

This document is received on 22 MAY 2025
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

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

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 請在適當的方格內加上「✓」號

2501090 16/5

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-PN/87
	Date Received 收到日期	22 MAY 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Woo Ma Man

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD 135 Lot 60 S.D (Part) Sheung Pak Nai, Ha Tsuen, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 1175.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 100 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	open storage (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ 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 09/05/2025 (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

☒ has obtained consent(s) of1..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)
1	DD 135 LOT 60sD (part), SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES	16/5/2025

(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)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
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[&]

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 (申請5年用途／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用途，請填妥於附件的表格。

(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	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div> <p>(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))</p>
(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	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>316 panels</td> <td>2mx 1m x 0.5m</td> </tr> <tr> <td>METER ROOM</td> <td>1</td> <td>12.5m x 8m x 7m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)	Solar Photovoltaic System	316 panels	2mx 1m x 0.5m	METER ROOM	1	12.5m x 8m x 7m			
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)											
Solar Photovoltaic System	316 panels	2mx 1m x 0.5m											
METER ROOM	1	12.5m x 8m x 7m											

- (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)

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

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

(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

GFA 總樓面面積

☐ 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
 政府、機構或社區設施

(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)

.....

☐ 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)

by july2025

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.....

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? 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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Nim Wan Road, Pak Nai, Yuen Long, New Territories,</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 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) 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>Any provision of loading/unloading space for the proposed use(s)? 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) 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>

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</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>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</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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	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。

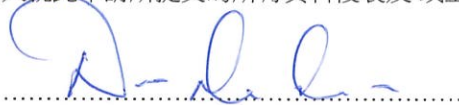
Solar energy is a green energy

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



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

WOO MA MAN

Name in Block Letters
姓名（請以正楷填寫）

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

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

Date 日期 15/5/2025

..... (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

1. 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。

2. 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。

3. 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②

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

② 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	DD 135 Lot 60 S.D (Part) Sheung Pak Nai, Ha Tsuen, Ping Shan, Yuen Long, New Territories		
Site area 地盤面積	1175.78	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" AGR		
Applied use/ development 申請用途／發展	Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	100 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7	m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(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) <hr/>	
	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) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
<hr/>		
Reports 報告書		
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 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"/>
<hr/>		
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。

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Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) by Mr. Woo Ma Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary Public Utility Installation (Solar Photovoltaic System)’ for a period of 5 years (“the Proposed Development”) at Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site

2. The Site comprises Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 1,175.78 m². No Government Land is involved.

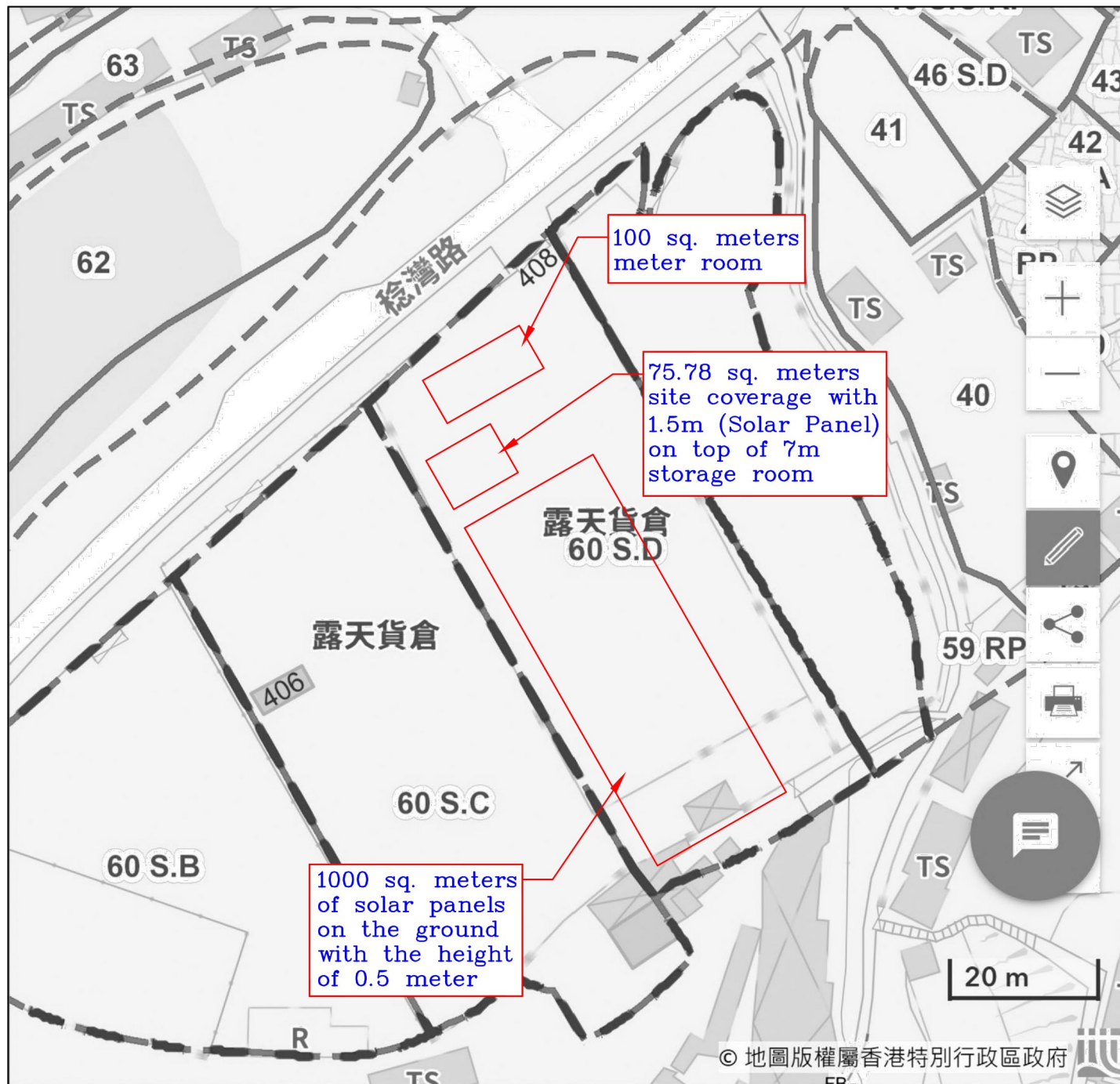
Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site :

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

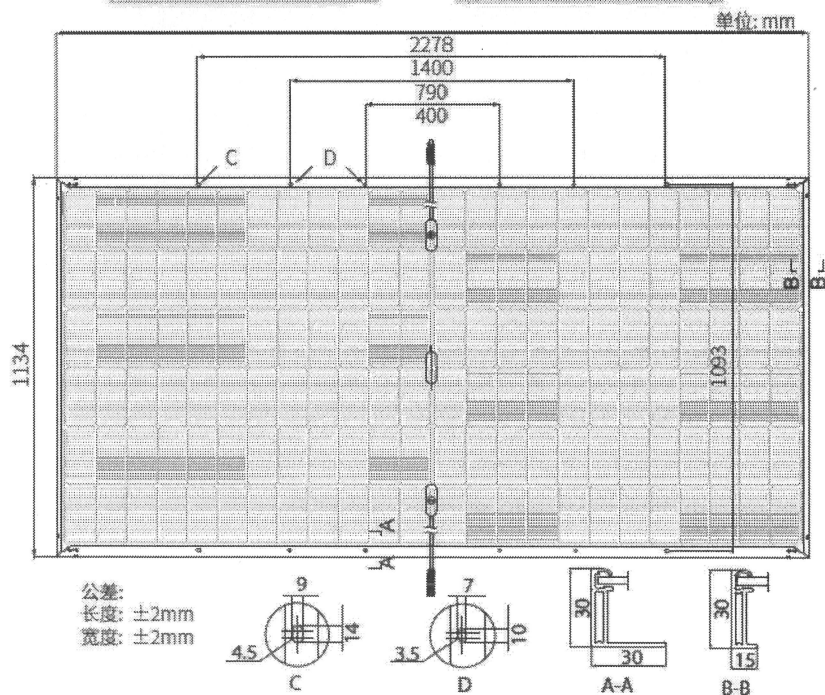
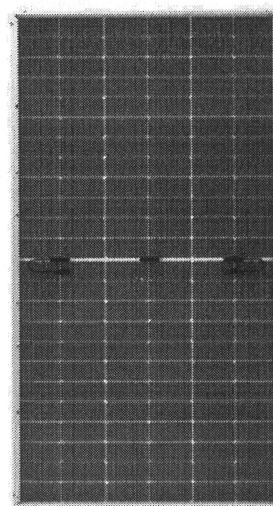
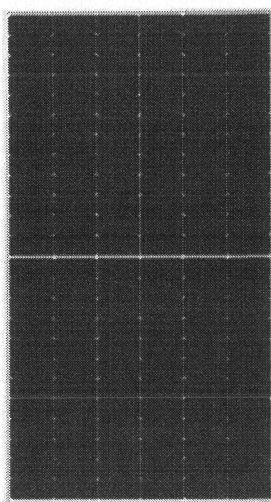


