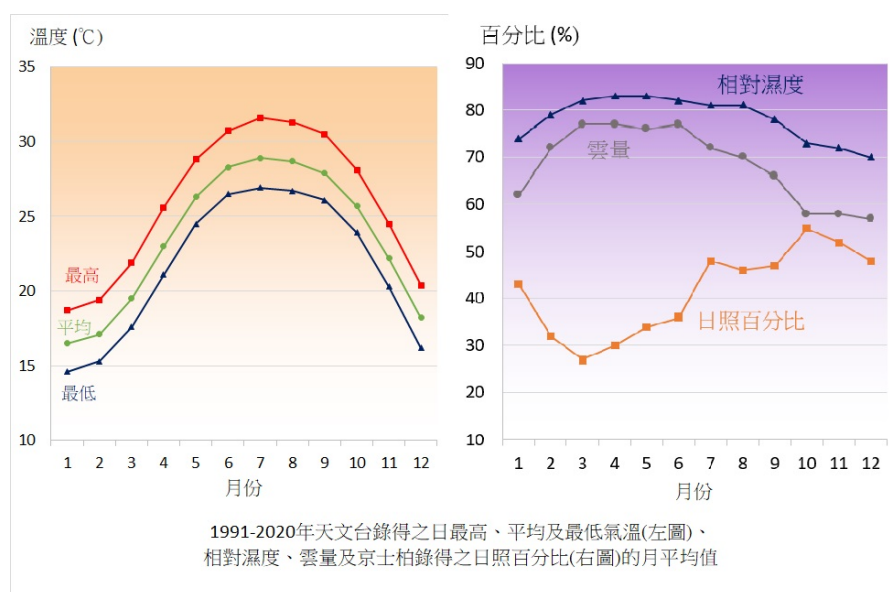


圖 6: 香港的氣候 (1991-2020)

## 2. 2. 核心技術亮點

- **太陽能發電系統:** 309 塊雙面光伏板 (550W/塊), 總功率 170kW, 年發電量 200,000 kWh (附錄 B)。
- **光譜誘導技術:** 採用 453nm/642nm 波長 LED, 縮短生長期 20% (專利號: CN106962162A)。
- **自動化環境監控系統:** 自動監測溫濕度、亮度, 自動灌溉, 5G 遠程監控系統, 防盜監控系統

## 3. 石斛的價值

石斛 (*Dendrobium* spp.) 是珍貴的中藥材和觀賞植物, 其種植具有顯著的農業價值、商業價值和藥用價值。以下是對這三方面的分析:

### 3. 1. 農業價值

- 石斛屬於高附加值農作物, 可充分利用土地資源, 提升農業生產效益。
- 適合與其他農業活動結合 (如立體種植), 提高土地利用率。
- 符合綠色農業發展方向, 能帶動農業技術創新。

### 3. 2. 藥用價值

- 石斛是傳統中藥中的名貴藥材, 具有滋陰養肺、益胃生津等功效。

- **科學驗證：**鐵皮石斛多糖含量達 **35%-45%**（《中國藥典》2020 版），抗氧化活性為維生素 C 的 **5 倍**（《Journal of Ethnopharmacology》，2023）。
- **臨床應用：**適用於糖尿病輔助治療（降低空腹血糖 **15%-20%**）、化療後免疫力恢復（附錄 A）。

3.3. 商業價值

- 石斛產品在市場上具有穩定需求，尤其是在中高端市場。
- 可延伸至加工品（如石斛花茶、石斛飲品等），增加產品附加值。
- 作為健康產業的一部分，其品牌化運作潛力巨大，能帶來長期收益。
- 產品矩陣：

產品類別	單價（HK\$/kg）	目標市場
鮮品石斛	6,000-8,000	高端餐飲、直銷
乾品楓斗	10,000-12,000	中藥行、出口
石斛膠囊	1,500/盒（30 粒）	連鎖藥房、電商

4. 生長環境和要求

石斛在不同階段的生長環境和要求會有所不同，主要包括幼苗期、生長期和開花期：

4.1. 幼苗期

- **光照要求：**幼苗對光線較敏感，需要充足的間接陽光或者遮蔽下的明亮光線，避免陽光直射造成灼傷，可用半透明遮陽網覆蓋，維持在約 **2000-5000 流明**（相當於遮蔭 50%-70%環境）。
- **溫度要求：**幼苗對溫度敏感，適宜的生長溫度為 **20-25° C**，夏季避免高溫直射。
- **濕度要求：**保持高濕度環境，通常在 **70%-80%**的相對濕度下生長，可用噴霧器定期噴水保持濕潤。
- **通風要求：**保持良好的通風，避免霉菌和病害的發生。

4. 2. 生長期

- **光照要求：**石斛在生長期需要適量增加光照，促進光合作用和養分積累，但仍需避免強烈的陽光直射。可根據季節調整遮光網密度，維持在約 **5000-10000 流明**（相當於遮蔭 30%-50%環境）。
- **溫度要求：**生長期石斛適宜的生長溫度為 20-30° C，夏季適當降溫，冬季需避免低溫過冷。
- **濕度要求：**保持相對濕度在 60%-70%之間，避免過濕或過乾的環境。
- **通風要求：**保持良好的通風，有助於防止霉菌和病害的發生，促進氣流循環。

4. 3. 開花期

- **光照要求：**開花期需要更多光照來促進花芽分化和花朵健康發育，但也要避免中午強光直射導致花朵萎焉，合適亮度為 **8000-15000 流明**（相當於遮蔭 20%-30%環境）。
- **溫度要求：**開花期間的溫度應保持穩定，避免大幅度溫度變化，有助於花朵的健康發育。
- **濕度要求：**適宜的濕度有助於花朵的開放和花粉的傳播，通常在 60%-70%的相對濕度下生長。
- **通風要求：**保持良好的通風，有助於花粉傳播和花朵的健康生長。

表 1 石斛培植環境參數對照表

生長階段	溫度（°C）	濕度（%）	光照（流明）	備註
幼苗期	20-25	70-80	2,000-5,000	遮蔭 50%-70%
生長期	20-30	60-70	5,000-10,000	自動噴霧系統
開花期	20-35	60-70	8,000-15,000	需人工授粉



圖 7：鐵皮石斛溫室種植實景



## 5. 技術與運營計劃

### 5.1. 太陽能系統設計

- **支架結構：**採用鍍鋅鋼材，承重達  $50\text{kg}/\text{m}^2$ ，兼作石斛懸掛架（圖 8）。
- **太陽能光電板（太陽能板）：**規格尺寸  $2278 \times 1134 \times 35\text{mm}$ <sup>5</sup>，單面 550 瓦
- **發電量：**安裝 309 塊太陽能板，約 170kW 的太陽能電池板。
- **智能追日：**根據季節調整傾角（夏季  $15^\circ$ ，冬季  $35^\circ$ ），提升發電效率 20%。
- **安裝參數：**方位角 180 度(正南)，早上 150 度，晚上 210 度；傾角應等於當地緯度<sup>6</sup>(香港是  $22.5^\circ$ )，冬天加 10 度至 15 度，夏天減 10 度至 15 度。



圖 8：太陽能板與石斛懸掛整合設計

### 5.2. 環境調控系統

- **IoT 傳感網絡：**部署多個溫濕度傳感器，定時更新及紀錄數據，以便科研及控制。
- **光照調控：**結合太陽能板的遮光效果，並輔以 LED 燈調節亮度（2000-15000 流明）。
- **灌溉系統：**配備智能滴灌和噴霧系統，根據土壤濕度自動調節供水。

### 5.3. 遠程監控系統

- **無線 5G 監控系統：**遠程監控場內環境數據，通過手機或電腦隨時查看。援遠程操作環境調控系統，實現智慧化管理。自動報警：當溫度、濕度、亮度或其他參數異常時，及時發送通知。

<sup>5</sup> <https://item.taobao.com/item.htm?id=860126104246>，HK\$771 (550W,  $2278 \times 1134 \times 35\text{mm}$ )