Scale 1:800

LR5-72HGD 560~590M

0.4%
2~30年每年功率衰减

半片技术
更低的温度系数



致：楊其韻
P O BOX 282
SHATIN CENTRAL POST OFFICE
SHATIN

中電供電編賬號碼： 82858849171
申請編號： 92000043784
(覆函請註明本申請編號)

YANG KERWAN CHRISTINE:

中電「可再生能源上網電價」計劃 -- 申請確認書
安裝地址：NO 1 DD 135 LOT 60 SD, SHEUNG PAK NAI HA TSUEN, PING SHAN YUEN LONG
總發電容量：170.00千瓦的可再生能源系統

多謝您申請中電「可再生能源上網電價」計劃，與我們攜手推動香港的可再生能源發展。

我們於2024年03月06日收到您的「可再生能源上網電價」申請表及所有初步文件。經初步審核，您的可再生能源系統為單一的系統而其總發電容量為170.00千瓦。

您的臨時上網電價及有效期詳列如下，此價格是以2024年03月06日於中電網站上公布的作為基準：

可再生能源系統	發電容量 (千瓦)	臨時上網電價 (港元/每度電)	有效期 (終止日)
於NO 1, DD 135 LOT 60 SD SHEUNG PAK NAI HA TSUEN PING SHAN YUEN LONG NEW TERRITORIES的新太陽能系統	170.00 (三相)	3.00	12 個月 (於2025年03月13日期滿)

惟若您在上述有效期內仍無法完成申請，您的上網電價價格將會以您的可再生能源系統完成接駁至中電電網當天，在中電網站上公佈的價格為準。

我們將為您的上網電價計劃申請進行技術評估，敬請細閱附件，盡快提交所需文件，以便我們跟進。

請確保您的可再生能源系統的設計、安裝、操作和保養均符合所有相關適用法律、規例、指引、及安全技術要求，包括符合機電工程署發出的《可再生能源發電系統與電網接駁技術指引》和《太陽能光伏系統安裝指南》中的規定和要求。

我們在此提醒您，根據「可再生能源上網電價」計劃條款及條件，中電會購買由您的可再生能源系統所生產的電力，因此計劃參加者不可申領該等可再生能源系統產生的減排利益。若您有意申領這些減排利益，可考慮購買中電「可再生能源證書」。詳情請參向您的客戶經理查詢。

再次感謝您支持此計劃，踏出低碳生活第一步，共建可持續發展的未來。如有任何垂詢，歡迎致電 26786314與您的客戶經理 YEUNG, JIMMY CHUK FUN聯絡。

中華電力有限公司
註：此函為電腦編印文件，毋須簽署。

2024年03月14日

附件

「可再生能源上網電價」計劃技術評估需知

敬請細閱並按以下步驟，遞交所需文件，安裝和測試您的可再生能源系統，以完成您的「可再生能源上網電價」計劃申請。

1. 我們將向您發送電子郵件。請根據電子郵件內的指示遞交所需文件，以便進行技術評估。
2. 待我們收到所有所需文件後，您將會收到負責處理您的申請之中電工程師的聯絡資料。
3. 如有需要，中電工程師將就您的可再生能源系統和相關電力設備的設計提供建議，確保您的系統和相關電力設備符合中電的技術規定及要求。
4. 評估完成後，中電工程師將通知您有關的結果。您可以根據評估結果及建議，安裝您的可再生能源系統。為確保您的可再生能源系統和相關電力設備符合中電的技術規定及要求，我們建議您在收到中電工程師的評估結果及建議後，才開始安裝您的可再生能源系統。
5. 待您完成安裝您的可再生能源系統後，請遞交測試和檢驗報告及「可再生能源上網電價」項目成本表格予中電工程師。
6. 測試和檢驗報告獲採納後，中電工程師將到現場見證您的系統測試。您須委任及安排合資格的註冊電業承辦商到場為您進行有關測試，並遞交已簽署的完工證明書（表格WR1）。
7. 在完成所有系統測試及系統獲准接駁到中電電網後，我們將向您發出「完成通知書」，確認您的「可再生能源上網電價」計劃申請獲享的上網電價，以及上網電價協議的生效日期和結束日期。

備註

- 所有系統測試須按照「可再生能源上網電價」計劃的條款和條件之規定，以及所有適用的安全及技術要求來完成。若系統測試結果符合所有規定及要求，該可再生能源系統便可接駁到中電電網。
- 根據政府要求，我們請您提供您的「可再生能源上網電價」項目成本表格內成本資料的相關證明文件副本，例如發票。如您提供有關資料給我們，即表示您同意我們將該等資料交予政府，作數據分析之用。

若您對上述技術事宜有任何疑問，請致電25248865與聯絡。

Tracy Wing Sum LAW/PLAND

寄件者:
 寄件日期:
 收件者:
 副本:
 主旨:
 附件:









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

SI for A/YL-PN/87

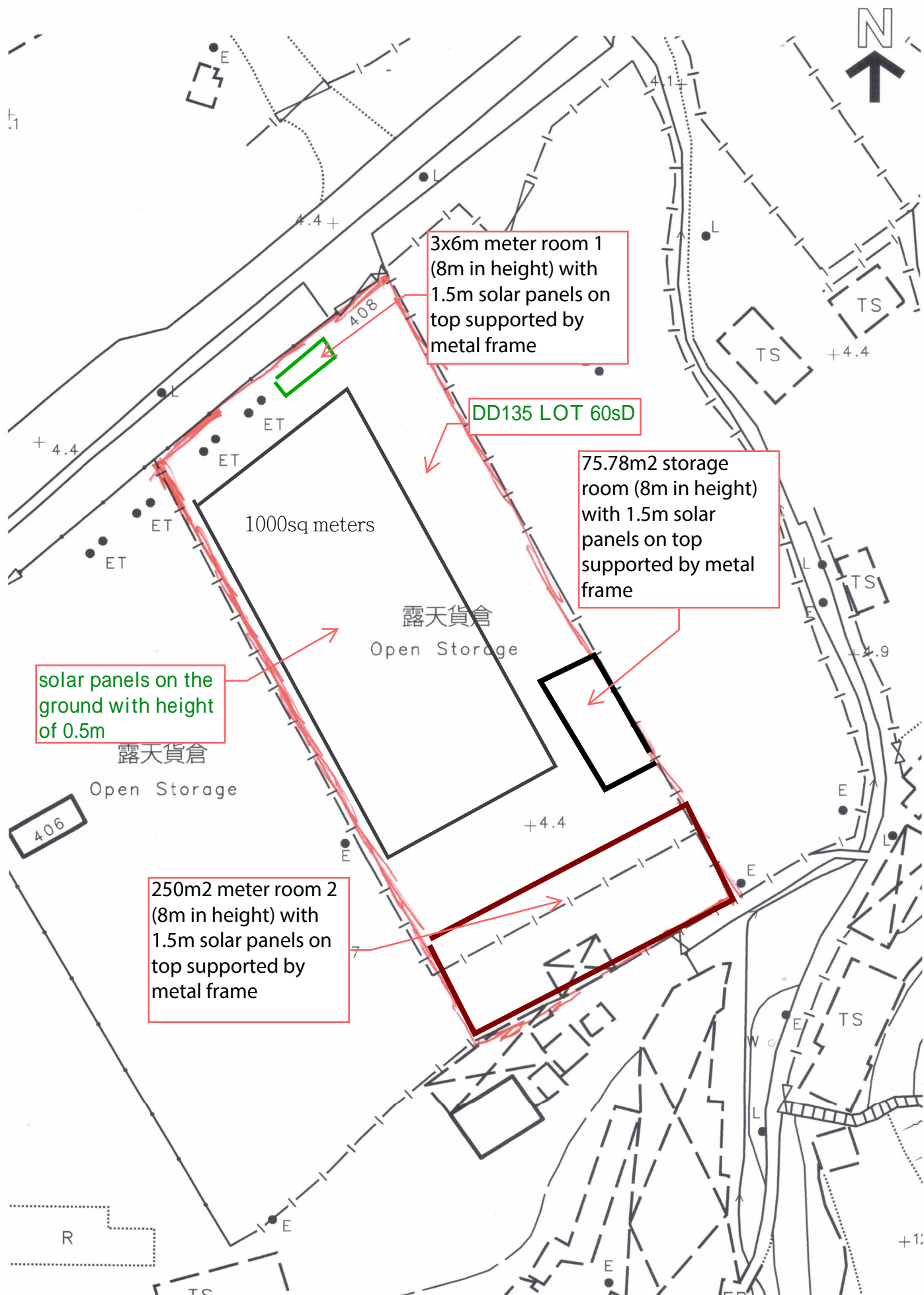
From:
 Sent: Friday, May 30, 2025 9:23 PM
 To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
 Subject: Re: Supplementary Information for Planning Application No. A/YL-PN/87

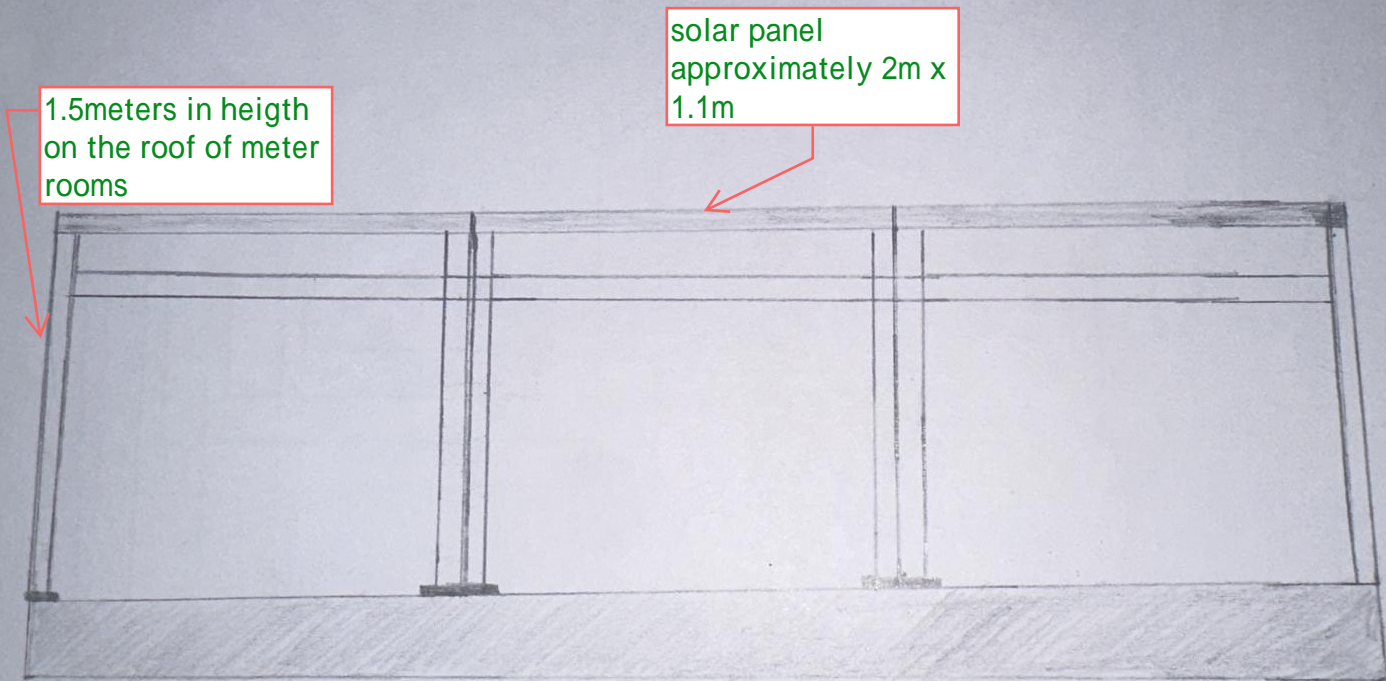
According to CLP Engineer notice regarding Nim Wan Road , the government already have plans to widening the road and will require to obtain part of DD135 Lot 60SD for further construction. Thus, under this project, we will build a transformer room to cater the above area and the people living nearby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

The revised plans and forms and attached below.

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





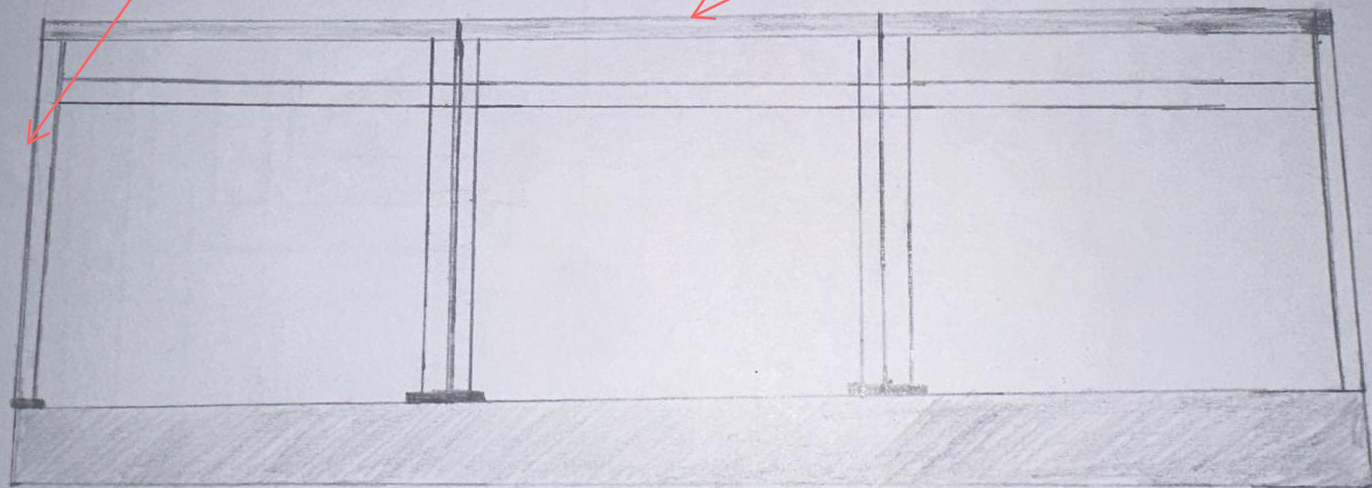


cross-section diagram 1

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

0.5meters in heighth
on the ground

solar panel
approximately 2m x
1.1m



cross-section diagram 2

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

WOO MA MAN

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD 135 LOT 60sD (part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 22.80 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 343.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div> <p>(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))</p>
(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	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>576 panels</td> <td>2mx 1m x 0.5m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)	Solar Photovoltaic System	576 panels	2mx 1m x 0.5m						
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)											
Solar Photovoltaic System	576 panels	2mx 1m x 0.5m											