<sup>6</sup> <https://www.suncalc.org/#/22.5137,114.1732,18/2025.01.15/15:08/1/1>，<https://solarmap.emsd.gov.hk/map#/>

- **防盜監控系統：**在關鍵位置安裝高清攝像頭，實時監控並記錄場內情況。
- **自動警報：**偵測到異常活動時自動啟動警報（符合法例規管的聲量），並通知管理者。
- **存儲設備：**監控數據保存在本地與雲端，確保數據安全。

#### 5.4. 產品種植技術

本項目初期將引進中國大陸優質石斛種苗進行適應性栽培，旨在實現石斛種植技術在香港的全面本土化。通過建立標準化繁育基地，系統性制定符合香港地理氣候的種植規範，推動產業鏈技術升級。項目規劃充分利用新界、離島等區域閒置土地資源，實現集約化生產，為本地市場穩定供應高品質鮮品石斛，助力市民通過天然食補提升免疫功能。

為了確保項目符合國際可持續發展準則，本項目會盡力整合 ISO 14001 環境管理體系標準及 GAP（良好農業規範）認證要求。

##### 環境調控系統設計原則

基於石斛生物學特性（適宜溫度 20-30°C、相對濕度 60-80%、光照強度 2,000-15,000 流明），本溫室採用**開放式環控架構**：

- **通風結構：**四面開放式設計結合頂部非密封遮陽層，模擬自然山谷氣流環境，日均換氣率 $\geq 5$ 次；
- **智能加濕系統：**搭載高精度濕度傳感器（ $\pm 3\%$ 誤差），聯動超聲波霧化裝置，動態維持目標濕度區間；
- **水質管理：**實時監測灌溉水 pH 值（控制範圍 5.5-6.5），配置酸性緩衝劑自動投加裝置，避免鹼性水質引發根系鈣化及養分吸收障礙。

##### 光譜誘導技術應用

針對石斛作為半陰生植物的生理特性（生長週期長達 36 個月，幼苗期滯生明顯），項目引入**定制化光譜調控方案**：

- **波長優化：**採用 453nm（藍光）與 642nm（紅光）複合光譜，精準匹配光敏色素 Pr/Pfr 轉換峰值，促進光合同化產物積累；
- **效率提升：**經雲南省農業科學院對照實驗驗證（2023），該波段組合可使幼苗生長期縮短 **26%-32%**，生物量增加 **28.5%**（數據來源：《熱帶作物學報》第 44 卷第 5 期）。

#### 香港產業發展優勢

- **環境優勢：**香港年均 PM2.5 濃度 $\leq 15 \mu\text{g}/\text{m}^3$ （環保署 2024 數據），遠低於華南地區平均水平，確保石斛無重金屬及農藥殘留風險；
- **土地資源：**據地政總署統計，新界可供農業活化用地逾 1,200 公頃，適配「立體種植+光伏農業」複合開發模式；
- **品牌價值：**通過「香港認證有機標籤」及「地理標誌保護」，打造高溢價本土石斛品牌，目標替代 30%進口產品。

## 產業生態構建

以繁育基地為核心，推動「科研-種植-加工-文旅」全鏈條發展：

- **技術輸出：**與香港大學農業生物技術國家重點實驗室合作，開發抗逆性新品種；
- **產學融合：**設立市民體驗農園，推廣石斛藥膳文化；
- **政策協同：**申請「漁農自然護理署」有機耕作支援計劃，獲取每公頃 HK\$150,000 年度補貼。

### 5.5. 苗及種子來源

石斛種植主要以幼苗移栽為主，來源為中國的廣東、廣西、安徽、江浙、雲南等。進口時會先實行報關登記備案，然後進行種植管理。移栽擴苗或進行無性繁殖時會即時與有關部門聯繫，政府會根據情況給我們頒發原產地證明，將產品出口到國外。

### 5.6. 規模和產量

我們目前選擇的地點在 新界粉嶺 丈量第 76 約地段 1582 號，該地塊面積為 1010 平方公尺，扣去走道，排水部分。可使用部分約 800 呎左右。初步估計年產量為 500 公斤。

### 5.7. 技術設施與運作

#### 5.7.1. 太陽能發電系統

石斛生長所需的是散射光，一般大棚需提供約 70%的遮蔽才能確保其正常生長，過度曝曬則可能導致生長受影響。太陽能板的佈局可有效控制照度，使其符合石斛的需求。此外，由於反向進光空間大於遮擋面積的 50%，鬱閉度可維持在約 60%，同時太陽能板能吸收太陽輻射熱，降低局部環境溫度，通常其遮蔽區域比周圍環境低 3-5℃，這對於防止石斛在高於 35℃時生長停滯或發病具有重要作用。此外，太陽能板設施的支架可作為石斛懸掛種植的結構支撐，提高空間利用率。



太陽能板的正常使用壽命可達 25 年，比傳統大棚使用的塑膠膜更耐用數倍，且能將光熱轉換為電能，不僅可供應系統運作，還能將多餘電力回傳電網，為種植戶帶來額外收益。

#### 規模：

- 農場面積約 1010 平方公尺
- 太陽能光電板（太陽能板）規格尺寸 2278 x 1134 x 35mm<sup>7</sup>，單面 550 瓦
- 安裝 309 塊太陽能板，約 170kW 的太陽能電池板。

#### 安裝參數：

- 方位角 180 度(正南)，早上 150 度，晚上 210 度。
- 傾角應等於 22.5 度，即是香港緯度<sup>8</sup>，冬天加 10 度至 15 度，夏天減 10 度至 15 度。

#### 用途：

- 為種植場提供用電，支持監控設備、環境調控系統、灌溉系統等。
- 剩餘電量回饋電網，產生額外收益。

#### 設計優勢：

- 太陽能板同時作為遮陽設施，降低石斛暴露於強光下的風險。
- 降低運營成本，實現綠色農業。

### 5.7.2. 自動化環境調控系統

#### 功能：

- **溫度調控：**根據實時溫度自動啟動冷卻或加熱裝置，保持石斛在適宜的 20 - 30° C。
- **濕度調控：**根據環境濕度自動啟動加濕器或除濕裝置，維持在 60%-80%。
- **光照調控：**結合太陽能板的遮光效果，並輔以 LED 燈調節亮度（2000-15000 流明）。
- **灌溉系統：**配備智能滴灌和噴霧系統，根據土壤濕度自動調節供水。

<sup>7</sup> <https://item.taobao.com/item.htm?id=860126104246>，HK\$771 (550W, 2278 x 1134 x 35mm)

<sup>8</sup> <https://www.suncalc.org/#/22.5137,114.1732,18/2025.01.15/15:08/1/1>，<https://solarmap.emsd.gov.hk/map#/>

- **數據記錄：**環境數據（溫度、濕度、光照、土壤濕度）實時記錄，便於分析與優化。

#### 5.7.3. 無線 5G 遠程監控系統

##### 功能：

- 遠程監控場內環境數據，通過手機或電腦隨時查看。
- 支援遠程操作環境調控系統，實現智慧化管理。
- 自動報警：當溫度、濕度、亮度或其他參數異常時，及時發送通知。

#### 5.7.4. 防盜監控系統

- **監控鏡頭：**在種植場關鍵位置安裝高清攝像頭，實時監控並記錄場內情況。
- **自動警報：**偵測到異常活動時自動啟動警報（符合法例規管的聲量），並通知管理者。
- **存儲設備：**監控數據保存在本地與雲端，確保數據安全。

### 5.8. 項目預算

#### 5.8.1. 初始投資

初始投資資金約 90 萬港元，包括 309 塊太陽能板（約 24 萬港元）及中電按金（20 萬港元），

太陽能板總發電功率： $550\text{W}^9/\text{panel} \times 309 \text{ 塊} = 169,950 \text{ W}$

太陽能板總面積： $2278 \times 1135 \times 309 \text{ 塊} = 799 \text{ 平方公尺}$

太陽能板成本： $\text{HK\$}771 \times 309 \text{ 塊} = \text{HK\$} 238,239$

##### 方位角：

- 180 度(正南)，理想是由早上 150 度至晚上 210 度。

##### 傾角：

- 應等於 22.5 度，即是香港緯度<sup>10</sup>，冬天加 10 度至 15 度，夏天減 10 度至 15 度。

##### 保養及安全：

<sup>9</sup> <https://item.taobao.com/item.htm?id=617147866277>，HK\$40,520 (20kW), HK\$21,269 (10kW)

<sup>10</sup> <https://www.suncalc.org/#/22.5137,114.1732,18/2025.01.15/15:08/1/1>，<https://solarmap.emsd.gov.hk/map#/>

- 香港每年都會有颱風侵襲，為了安全及成本考慮，不建議安裝可移動支架，再根據機電署的建議，太陽能板將會被固定在 180 度方位及 22 度<sup>11</sup>。

### 5.8.2. 經濟效益分析

#### 石斛收益：

- 估算年產量約 500 公斤，按照市場價格每公斤 2000 港元計算，年收入約 100 萬港元。

#### 電力收益：

- 另外，太陽發電的剩餘電力將會輸送上電網，由 2022 年 4 月 27 日生效的上網電價價格為每度電（1kWh）3 元（系統發電容量大過 10kW 但不超過 200kW）<sup>12</sup>；
- 香港 2010 年總日照有 1709 小時<sup>13</sup>，系統每小時產生 170kW，即每小時 170 度，全年約 29 萬度，即可產生 87 萬港元假設有 5% 剩餘電力輸送上電網，預算年收入約 4 萬元。

#### 總收益：

- 估算年收入約 104 萬元，每年運營成本約 40 萬元，包括薪金及系統維護費用，年淨收入約 64 萬元。

### 5.9. 環保與社會效益

#### 環保效益：

- 利用太陽能，減少碳排放，實現綠色可持續發展。
- 節約水資源，智能灌溉減少浪費。

#### 社會效益：

- 為智慧農業樹立典範，推動農業技術進步，尤其是中藥培植方面。
- 支持中藥港理念，促進地方經濟發展。

#### 政府政策：

自香港回歸以來，特區政府積極推動「中藥港<sup>14</sup>」的發展，並透過多項政策促進本地中藥產業的成長。其中，漁農自然護理署（AFCD）設立的\*\*

<sup>11</sup> [https://solarmap.emsd.gov.hk/files/guideline\\_tc\\_202204.pdf](https://solarmap.emsd.gov.hk/files/guideline_tc_202204.pdf)

<sup>12</sup> <https://www.gov.hk/tc/residents/environment/sustainable/renewable/feedintariff.htm>，上網電價每度電 3 元

<sup>13</sup> [https://www.censtatd.gov.hk/FileManager/TC/Content\\_810/geog.pdf](https://www.censtatd.gov.hk/FileManager/TC/Content_810/geog.pdf)，2010 年總日照有 1709 小時

<sup>14</sup> [https://bau.com.hk/article/2022-06/21/content\\_988825595387486208.html](https://bau.com.hk/article/2022-06/21/content_988825595387486208.html)



「農業持續發展基金<sup>15, 16</sup>」\*\*，為本地農業創新項目提供資助，其中亦涵蓋中藥材的培植。

在官方支持下，目前較具規模的中藥培植基地包括：

- 嘉道理農場暨植物園<sup>17</sup>
- 香港中文大學中藥園<sup>18</sup>（佔地約 10,000 平方米）
- 賽馬會老圍中藥園<sup>19</sup>（佔地約 1,000 平方米）
- 海洋公園「威威百草谷」及「百草生態徑」<sup>20</sup>（獲中醫藥發展基金資助，佔地約 186 平方米）
- 薺色園營運的何東夫人醫局<sup>21</sup>

在私營領域，根據公開資料，唯一具規模的中藥種植場為吉祥養生園鐵皮石斛種植場<sup>22</sup>，其採用大棚種植的傳統方式進行生產。



圖 9：嘉道理農場暨植物園種植的石斛蘭及美花石斛<sup>23</sup>



圖 10：吉祥養生園鐵皮石斛種植場

本項目秉持可持續發展原則，在不改變土地用途的前提下，利用**智能控制技術**進行鐵皮石斛的仿野生培植，提升種植效率與品質。同時，該計劃與香港政府的「創科創投基金<sup>24</sup>」優化計劃中的「生命健康科技」方向高度契合，未來亦具備發展「人工智能與數據科學」的潛力。希望本項目能夠

<sup>15</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/sadf/sadf.html](https://www.afcd.gov.hk/tc_chi/agriculture/sadf/sadf.html)

<sup>16</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_organfarm/agr\\_organfarm.html](https://www.afcd.gov.hk/tc_chi/agriculture/agr_organfarm/agr_organfarm.html)

<sup>17</sup> <https://es-la.facebook.com/KadoorieFarmAndBotanicGarden/posts/2044675388901912>

<sup>18</sup> <https://cuhk.edu.hk/icmp/chi/resources-garden.html>

<sup>19</sup> <https://lwchg.hk/>

<sup>20</sup> <https://www.oceanpark.com.hk/tc/experience/attractions/attractions/whiskers-herbal-valley>

<sup>21</sup> <https://ladyhotungecolearn.hk/>

<sup>22</sup> [https://www.facebook.com/100057324554514/about/?\\_rdr](https://www.facebook.com/100057324554514/about/?_rdr)

<sup>23</sup> <https://www.facebook.com/KadoorieFarmAndBotanicGarden/posts/827667792736933/>, [https://hk.on.cc/hk/bkn/cnt/news/20220515/bkn-20220515211454502-0515\\_00822\\_001.html](https://hk.on.cc/hk/bkn/cnt/news/20220515/bkn-20220515211454502-0515_00822_001.html)

<sup>24</sup> <https://www.itf.gov.hk/tc/funding-programmes/supporting-start-ups/itvf/index.html>

成為本地農業產業與現代科技融合的先驅與示範案例，推動香港智慧農業的進一步發展。

5. 10. 項目執行計劃

第 1-2 月	設施設計。
第 3-4 月	太陽能發電系統與基礎設施建設。
第 5-6 月	安裝自動化調控系統與監控設備。
第 7 月	試運行與調試。
第 8 月起	正式投產與運營。

6. 結語

本計劃通過結合**太陽能發電、智慧農業技術與自動化管理**，為石斛種植提供**高效且可持續**的解決方案。利用**太陽能板**不僅能調節光照與溫度，營造適宜石斛生長的環境，同時降低能源成本，提升整體經濟效益。

石斛作為珍貴的**中藥材與保健品**，具有極高的藥用價值。若能在香港本地成功實現種植與繁育，不僅能**降低市場價格、確保產品品質**，還能推動其在本地的普及與發展。依託政府**太陽能政策與智慧農業技術**的支持，本計劃不僅能夠提供穩定的經濟回報，還能促進香港農業現代化，為公眾健康帶來長遠益處，具備極高的實施價值。

此外，本項目亦為**人工智能在農業領域的應用進行試點測試**，希望未來能夠將此技術拓展至其他農地，進一步推動智慧農業的發展，提升本地農業。

## 7. 附錄

### 7.1. 石斛在中國的培育

#### 7.1.1. 中國藥典<sup>25</sup>

《中國藥典》列出藥用石斛有五種，分別是金釵石斛、霍山石斛、鼓槌石斛或流蘇石斛、鐵皮石斛。在各地方標準中增減品種，如杯鞘石斛、銅皮石斛、紫皮石斛。其中，鐵皮石斛（又稱鐵皮楓斗或黑節草）和霍山石斛（米斛）都是中藥石斛中珍貴品種，味甘、質重、柔韌和黏性大，脂膏豐富，即多糖含量高，滋陰效果強。主要入藥部位是新鮮或乾燥的莖。

#### 7.1.2. 應用組織培養技術繁殖藥用石斛種苗之研究<sup>26</sup>

全中國大陸藥用石斛栽培面積為 8,400 公頃，種植地區主要集中在雲南、廣州和浙江，年產量達 24,744 公噸，產值高達新臺幣 354 億元，栽培品種包括：鐵皮、金釵、環草、流蘇、鼓槌、齒瓣、霍山石斛等，