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD 135 LOT 60sD(part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES		
Site area 地盤面積	2280	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	343.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

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

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) by Mr. Woo Ma Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary 擬議臨時公用事業設施裝置（太陽能光伏系統）（為期五年）’ (“the Proposed Development”) at Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2280 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone (with an open storage short term waiver) on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 2**):

Appendix I

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







Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
 寄件日期: 2025年06月20日星期五 15:50
 收件者: tpbpd/PLAND
 副本: Janet Hiu Nga FUNG/PLAND; Tracy Wing Sum LAW/PLAND
 主旨: Further Information for Planning Application No. A/YL-PN/87
 附件: reply 1-3.pdf; appendix I-2-new-4.pdf; map29-5-2025-abcd.pdf; 頁面擷取自-form S16-1-P.2-c.pdf; 頁面擷取自-form S16-1-1-3-p.6-new-3.pdf; 頁面擷取自-form S16-1-1-P.14-NEW-c.pdf

FI for A/YL-PN/87

From: Hoklo WOO [REDACTED]
Sent: Friday, June 20, 2025 3:11 PM
To: Wilfred Ka Hing CHU/PLAND <wkychu@pland.gov.hk>
Subject: Re: Comments on Planning Application No. A/YL-PN/87

Please find the reply, revised plans and forms attached below.

 reply 1-3.pdf	 appendix I-2-new-4.pdf	 map29-5-2025-abcd.pdf	 頁面擷取自-form S16-1-P.2-c.pdf
 頁面擷取自-form S16-1-1-3-p.6-new-3.pdf		 頁面擷取自-form S16-1-1-P.14-NEW-c.pdf	

Wilfred Ka Hing CHU/PLAND <wkychu@pland.gov.hk> 於 2025年6月18日週三 下午5:44寫道：

Dear Mr. Woo,

I refer to our conversation yesterday. Grateful if you could provide clarifications on the following:

1. Please clarify whether the meter room 2 is actually electricity transformer room. If so, please update the layout plan and planning statement accordingly. 請澄清2號電錶房是否實際為電力變壓房。如果是，請相應地更新佈局圖和規劃綱領。
2. If electricity transformer room will be proposed, please provide further information on the connection with the electricity network and its relationship with the existing electrical transformers on site. Also, please provide further information on the area to be served by the transformer room. 如申請涉及電力變壓房，請提供有關變壓房與現時電網的連接的資料以及新的變壓房與場地內現有的電力變壓器有何關係。另外，請提供進一步資料說明有關電力變壓房的所服務/覆蓋的區域。

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

Should you wish to submit further information in response to the above, please do so by **19.6.2025** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO

Planning Department

Tel: 2158 6290



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Planning a Future of Boundless Opportunities



From: Wilfred Ka Hing CHU/PLAND

Sent: Tuesday, June 17, 2025 11:25 AM

To: 'Hoklo WOO' [REDACTED]

Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>; Janet Hiu Nga FUNG/PLAND <jhnfung@pland.gov.hk>

Subject: Fw: Comments on Planning Application No. A/YL-PN/87

Dear Mr. Woo,

Further to the comments in the preceding email, grateful if you could clarify whether the solar panels on the ground would be mounted on / supported by metal frames.

Thanks and Regards,

Wilfred CHU

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

TP/YLW4, TMYLW DPO

Planning Department

Tel: 2158 6290



From: Wilfred Ka Hing CHU/PLAND

Sent: Monday, June 16, 2025 5:53 PM

To: 'Hoklo WOO' [REDACTED]

Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>; Janet Hiu Nga FUNG/PLAND

<jhnfung@pland.gov.hk>

Subject: Comments on Planning Application No. A/YL-PN/87

Dear Mr. Woo,

Regarding your submission of planning application no. A/YL-PN/87, please find below our comments for your further action please.

1. As the Site falls within the Agriculture zone, please clarify whether any plants / crops would be planted underneath the solar panels (on the ground). If so, please further supplement what species would be planted and demonstrate the suitability of growing such plants underneath the solar panels.
2. As the Site falls within the Sheung Pak Nai Site of Archaeological Interest, please clarify whether the proposed development would involve any ground excavation works (including excavation works for drainage facilities). In case when the Drainage Services Department requires provision of drainage facilities at the site, please clarify whether any ground excavation works would be conducted for the drainage facilities.
3. It is noted that 576 solar panels are proposed in the application. Please clarify on the distribution of these solar panels. How many solar panels are located on top of each structure (i.e. meter room 1, meter room 2, storage room) and on the ground respectively?

Should you wish to submit further information in response to the above, please do so by **19.6.2025** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the

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

TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO

Planning Department

Tel: 2158 6290



1. We, hereby, clarify and confirm that the meter room 2 is an actually electricity transformer room.
2. We are now officially applying the meter room 1 which is nearby Nim Wan Road. The above mentioned area is attached to the pedestrian road that provides the low voltage electricity (within 380 V) to us. Simultaneously, CLP has already informed us that this area DD135 Lot 60sD, in the near future, will be taken back for further development (organized by Land Department) and eventually our meter room 1 certainly will be demolished.
3. The CLP, thus, recommend us to prepare and build a 250 sq. meters Transformer Room to connect with (10,000 V and above) high Voltage electricity provider system. In the meantime, the electricity generated can cater for the neighbors of the left-sided, right-sided and the area at the back of the mentioned site DD135 Lot 60sD.
4. Regarding to the 1,000 sq. meter area under the solar energy panels, we are going to plant the Aloe Vera, gingers, and Okras etc.
5. We will also submit drainage proposal for the consideration by Drainage Services Department and Antiquities and Monuments Office. Drainage facilities will be implemented once the proposal has been accepted.
6. We confirm that there will be 37pcs solar panels installed on the roof of 75.78 sq. meters storage room, 500pcs solar panels on the 1000 sq. meters ground, 27 pcs of solar panels on the roof of meter room 1 (54 sq meters) and 125 pcs solar panels on the roof of the 250 sq. meters transformer room.
7. Totally 689 pcs of solar panels will be installed at this site (DD135 Lot 60 sD)

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) by Mr. Woo Ma Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary 擬議臨時公用事業設施裝置（太陽能光伏系統）（為期五年）’ (“the Proposed Development”) at Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

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The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2280 m². No Government Land is involved.