#### 7.1.3. 農業知識入口網<sup>27</sup>

「中華九大仙草」石斛蘭在台育種成功！農委會種苗改良繁殖場歷經 8 年雜交繁殖，成功育成新品種「石斛蘭種苗金皇一號」，活化免疫力的多醣體含量更勝原產地安徽霍山縣「霍山石斛」，產量高且栽培容易，在台灣中、低海拔均可種植，農改場將技轉量產。種苗改良繁殖場繁技課副研究員文紀鑾指出，石斛生藥來自蘭科植物，最早收載於《神農本草經》，與人蔘一樣屬於上品藥，主要功效為清熱生津，滋陰養胃，清肝明目等；以中國大陸安徽省六安及潁川府霍山縣的霍山石斛產量最大，當地一台斤乾重約新台幣 8900 元。石斛蘭以傳統繁殖方式都無法在短期內大量生產，且野生石斛接近瀕危滅種；農改場耗時 8 年雜交繁殖、育種、栽培，並研究藥理及產品開發，終於育種成功，新品種「金皇一號」在台灣東、西部中低海拔均可種植。石斛所含多醣體可活化免疫力及視網膜上皮，新品種「金皇一號」多醣體含量更勝霍山；「石斛蘭種苗金皇一號」目前已開發出茶包與藥膳兩款商品。

### 7.2. 石斛種植技術與栽培管理<sup>28</sup>

石斛是一種喜陰植物，在 60%左右蔭蔽條件下生長良好。因此，每年春、夏季，應將石斛附生樹長得過密的樹枝和樹幹上長出不定芽除去，以免過於蔭蔽，妨礙石斛叢株接受陽光和雨水。

#### 7.2.1. 鐵皮石斛的培育<sup>29, 30, 31, 32</sup>

<sup>25</sup> <https://www.cosmopolitan.com.hk/cosmobody/dendrobium-nobile-lindl>

<sup>26</sup> [https://www.tss.gov.tw/redirect\\_files.php?id=48826](https://www.tss.gov.tw/redirect_files.php?id=48826)

<sup>27</sup> [https://kmweb.moa.gov.tw/theme\\_data.php?theme=news&id=44152](https://kmweb.moa.gov.tw/theme_data.php?theme=news&id=44152)

<sup>28</sup> <http://m.zhongyao.com/zhongzhi/3533.html>

鐵皮石斛適宜生長溫度為 15℃-30℃，以 3-6 月栽種為宜，有保護地設施 9-10 月也可栽種。3-4 株為一叢，（10-20）公分×（10-15）公分行株距栽種，做到淺種，輕覆基質。每畝用苗量 8 萬-10 萬株。

幼苗剛定植完成時，大棚須覆蓋遮陰度 70%以上的遮陰網，生長期間覆蓋遮陰度約 60%的遮陰網為宜。如遇高溫乾旱，可在早、晚噴水霧降溫。多雨季節應及時清溝排水、降低濕度。越冬保溫可採用加蓋二道膜、不織布等人工增溫方式。入冬前，要進行抗凍運動並適時通風、降低濕度，保持基質含水量在 45%-50%。



圖 11：鐵皮石斛 岩石附生模式 圖 12：鐵皮石斛 盆栽種植模式 圖 13：鐵皮石斛 活樹附生模式

### 7.2.2. 霍山石斛的培育<sup>33, 34, 35, 36</sup>

霍山石斛亦喜生長在潮濕陰涼或半透光的环境中，遮蔭度要求在 60-70%，栽培場所如能提供適當的遮蔭及較高的濕度，其生長必定更加順利。

### 7.2.3. 金釵石斛的培育<sup>37</sup>

金釵石斛的適宜生長溫度為 15~28℃，因而為營建適合其生長的溫度環境，在夏季溫度高時，設施大棚內須加強通風散熱，透過遮陰棚、噴霧降溫、通風降溫等方式調控棚內溫度在適宜的範圍內；在冬季氣溫低時，應將設施大棚密封好，必要時可透過各種加熱方式使得設施內溫度上升以防凍傷植株。

金釵石斛喜陰，應採取遮陰措施降低光照。生長期的金釵石斛遮陰度以 60%左右為宜。幼苗剛定植完成時，棚須蓋有 70%遮陰度以上的遮陰網，以防強光曝曬導致幼苗萎焉，影響存活率。高溫、高強光的夏、秋季，大棚的遮陰網須蓋好、蓋牢，因為高強光很容易讓植株提早封頂，長不高，

<sup>29</sup> [https://www.linan.gov.cn/art/2018/12/12/art\\_1367640\\_27113497.html](https://www.linan.gov.cn/art/2018/12/12/art_1367640_27113497.html)

<sup>30</sup> [https://www.ynmh.gov.cn/xdx/77335.news.detail.dhtml?news\\_id=337306](https://www.ynmh.gov.cn/xdx/77335.news.detail.dhtml?news_id=337306)

<sup>31</sup> <https://patents.google.com/patent/CN106962162A/zh>

<sup>32</sup> <https://www.tlherbs.hk/pages/%E7%A8%AE%E6%A4%8D%E5%9F%BA%E5%9C%B0%E4%BB%8B%E7%B4%B9>

<sup>33</sup> <https://www.ahhuoshan.gov.cn/public/6618121/31018601.html>

<sup>34</sup> <https://patents.google.com/patent/CN104303967B/zh>

<sup>35</sup> [https://www.sohu.com/a/253135770\\_139752](https://www.sohu.com/a/253135770_139752)

<sup>36</sup> <https://scholars.tari.gov.tw/handle/123456789/9574>

<sup>37</sup> <https://baike.baidu.com/item/%E9%87%91%E9%87%B5%E7%9F%B3%E6%96%9B/335960>



影響產量。冬季應適當揭開陰棚以利透光，延長生長期。貼樹栽培（附主栽培）的，應在每年冬、春季節適當剪去附主植物過密的枝條。

#### 7.2.4. 鼓槌石斛的培育<sup>38</sup>

##### 2.2 林內仿野生模式栽培法

鼓槌石斛生長林間鬱閉度要求在 60% 左右，因此要經常對附生樹進行整枝修剪，以免過於蔭蔽或鬱閉度不夠，林分密度過大則透光度小，易導致鼓槌石斛的莖條生長發育差。

#### 7.2.5. 流蘇石斛的培育<sup>39</sup>

石斛類栽培地宜選半陰半陽的環境，空氣濕度在 80%以上，放置在光線較充足處，但避免陽光直曬，春秋早上可見陽光，冬季可光照充足，其他時間明亮散射光且通風處；冬季氣溫在 0℃以上地區。人工可控環境也可，樹種應以黃桷樹、梨樹、樟樹等且應樹皮厚有縱溝、含水多、枝葉茂、樹幹粗大的活樹，石塊地也應在陰涼、濕潤地區，石塊上應有苔蘚生長及表面有少量腐植質。

#### 7.2.6. 杯鞘石斛的培育<sup>40</sup>

杯鞘石斛是一種喜陰涼的多年生草本植物，喜在溫暖、潮濕、以年降雨量 1000 毫米以上、半陰半陽的環境，1 月平均氣溫高於 8℃的亞熱帶深山老林中生長為佳，適合生長溫度為 15 到 28 度，適宜生長空氣濕度為 60%以上，對土肥要求不甚嚴格，野生多在疏鬆且厚的樹皮或樹幹上生長，有的也生長於石縫中。屬氣根系，主要要求根部通透性好，所使用的基質最好能通風透氣濾水，在適宜的溫度濕度下，生長速度快，生存能力非常強。每年春末夏初，二年生莖上部節上抽出花序，開花後從莖基長出新芽發育成莖，秋冬季節進休眠期。

#### 7.2.7. 夾江疊鞘石斛的培育<sup>41</sup>

培植夾江疊鞘石斛要以控制蔭蔽度為 60%左右為宜，過於蔭蔽不宜疊鞘石斛的生長。蔭棚栽培的夾江疊鞘石斛，冬季應揭開蔭棚，使其透光，以確保疊鞘石斛植株得到適當的光照和雨露，利於更好的生長發育。

#### 7.2.8. 細莖(銅皮)的培育<sup>42, 43</sup>

在部分陽光照射下，細莖石斛 茁壯成長，可以沐浴在溫和、過濾的光線中，有利於其生長和綻放。超過或降低這些光線水平可能導致植物不健康和開花量減少。儘管植物具有抗逆性，但葉片顏色的細微變化可能表明與

<sup>38</sup> [http://caf.irtree.com/articles/article\\_detail.aspx?id=5e2816731d6a4696bfl1cf76b08225ab&onlineread=True](http://caf.irtree.com/articles/article_detail.aspx?id=5e2816731d6a4696bfl1cf76b08225ab&onlineread=True)

<sup>39</sup> [https://www.qidian.com/ask/qgbxawzenuros?source=m\\_jump](https://www.qidian.com/ask/qgbxawzenuros?source=m_jump)

<sup>40</sup> <https://baike.baidu.com/item/%E6%9D%AF%E9%9E%98%E7%9F%B3%E6%96%9B/8224561>

<sup>41</sup> <http://www.cangjiang.net/2019/0905/774.html>

<sup>42</sup> <https://patents.google.com/patent/CN104054574A/zh>

<sup>43</sup> [https://www.picturethisai.com/zh-tw/care/Dendrobium\\_moniliforme.html](https://www.picturethisai.com/zh-tw/care/Dendrobium_moniliforme.html)

光線有關的壓力。在室內種植時，東向或西向窗戶提供了完美的平衡，仿效其天然被遮蔭的光線生境。戶外種植時，在晨光照射和午後遮蔽或在樹冠下擺放可確保細莖石斛的最佳表現所需的光線曝光。

種子的培養基要求每日光照 12-16 小時，光照度 1000-5000lx，溫度以 23-27℃ 為宜，濕度為 100%，維持暢通的空氣；成長後的培養均為控制光照培養，皆為：培養溫度 23~27℃，光照強度 1500lux，光照時間為 8~10h/d。

#### 7.2.9. 廬山銅皮石斛的培育<sup>44</sup>

光照栽種後注意遮蔭，保證光照強度在 3000~5000 lx；待長出新根後進入正常的光照管理，一般掌握光照強度為 5000~10000 lx。光照管理應依季節變化調整，夏秋高溫季節遮去 65%~85%的光照，冬春季節依光照強度及日照時長短可遮去 25%~50%的光照。

#### 7.2.10. 紫皮石斛（齒瓣石斛）的培育<sup>45</sup>

齒瓣石斛是一種喜陰涼的多年生草本植物，喜在溫暖、潮濕、以年降雨量 1000 毫米以上、半陰半陽的環境，1 月平均氣溫高於 8℃的亞熱帶深山老林中生長為佳，適合生長溫度為 15-30 度，適宜生長空氣濕度為 60%以上，對土肥要求不甚嚴格，野生多在疏鬆且厚的樹皮或樹幹上生長，有的也生長於石縫中。屬氣根系，主要要求根部通透性好，所使用的基質最好能通風透氣濾水，在適宜的溫度濕度下，生長速度快，生存能力非常強。每年春末夏初，二年生莖上部節上抽出花序，開花後從莖基長出新芽發育成莖，秋冬季節進入休眠期。

#### 7.2.11. 黃花石斛的培育<sup>46, 47</sup>

黃花石斛原產中國喜馬拉雅山、海南、廣西、雲南南部。牠喜高溫、高濕環境，較耐寒，忌酷熱及乾燥；喜半陰，忌陽光直射。黃花石斛的繁殖方式為分株繁殖。

黃花石斛是一種強壯的蘭花，適合業餘種植者栽培。它需要明亮的間接光線和在生長期保持適度濕潤，進入休眠期時減少澆水。對黃花石斛的特別照顧重點是溫度調節；夜間溫度下降對刺激開花至關重要。良好的空氣循環和適當的栽培介質，如杉樹皮或苔蘚，對其健康也至關重要。

### 7.3. 補充資料

#### 7.3.1. 不同狀況下的日光強度<sup>48</sup>

<sup>44</sup> <https://kknews.cc/agriculture/mlzeqe9.html>

<sup>45</sup> <https://baike.baidu.com/item/%E9%BD%92%E7%93%A3%E7%9F%B3%E6%96%9B/4972824>

<sup>46</sup> <https://baike.baidu.com/item/%E9%BB%83%E8%8A%B1%E7%9F%B3%E6%96%9B/2762557>

<sup>47</sup> [https://www.picturethisai.com/zh-tw/care/Dendrobium\\_catenatum.html](https://www.picturethisai.com/zh-tw/care/Dendrobium_catenatum.html)

<sup>48</sup> <https://zh.wikipedia.org/wiki/%E6%97%A5%E5%85%89>, <https://zh.wikipedia.org/wiki/%E7%85%A7%E5%BA%A6>.



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

**Peter Pak Lun NGAN/PLAND**

---

寄件者: albert cheng  
寄件日期: 2025年05月20日星期二 14:28  
收件者: tpbpd/PLAND  
副本: Peter Pak Lun NGAN/PLAND  
主旨: S.16 Application No. A/NE-LYT/838  
附件: A\_NE-LYT\_838\_Departmental Comments [20250520]-Response.pdf

Dear Secretary to TPB,

In response to comments received from concerned departments, the applicant has provided further information as attached. He would like to reiterate that the proposed model of cultivation of Dendrobium Nobile with AI monitoring powered with solar energy would be put forth as a testing case. And such a successful model would be replicated to other suitable farmland in the New Territories, as a sustainable agricultural move to echo the theme of the HKSAR Government's "Sustainable Agricultural Development Fund". He is also fully aware that the cultivation of Dendrobium Nobile is always permitted in the "Agricultural Zone" and no approval is required. But the construction of the solar panels to generate energy for the AI monitoring of the said cultivation requires approval. Hence, we sincerely hope that members of the TPB would favourably consider the subject application and give approval.

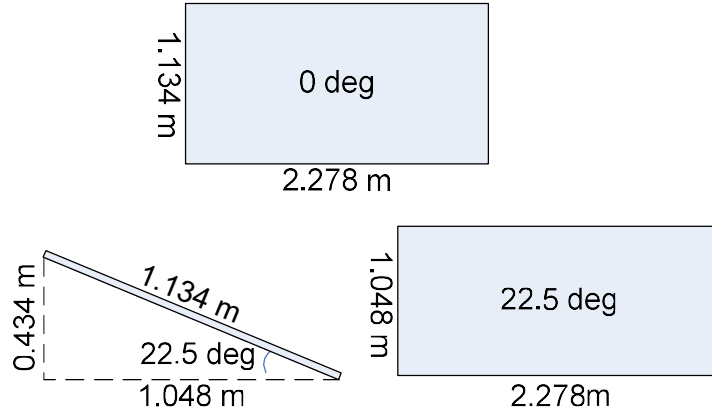
Regards,

Albert CHENG  
for and on behalf of  
Euro Asia Construction Engineering Ltd.  
20 May 2025

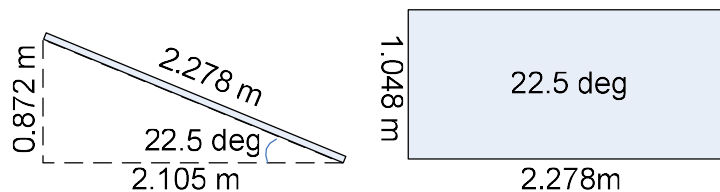


**Response to Comments from the Agricultural AFCD**

1. The Dimensions of the solar panels are: 2278mm (L) x 1134mm (W) x 35mm (H), and totally 309 panels will be used:



Calculating with inclination angle 22.5 degree at the short side  
 $2278\text{mm} \times 1134\text{mm} \times \cos(22.5) \times 309\text{pcs} = 2278\text{mm} \times 1048\text{mm} \times 309\text{pcs}$   
 = about 798 sq. meter



Calculating with inclination angle 22.5 degree at the long side  
 $2278\text{mm} \times \cos(22.5) \times 1134\text{mm} \times 309\text{pcs} = 2105\text{mm} \times 1134\text{mm} \times 309\text{pcs}$   
 = about 798 sq. meter

The construction structure is designed under the panels, that it could be considered it is less than or equal to the sum of the inclined panels, i.e., 738 sq. meter or about 800 sq. meter.