Planning Context

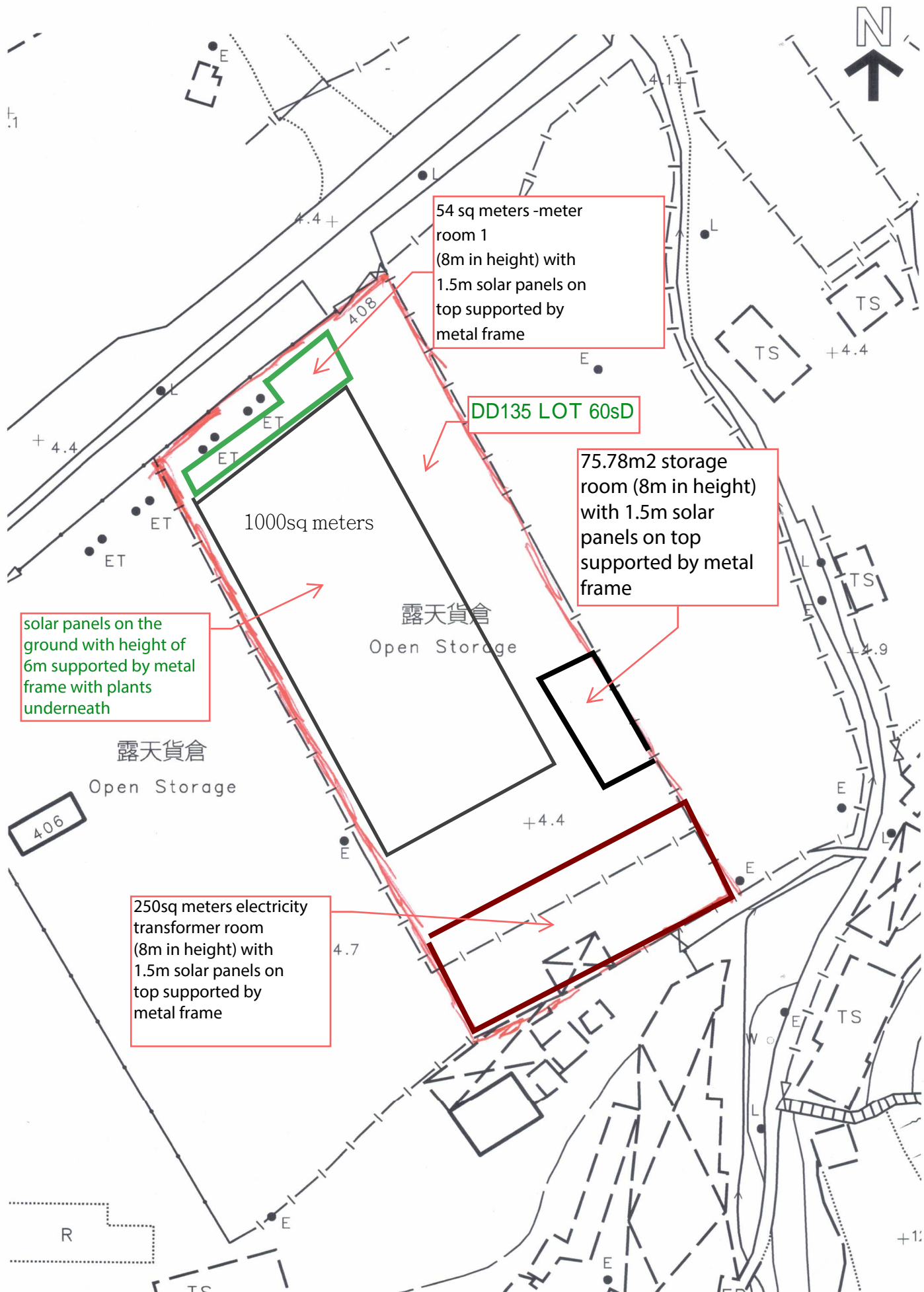
4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
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Appendix I

No.	Uses		Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Storage room with 1.5m solar panels on top		75.78	75.78	8	1
				<u>37 pcs solar panels installed</u>		
2	solar panels on the ground with the height of 6 meters		1000	1000	6	
				<u>500 pcs solar panels installed</u>		
3	meter room with solar panels (1.5m in height) on top		54	54 <u>27 pcs solar panelsinstalled</u>	8	1
4	Electricity Transformer Room with solar panels (1.5m in height) on top		250	250 <u>125 pcs solar panels installed</u>	8	1



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)

WOOMA MAN

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD 135 LOT 60sD (part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 22.80 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1379.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div> <p>(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))</p>
(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	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>689 panels</td> <td>2mx 1m x 1.5m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)	Solar Photovoltaic System	689 panels	2mx 1m x 1.5m						
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)											
Solar Photovoltaic System	689 panels	2mx 1m x 1.5m											

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	DD 135 LOT 60sD(part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES		
Site area 地盤面積	2280	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	TEMPORARY PUBLIC UTILITY INSTALLATION (SOLAR PHOTOVOLTAIC SYSTEM) FOR A PERIOD OF 5 YEARS		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1379.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
 寄件日期: 2025年09月04日星期四 15:44
 收件者: tpbpd/PLAND
 副本: Janet Hiu Nga FUNG/PLAND; Tracy Wing Sum LAW/PLAND
 主旨: Further Information for Planning Application No. A/YL-PN/87
 附件: appendix I-2-new-6.pdf

FI for A/YL-PN/87

From: Hoklo WOO [REDACTED]
Sent: Wednesday, September 3, 2025 10:28 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: Re: Comments on Planning Application No. A/YL-PN/87

1 A. 火牛房的高度改為六米，面積改為150平方米。火牛房的要求是因為原有的三座300KVA 的火牛變壓器在稔灣路的路邊之私人地段內’即DD135 Lot60C及Lot60D被中電CLP通知的地段範圍已經被政府計劃徵收中，故強烈要求我方盡量建設火牛房變壓房連接及取代現有的三個高壓木柱式變壓火牛，技術問題就是要從稔灣路的路邊地下已經建設了的10,000volts的特高壓電力供應網絡連接’需要更大型的變壓器銜接’並希望我方可以為DD135Lot60C ,Lot60D,及Lot60RP三個地段另外更可以供電及我們與山坡之間的村民住宅提供電力。高壓火牛房，因為要供應其他旁邊地段一同安放高壓火牛，所以面積要大一些另外火牛與火牛之間要有合理的空隙，作為防火及控制溫度隔離之用。火牛房由我方建設的及我方保養的，機電工程署及CLP監管及巡查。

1 B. 電錶房的高度申請改為六米。電錶房面積比較大一些：理由是要安裝2套太陽能發電系統，1) 并網太陽能發電’即供電給CLP . 2)離網發電系統’即是要安裝逆變器，隔離變壓器’鋰電池等等及全套供電設施’所以要求面積要大一些。

1 C. 儲物室改為高度六米

2. 種植是使用花盆，一般選擇的種植之植物是不需要太多陽光照射的，例如蘆薈、生薑和秋葵等等。太陽能板之間有安裝罅隙可以給陽光進入地面，另外因為有三至四米高的支架配合四邊都能夠給充足的陽光進入種植區’尤其是我們選擇的植物是不需要太多強光直接照射便可健康成長，可以不用擔心陽光不足夠。另外我們還會在合理的環境安裝太陽能LED燈補充陽光給植物

3. 太陽能板距離地面四米。

4. 儲物室主要是安放維修太陽能裝置的工具及配件另外儲存種植植物的機器，肥料及殺蟲物料。

5&6. 另附圖回覆。



appendix I-2-new-6.pdf

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2025年7月8日週二 下午3:24寫道：

Dear Mr. Woo,

Regarding your submission of planning application no. A/YL-PN/87, please find below our comments for your further action please.

1. The scale and height of the proposed structures are considered too excessive as compared with the surrounding area. Please review whether the scale and height of the structures could be reduced. Please also provide justifications explaining why such a scale and height is needed for the meter room, storage room and electricity transformer room. 與週邊地區相比，擬建構築物的規模和高度過高。請審視是否可以減少構築物的規模和高度。請說明電錶房、儲物室、電力變壓房為何需要這樣的規模和高度。

2. Please clarify on how the plants / crops would be planted underneath the solar panels (e.g. with planters? Or removal of hard paving?) with photo illustration. Please demonstrate whether there is sufficient space for sunlight penetration to allow plant growth (e.g. would the solar panels be tilted at an angle to allow sunlight penetration? Are there any gaps between each solar panel to allow sunlight penetration? If so, please provide the relevant drawings). 請說明如何在太陽能板下方種植植物/農作物並附上照片說明（例如使用花盆？拆除硬鋪面？）。請說明是否有足夠的空間讓陽光穿透以允許植物生長（例如，太陽能板是否傾斜一定角度以允許陽光穿透？每個太陽能板之間是否有間隙以便陽光穿透？如是，請提供相關圖紙）。

3. The height of the solar panels on the ground (i.e. 6m) is also considered too tall. Please review. 太陽能板在地面上的高度（即 6 米）太高。請審視。

4. Please clarify what items are stored in the storage room. 請明確說明儲物室內會存放什麼物品。

5. Please provide a separate layout plan showing the layout and dimension of each of solar panel. A sample is attached below for your reference. 請提供另一份佈局圖以顯示每個太陽能板的佈局和尺寸。下面附上一個樣本供您參考。

[See attachment "Solar Panel Layout Plan Sample.pdf"]

6. In response to the comments above, please revise the layout plan, planning statement and application form accordingly. 針對以上意見，請相應修改佈局圖、規劃綱領書及申請表的頁面。

Since the application is originally scheduled for consideration on 18.7.2025, should you need more time to prepare further information to respond to the comments above, please submit a request for deferment of the application **by 9.7.2025 (Wed)**. Many thanks.

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

由於申請原定於 2025 年 7 月 18 日進行審議，如您需要更多時間準備進一步的資料來回應上述部門意見，請在 **2025 年 7 月 9 日（星期三）**或之前提交延期申請的請求。

[See attachment "Deferment Request Sample.pdf"]

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



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Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) by Mr. Woo Ma Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary 擬議臨時公用事業設施裝置（太陽能光伏系統）（為期五年）’ (“the Proposed Development”) at Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories.
The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2280 m². No Government Land is involved.

Planning Context

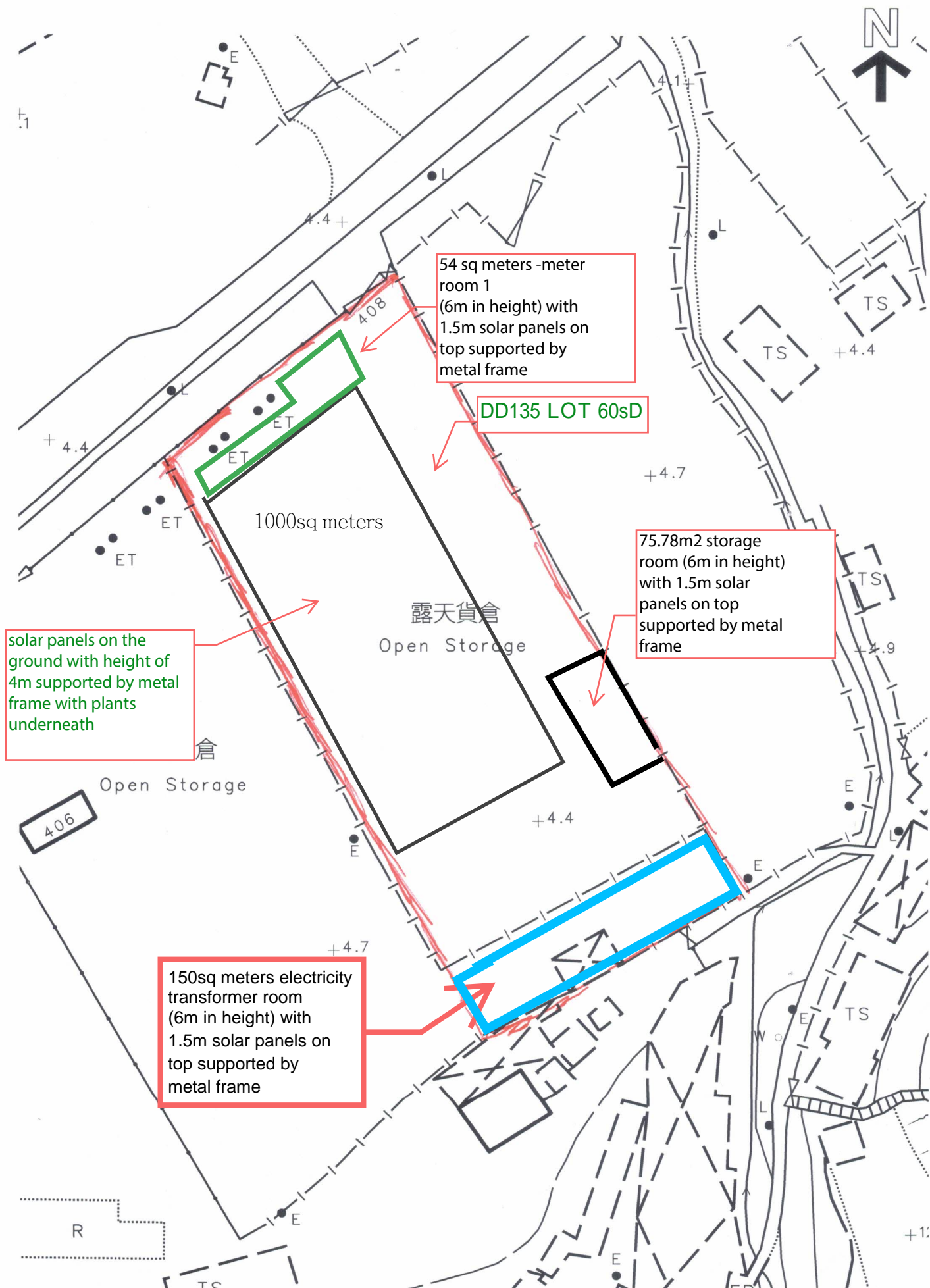
4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone (with an open storage short term waiver) on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 2**):

Appendix I

No.	Uses		Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Storage room with 1.5m solar panels on top		75.78	75.78	6	1
				<u>37 pcs solar panels installed</u>		
2	solar panels on the ground with the height of 4 meters		1000	1000	4	
				<u>500 pcs solar panels installed</u>		
3	meter room with solar panels (1.5m in height) on top		54	54 <u>27 pcs solar panelsinstalled</u>	6	1
4	Electricity Transformer Room with solar panels (1.5m in height) on top		150	150 <u>75 pcs solar panels installed</u>	6	1

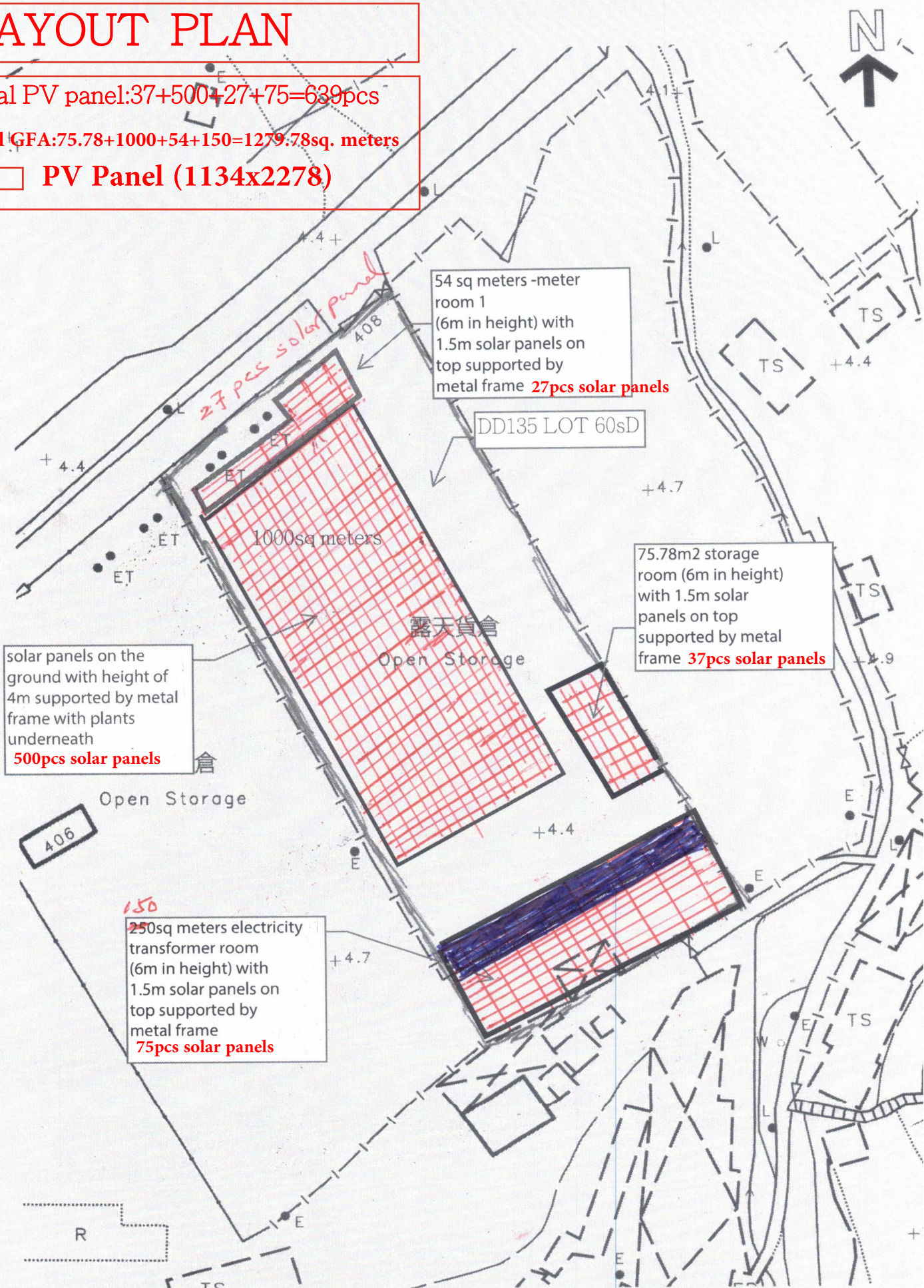


LAYOUT PLAN

Total PV panel: $37+500+27+75=639$ pcs

Total GFA: 75.78+1000+54+150=1279.78sq. meters

☐ PV Panel (1134x2278)







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)

WOOMA MAN

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD 135 LOT 60sD (part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 22.80 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1279.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div> <p>(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))</p>
(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	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>639 panels</td> <td>2mx 1m x 1.5m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)	Solar Photovoltaic System	639 panels	2mx 1m x 1.5m						
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)											
Solar Photovoltaic System	639 panels	2mx 1m x 1.5m											

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD 135 LOT 60sD(part) SHEUNG PAK NAI, HA TSUEN, PING SHAN, YUEN LONG, NEW TERRITORIES		
Site area 地盤面積	2280	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	TEMPORARY PUBLIC UTILITY INSTALLATION (SOLAR PHOTOVOLTAIC SYSTEM) FOR A PERIOD OF 5 YEARS		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1279.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
 寄件日期: 2025年11月07日星期五 15:58
 收件者: tpbpd/PLAND
 副本: Janet Hiu Nga FUNG/PLAND; Tracy Wing Sum LAW/PLAND
 主旨: Further Information for Planning Application No. A/YL-PN/87
 附件: Room for 3 transformers.pdf; map29-5-2025-abcdefghij.pdf; solar layout plan-4.pdf; CCF_000024.pdf; p.15.pdf; appendix I-2-new-8.pdf

FI for A/YL-PN/87

From: Hoklo WOO [REDACTED]
Sent: Friday, November 7, 2025 3:11 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: Re: Comments on Planning Application No. A/YL-PN/87

1. 附上中電圖紙



Room for 3 transformers.pdf

2. 火牛房及電錶房高度改為5米，儲物室高度改為4米，地上太陽能板高度改為3米



map29-5-2025-abcdefghij.pdf



solar layout plan-4.pdf

3. 附上側立面圖。太陽能板傾斜放置，最高高度為3米



CCF_000024.pdf

4. 附上修訂的規劃綱領及申請表頁面



appendix I-2-new-8.pdf



p.15.pdf

From: Wilfred Ka Hing CHU/PLAND
Sent: Wednesday, October 8, 2025 3:36 PM
To: 'Hoklo WOO' [REDACTED]
Cc: Janet Hiu Nga FUNG/PLAND <jhnfung@pland.gov.hk>
Subject: Comments on Planning Application No. A/YL-PN/87
Importance: High

Dear Mr. Woo,

Regarding your submission of planning application no. A/YL-PN/87, please find below our comments for your further action please.

1. Please provide technical drawings (including layout, section and elevation plans) by CLP or relevant engineer showing the design and layout of the electricity transformer room. Please clarify whether the height and scale of the electricity transformer room is actually determined according to CLP's requirements. If so, please provide the relevant correspondence / guidelines from CLP. Also, please clarify how many transformers are within the transformer room and provide justifications for the number of transformers in relation to the estimated electricity demand. 請提供由中電或相關工程師繪製的技術圖（包括平面圖、剖面圖和立面圖），以展示電力變壓房的設計和佈局。請說明電力變壓房的高度和規模是否按照中電的要求而制訂。如果是，請提供中電的相關信函/指引。此外，請說明電力變壓房內有多少台變壓器，並依照預計的電力需求解釋為何需要這個數量的變壓器。

2. The height of the solar panels on the ground (i.e. 4m) and the remaining structures (i.e. 6m) are considered too tall. Please review and provide justifications for the height of solar panels on the ground and the remaining structures. 地面上的太陽能板及餘下的構築物的高度（即 4 米和 6 米）太高。請審視是否可以減低高度並提供理據說明為何需要這樣的高度。

3. Please provide a sectional drawing showing the orientation and height of the solar panels on the ground. Please clarify whether the solar panels will be tilted at an angle. A sample is attached below for your reference. 請提供一份剖面圖以顯示地面上的太陽能板的朝向和高度。請說明太陽能板是否會傾斜放置。下面附上一個樣本供您參考。



Solar Panel Sectional Drawing Sample.pdf

4. In response to the comments above, please revise the layout plan, planning statement and application form accordingly. 針對以上意見，請相應修改佈局圖、規劃綱領書及申請表的頁面。

Since the specified period for submitting further information has already ended on 18.9.2025, should you wish to submit further information to respond to the comments above, please submit another request for deferment of the application **by 10.10.2025 (Fri)**. Many thanks.