2. The ventilation system forms an integral component of the temperature and humidity control system, with its design tailored to the specific requirements of the actual operational environment.

3. About light transmission rate

Inclined Solar Panel Footprint area =

$$2.278\text{m} \times 1.134\text{m} \times \cos(22.5) = 2.387 \text{ m}^2$$

Inclination at long side, the aperture area is

$$2.278\text{m} \times 1.134\text{m} \times \sin(22.5) = 0.872\text{m} \times 1.134\text{m} = 0.989 \text{ m}^2$$

Inclination at short side, the aperture area is

$$2.278\text{m} \times \sin(22.5) \times 1.134\text{m} = 2.278\text{m} \times 0.434\text{m} = 0.989 \text{ m}^2$$

$$\text{The aperture change ratio} = 0.989 \text{ m}^2 / 2.387 \text{ m}^2$$

$$\begin{aligned} & \text{or } 2.278\text{m} \times 1.134\text{m} \times \sin(22.5) / (2.278\text{m} \times 1.134\text{m} \times \cos(22.5)) \\ & = \tan(22.5) = 0.414 \text{ about } = 41\% \end{aligned}$$

Considering that approximately 50% of direct sunlight is obstructed by the solar panels, the overall light transmission rate is estimated to be approximately 41%, with about 21% attributed to direct sunlight. To mitigate potential light insufficiency, the system is equipped with a supplementary lighting solution. This system is designed to provide additional illumination under low-light conditions and to optimize growing parameters tailored to the specific requirements of the crop.

4. The construction will be carried out by a professional team, in full compliance with the relevant regulations and guidelines set by the Hong Kong Government, as well as adhering to industry best practices.

Each solar panel weighs approximately 27.5 kg. Based on this specification, a structural load capacity of 50 kg/m<sup>2</sup> is preliminarily deemed adequate and falls well within standard safety and engineering tolerance levels.

5. Power consumption has been estimated with reference to comparable applications employing similar equipment. Actual usage may vary depending on site-specific operational conditions, including environmental factors such as sunshine duration and wind speed. As a result, it is assumed that approximately 95% of the generated power will be effectively utilized under typical operating scenarios.

Furthermore, **energy efficiency** is a key area of focus and will be continuously evaluated as part of the overall system performance assessment.

6. The previously provided information is incorrect. The accurate reference should be:

**Sustainable Agricultural Development Fund (SADF)(農業持續發展基金)**

[https://www.afcd.gov.hk/tc\\_chi/agriculture/sadf/sadf\\_pamphlets\\_of\\_the\\_fund.html](https://www.afcd.gov.hk/tc_chi/agriculture/sadf/sadf_pamphlets_of_the_fund.html)

According to the official pamphlet, the **maximum funding amount** under the SADF is **HK\$15 million** per project:

[https://www.afcd.gov.hk/english/agriculture/sadf/files/Pamphlet\\_for\\_sadf\\_e.pdf](https://www.afcd.gov.hk/english/agriculture/sadf/files/Pamphlet_for_sadf_e.pdf)

Within the SADF framework, the Fund aims to promote the sustainable development and competitiveness of the local agricultural industry. As stated in the pamphlet:

“The Fund supports projects that can help the local agricultural industry move towards sustainable development, including the introduction of advanced technology, modern management practices, and the promotion of high value-added and market-oriented farming modes.”

Key areas of support include:

Introduction and adoption of innovative and sustainable farming practices

- **Application of modern technologies** to improve productivity and efficiency
- Development of **pilot schemes or demonstration projects**

- **Training and capacity building** for stakeholders in the agricultural sector
- Encouraging **collaboration among stakeholders**, including farmers, academia, and industry partners

The proposed project, which integrates **AI-powered smart farming** with **solar-powered infrastructure**, aligns strongly with these objectives and falls well within the scope and funding limits of the SADF.

Response to Comments from Landscape Unit, Urban Design & Landscape Section of Planning Department

The proposed temporary use will not alter the landscape character of the area, especially when viewing its vicinity with the existence of an approved open car park.

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

## **Peter Pak Lun NGAN/PLAND**

寄件者: albert cheng  
 寄件日期: 2025年07月02日星期三 18:23  
 收件者: tpbpd/PLAND  
 副本: Peter Pak Lun NGAN/PLAND  
 主旨: S.16 Application No. A/NE-LYT/838  
 附件: s16\_76\_1582\_20240913\_2ndApplication-pg-2,6,9,14,15-20250702.pdf

Dear Secretary to TPB,

Kindly please note the following for information:

(A) We wish to withdraw the following emails sent to you earlier:

- (1) Email dated 29 June 2025, 1:05 PM;
- (2) Email dated 2 July 2025, 9:13 AM.

(B) The proposed development under application is "Temporary Public Utility Installation (Solar Energy System) for a period of 5 years".

The proposed development includes solar panels on top of the construction frame with the planting of Dendrobium Nobile underneath (for details, please refer to the synopsis submitted to you on 20 March 2025).

(C) Response to comments received from AFCD on 10 June 2025:

(1) Regarding the design of the construction frame of the protective structure for the solar panels etc. we have to consider the various options in perspective before choosing the best possible solution at a later date.

(2) Measures to maintain optimum ventilation; readiness of supplementary lighting solutions; and controlled electricity consumption of the proposed operation will certainly be our prime concern.

(D) Our typo errors warrant the need to attach herewith 5 amended replacement pages (p.2, p.6, p.9, p.14 & p.15) for the Application Form.

If you wish to clarify any of the abovementioned, please call Albert CHENG at

Thank You.

Albert CHENG  
 for and on behalf of  
 Euro Asia Construction Engineering Ltd.  
 2 July 2025



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 )

**Kee See Energy Management Limited (思能源管理有限公司)**

### 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 )

**Euro Asia Construction Engineering Limited(歐亞建築工程有限公司)**

### 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)	Lot 1582 in D.D.76 (refer to PLAN I) Fanling, N.T. 新界粉嶺 丈量第76約地段1582號
(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 ..... 1010 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 815 ..... 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道  <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  <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  <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  (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))
(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	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	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		
	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)
	LR5-72HBD / Solar Panel	309 pieces	2.278 x 1.134 x 2.6 (refer to PLAN III)
	Outdoor H-Pole / 11kV Switchgear	2	3.0 x 6.3 x 2.0 (refer to PLAN III)
	Control Room	1	2.44 x 6.10 x 2.62 (refer to PLAN III)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

July 2026

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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	Lot 1582 in D.D.76 Fanling, N.T. 新界粉嶺 丈量第76約地段1582號		
Site area 地盤面積	1010	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 LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN NO. S/NE-LYT/19 龍躍頭及車地南分區計劃大綱核准圖編號 S/NE-LYT/19		
Zoning 地帶	AGRICULTURE 農業		
Applied use/ development 申請用途／發展	Temporary Public Utility Installation (Solar Energy System) for a Period of 5 Years 臨時公用事業設施裝置（太陽能發電系統）（為期 5 年）		
(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	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	815 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.81 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
	Composite 綜合用途	N.A.	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	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	2.62	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	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	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	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	81 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N.A.		
(vi) Open space 休憩用地	Private 私人	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

Assessment Criteria for Considering Applications for Solar Photovoltaic System  
made under Section 16 of the Town Planning Ordinance

Feed-in Tariff and Solar Photovoltaic System

1. Development of renewable energy (RE) is an important part of the Government's efforts in combating climate change. Increasing the use of RE, a zero-carbon energy, can help decarbonize the electricity generation sector, which contributes to about two-thirds of the carbon emissions in Hong Kong. The policy is for the Government to take the lead in developing RE where technically and financially feasible and to create conditions that are conducive to community participation. Against this background, Feed-in Tariff (FiT) was introduced under the post-2018 Scheme of Control Agreements (SCAs) between the Government and the two power companies, i.e. The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (CLP) to provide incentives for individuals and non-Government bodies to invest in RE, including solar photovoltaic (SPV) system. Under the SCAs, FiT is offered for electricity generated by the RE systems throughout the project life of the RE systems<sup>1</sup> or until 31 December 2033, whichever is the earlier.
2. A SPV system includes SPV panels, inverter(s), energy meters, distribution board(s), cables and other components as necessary to form a complete grid connected SPV installation. The two key components are SPV panels and inverter(s). SPV panels convert sunlight into electricity. The inverter(s) convert the output direct current (DC) of the solar panels into alternating current (AC). A typical SPV system is shown in **Figure 1**.