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

由於可以提交進一步資料的指明期間已經過去（即收到申請的兩個月內以及城規會作出延期決定的兩個月內），如您需要提交進一步的資料來回應上述部門意見，請在 **2025年10月10日（星期五）**或之前提交延期申請的請求。

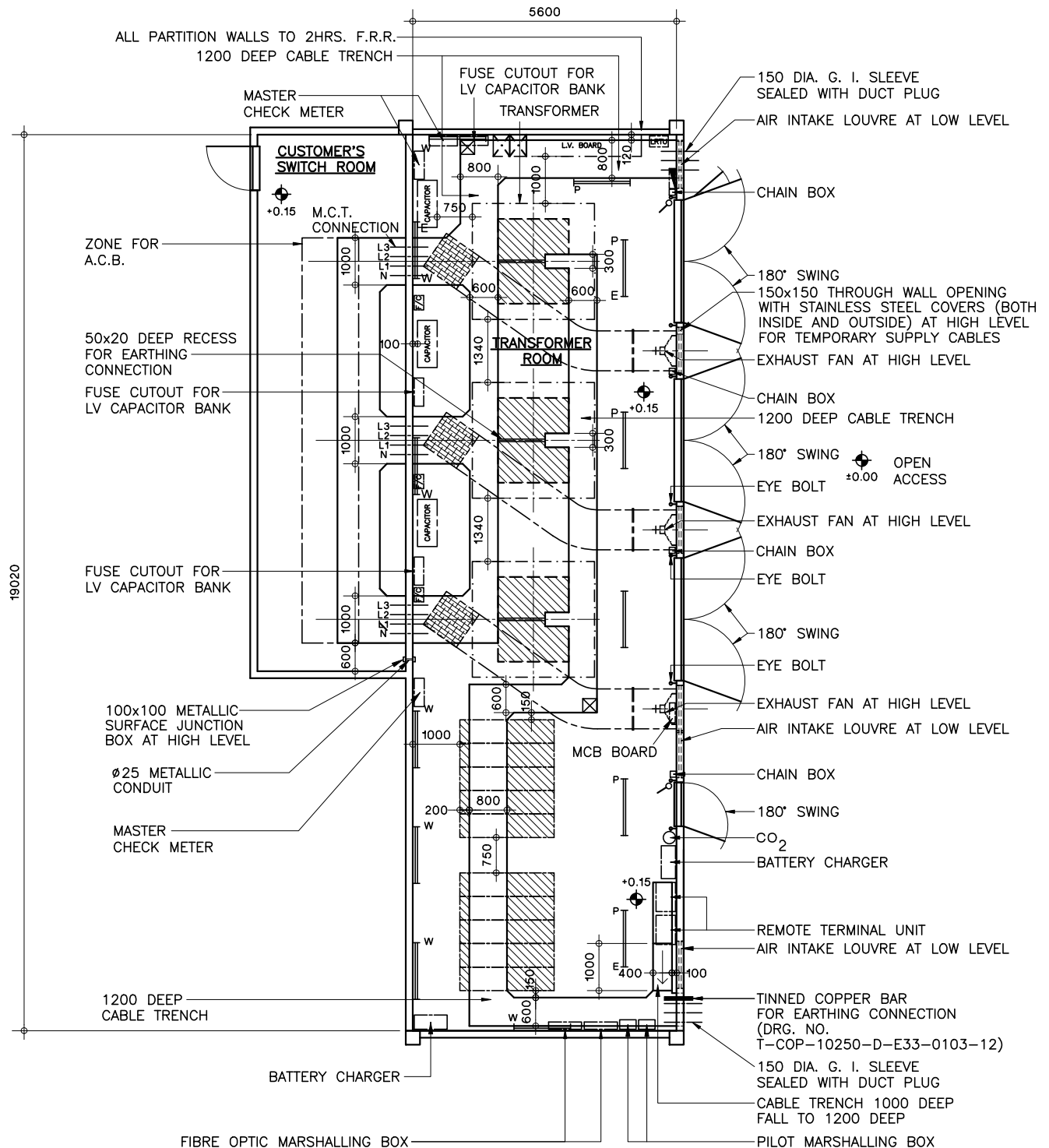
Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



**LEGEND:**

	LIGHTING SWITCH (2-WAY/INTERMEDIATE SWITCHING CONTROL FOR MULTIPLE ENTRANCE DOORS)
	LAMPS SUSPENDED FROM CEILING
	WALL MOUNTED LAMPS
	FAN CONTROL PANEL

	LAMPS WITH EMERGENCY LIGHTING UNIT
	LV MONITORING PANEL
	MCB BOARD
	300x300x200(D) RECESS AT TRENCH BOTTOM FOR SUMP PIT

L UPDATED THE NAME OF CAPACITOR BANK



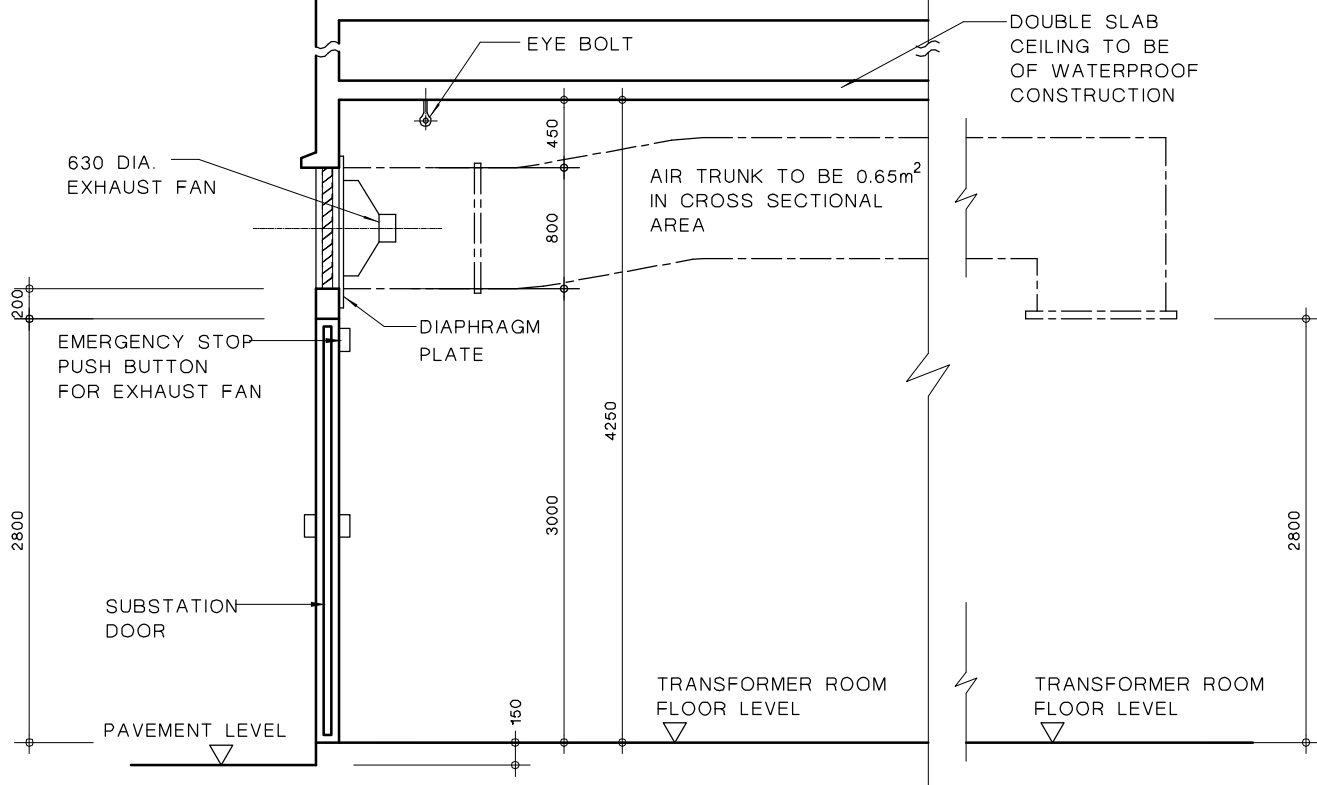
REVS.	3.4.03	30.11.04	21.12.05	3.1.06	13.4.06	13.8.07	16.12.09	23.03.12	18.03.14	23.02.17	15.06.20
INITIAL	A	B	C	D	E	F	G	H	J	K	L
	K.C.C.	K.C.C.	K.C.C.	K.C.C.	K.C.C.	K.C.C.	K.C.C.	K.C.C.	H.T.YU	H.T.YU	H.T.YU

TITLE :