Statutory Planning Provision for Solar Photovoltaic System

3. In general, SPV systems are commonly found on (i) rooftop of buildings (including New Territories Exempted House (NTEH)); and (ii) vacant land.
4. If installation of SPV system is incidental to, directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of buildings, it is regarded as an ancillary use for supplementing power supply to the use/development, household or building<sup>2</sup>. No planning permission for the system is required.
5. Installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme would be regarded as 'Public Utility Installation' ('PUI'), which is always permitted in "Commercial", "Government, Institution or Community", "Industrial", "Industrial (Group D)", "Open Storage", "Other Specified Uses" ("OU") annotated "Business" and "OU" annotated "Industrial Estate" zones. Planning application is required for stand-alone SPV system for FiT Scheme in areas where 'PUI' is a Column 2 use under the statutory plan concerned. Any such planning permission granted would be for 'Public Utility Installation (Solar Photovoltaic System for the FiT Scheme)'. Only temporary approval would be considered where there may be potential impact generated by the proposed SPV system

<sup>1</sup> The lifespan of a SPV system is about 20 to 25 years.

<sup>2</sup> Installation of SPV system for generating electricity for a permitted use, such as that for a farm, green house/farm structures in the "Agriculture" zone mainly for generating electricity for agricultural purposes, or that installed in connection with NTEH in "Village Type Development" zone, are also regarded as an ancillary use.

which needs to be closely monitored or that the long term planning intention of the zone may be frustrated by the proposed use.

#### Assessment Criteria for Planning Applications

6. The following criteria should be taken into account in assessing planning applications for SPV system made under section 16 of the Town Planning Ordinance:
  - a) it is a prerequisite for the applicant to obtain the 'Consent Letter' or 'Acknowledgement Letter'/'Network Reinforcement Condition Letter' (or similar confirmation letter) from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the preliminary technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
  - b) unless with strong justifications, the SPV system, including the height of the proposed structures, should be in keeping with the surrounding area/developments and commensurate with the function(s) it performs;
  - c) for optimisation of use of land, favourable consideration may be given if viability of co-existence of the proposed SPV system and uses that are in line with the long-term planning intention of the land use zoning of the application site could be satisfactorily demonstrated;
  - d) it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual<sup>3</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;
  - e) unless with strong justifications<sup>4</sup>, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond or causing adverse impacts to wetland are generally not supported;
  - f) planning applications with proposed felling of existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species should not be supported. If tree removal is unavoidable, subject to the advice of relevant government departments, compensatory tree planting and/or landscape treatments should be provided within the application site as appropriate;

---

<sup>3</sup> The applicant has to demonstrate that the proposal would not affect the visual and landscape amenities/character of the area adversely by, for instance, causing a significant change of landscape resources/character, dwarfing the surrounding developments or catching the public's visual attention due to the scale and prominence of the proposed installation. Where appropriate, measures should be taken to mitigate the visual/landscape impact, for example, by peripheral screen planting.

<sup>4</sup> Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.



- g) for SPV system falling within water gathering grounds, information should be provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply. The SPV system should not cause material increase in pollution effect and affect yield collection within water gathering grounds;
- h) where the installation is proposed to be in area close to airports and/or heliports<sup>5</sup>, or major roads, it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system should not cause glare to pilots/drivers and/or unacceptable adverse impact on aviation and/or traffic safety;
- i) the planning intention of “Agriculture” (“AGR”) zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning permission (as explained in Footnote 2 under Paragraph 4). Planning application for stand-alone SPV system as ‘PUI’ use in the “AGR” zone is generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential. For application on fish ponds in the “AGR” zone, the applicant has to demonstrate that the SPV system will not hinder the use of the site for fisheries purposes;
- j) notwithstanding a general presumption against development in the “Green Belt” (“GB”) zone, planning permission for SPV system within the “GB” zone may be granted if after taking into consideration the conditions of the application site, among others, the SPV system would not adversely affect the landscape character/resources of the “GB” zone and jeopardise the integrity of the zone as a buffer and is in compliance with other assessment criteria particularly criterion (e);
- k) due to the sensitive nature of the conservation zones, such as the “Conservation Area”, “Coastal Protection Area” and “Site of Specific Scientific Interest” zones, planning application for SPV system within such zones is normally not supported to avoid any possible irreversible damages caused to the ecology or environment of the area within the zone;
- l) all other statutory or non-statutory requirements of the relevant government departments must be met. Depending on the specific land use zoning of the application site, the relevant Town Planning Board guidelines should be observed, as appropriate; and
- m) approval conditions to address the technical issues, if any, within a specified time and clauses to revoke the permission for non-compliance with approval conditions may be imposed as appropriate.

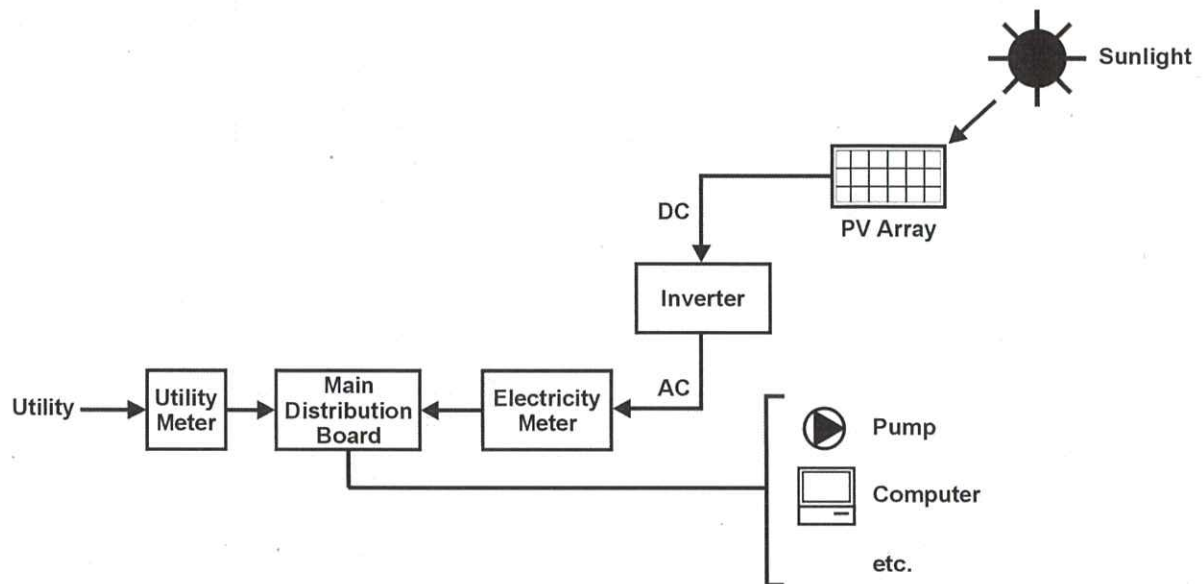
(Revised on 7 October 2022)

---

<sup>5</sup> For installation of SPV system in area close to airports and/or heliports, the reflection rate of the SPV system with anti-reflection coating shall not exceed 5%.



Figure 1



Extracted from EMSD website HK RE Net:

[https://re.emsd.gov.hk/english/solar/solar\\_ph/PV\\_Systems.html](https://re.emsd.gov.hk/english/solar/solar_ph/PV_Systems.html)

### Typical Solar Photovoltaic System

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- his advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- there was no complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix IV**.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix IV**.

## 5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

## 6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the recent site photos, the Site is largely covered by weeds and vacant with no sensitive landscape resources. Compared to the site photos taken on 19.3.2024, tree group of undesirable species has been removed and vegetation clearance has been taken place; and
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising farmlands, village houses, scattered tree groups, and woodlands within the “GB” zone at the further south.

## 7. **Electricity Supply Safety**

Comments of the Electrical and Mechanical Services Department (DEMS):

- no particular comment on the application from electricity supply safety aspect; and
- his advisory comments are at **Appendix IV**.

## 8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

## 9. **Other Departments**

The following government departments have no objection to/no comment on the application:

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (d) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site;
  - (ii) the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole basis and subject to such terms and conditions including the payment of waiver fee as well as administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iii) the proposed use involves installation of 309 solar panels, one container-converted structure and ancillary facilities. The applicant shall be reminded that all solar panels and all structural facilities are accountable for built-over area for the STW application as mentioned in (c)(ii) above;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to strictly comply with relevant pollution control ordinances, observe standard pollution control measures in the 'Revised Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', and follow appropriate mitigation measures as set out in the 'Recommended Pollution Control Clauses for Construction Contracts and ProPECC PN 2/24 Construction Site Drainage' to minimise any potential environmental impacts during construction stage;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
  - (ii) the applicant should construct and maintain the proposed drainage facilities within or outside the Site at his/her own expense, and the implemented drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are



anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and

(ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the comments of the Electrical and Mechanical Services Department (DEMS) that:

(i) the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power Hong Kong Limited) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the ‘Code of Practice on Working near Electricity Supply Lines’ established under the Regulation when carrying out works in the Vicinity of the electricity supply lines; and

(ii) since there are also potential electrical hazards arising from the damage of underground cables of the proponent’s solar photovoltaic system, by third party, within or in the vicinity of the Site, the application should review in subsequent stages (design, construction, operation) that any precautionary measures necessary to be implemented to mitigate potential electrical hazards arising from third party damage to the cables, if underground and as part of Electrical work on fixed electrical installation shall be conducted by the Registered Electrical Contractors (REC) and the Registered Electrical Workers (REW) with all the involved electrical work fully comply with the requirements stipulated under the Electricity Ordinance (Cap. 406) and its subsidiary regulations. Regarding renewable energy power system, the attention is drawn to the requirements stipulated under Code 26F of the Code of Practice for the Electricity (Wiring) Regulations (2020 Edition); and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under BO, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;

(ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building

(Planning) Regulation (B(P)R) respectively;

- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

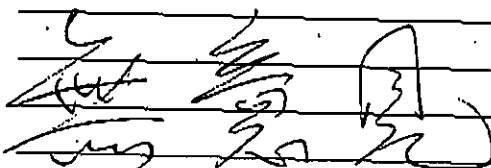
---

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/838

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2024. 12. 6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

---

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/838

意見詳情 (如有需要，請另頁說明)

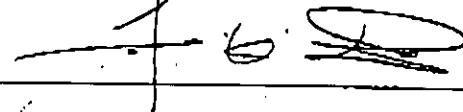
Details of the Comment (use separate sheet if necessary)

投訴意見

「提意見人」姓名/名稱 Name of person/company making this comment

葉奕成

簽署 Signature



日期 Date

10-12-2020



---

**From:**  
**Sent:** 2024-12-23 星期一 03:33:32  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-LYT/838 DD 76 nr Kan Tau Tsuen, Ta Kwu Ling FiT Solar Farm

Dear TPB Members,

819 withdrawn. Back with a Tree Report that conveniently finds that the trees are 'invasive species'. This is the latest subterfuge to circumvent the regulations on trees, and unfortunately the administration has played a key role in encouraging this trend.

No mention this time of the Herb cultivation?

These FiT operations are nothing more than 'greenwash', an attempt to cover up the failure of EPD to introduce any realistic measures re renewal energy. If the entire territory was covered in panels the contribution would be a fraction of the territories energy consumption.

The trees being chopped, and the image underlines that there are more than 10, play a more effective role in combatting climate change.

The 19 Nov announcement "The Feed-in Tariff (FiT) Scheme is unlikely to be extended beyond 2033, Environment and Ecology Secretary Tse Chin-wan said." underlines that the scheme is both unrealistic and financially unsustainable.

The application should be rejected as this is yet another foolish initiative, like the green garbage bags, foisted on the long suffering populace, in this instance the CLP customers who are subsidizing it.

Mary Mulvihill

---

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 7 April 2024 3:23 AM HKT  
**Subject:** Re: A/NE-LYT/819 DD 76 nr Kan Tau Tsuen, Ta Kwu Ling FiT Solar Farm

Dear TPB Members,

Only 10 trees??? Images indicate there are more. In addition note the presence of heavy machinery and illegal dumping.

Was any enforcement taken with regard to unapproved land use?

Approval would reward Destroy to Build.

As for cultivating Chinese herbs under the panels, dendrobium nobile loves a cool and well-aerated setting with a temperature between 12 and 18 degrees Celsius. With local temperatures already at 31 degrees and planting proposed underneath solar panels that generate heat as well as energy, this proposal can be tagged GREEN WASH.

Mary Mulvihill

**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Monday, 8 January 2024 2:26 AM HKT

**Subject:** A/NE-LYT/819 DD 76 nr Kan Tau Tsuen, Ta Kwu Ling FiT Solar Farm

A/NE-LYT/819

Lot 1582 in D.D. 76, nr Kan Tau Tsuen, Ta Kwu Ling, New Territories

Site area: About 1,010sq.m

Zoning: "Agriculture"

Applied development: 290 Solar Panel Farm / 5 Years

Dear TPB Members,

Strongest Objections. No history of previous approvals. There is active agricultural activity in the area and a number of trees on the site.

Application shows Site Coverage of About 1%. Ridiculous, the entire site is to be covered in panels mounted on concrete blocks.

Agriculture land is for growing crops, an ever more important issue in a world facing climate change and predications of imminent food shortages. President Xi mandated that arable land should be used for the cultivation of crops to ensure that China, AND THAT INCLUDES HK, become self sufficient with regard to production of food. The applicant is certainly not a patriot.

Agriculture land is already under immense pressure with regard to the constant demand to accommodate brownfield operations.

The original intention of the FiT programme, to encourage residents to erect solar panels on the roof tops of village houses, has been distorted by commercial greed. Hong Kong does not have sufficient land to accommodate the number of solar panels that could generate even a fraction of our daily energy consumption. Small scale solar farms cannot be the solution. In addition, the operator is paid multiple times the retail value of the energy generated, placing a burden on CLP customers already facing rising tariffs.

Solar installations require over ten times more land area than non- renewable sources to generate the same amount of energy, HK does not have the large land bank that could sustain any meaningful contribution to our energy needs.

Members questions please.

This application must be rejected in order to deter further destruction of farm land.

Mary Mulvihill

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

4

---

**From:**  
**Sent:** 2024-12-24 星期二 16:48:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on two planning applications  
**Attachment:** 241224 s16 KTN 1070.pdf; 241224 s16 LYT 838.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

24th December, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a**  
**Period of 5 Years**  
**(A/NE-LYT/838)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024<sup>1</sup>. One of these proposed APAs is located at Ma Mei Ha<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objective of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document<sup>3</sup> also states:

- *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

---

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Ma\\_Mei\\_Ha.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Ma_Mei_Ha.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

*Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

- .....Upon implementation of the proposal on APAs, AFCD will consider the planning applications for non-agricultural use of private land in APAs on individual merits, taking into account the “Policy Statement” on the delineation of APAs by the Government and from the perspective of ecological conservation, etc., and raise objections to the TPB....

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Ma Mei Ha); if yes, we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.

5. We also urge the Board to seriously consider whether the approval of this application would affect the APA policy proposed by the government.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden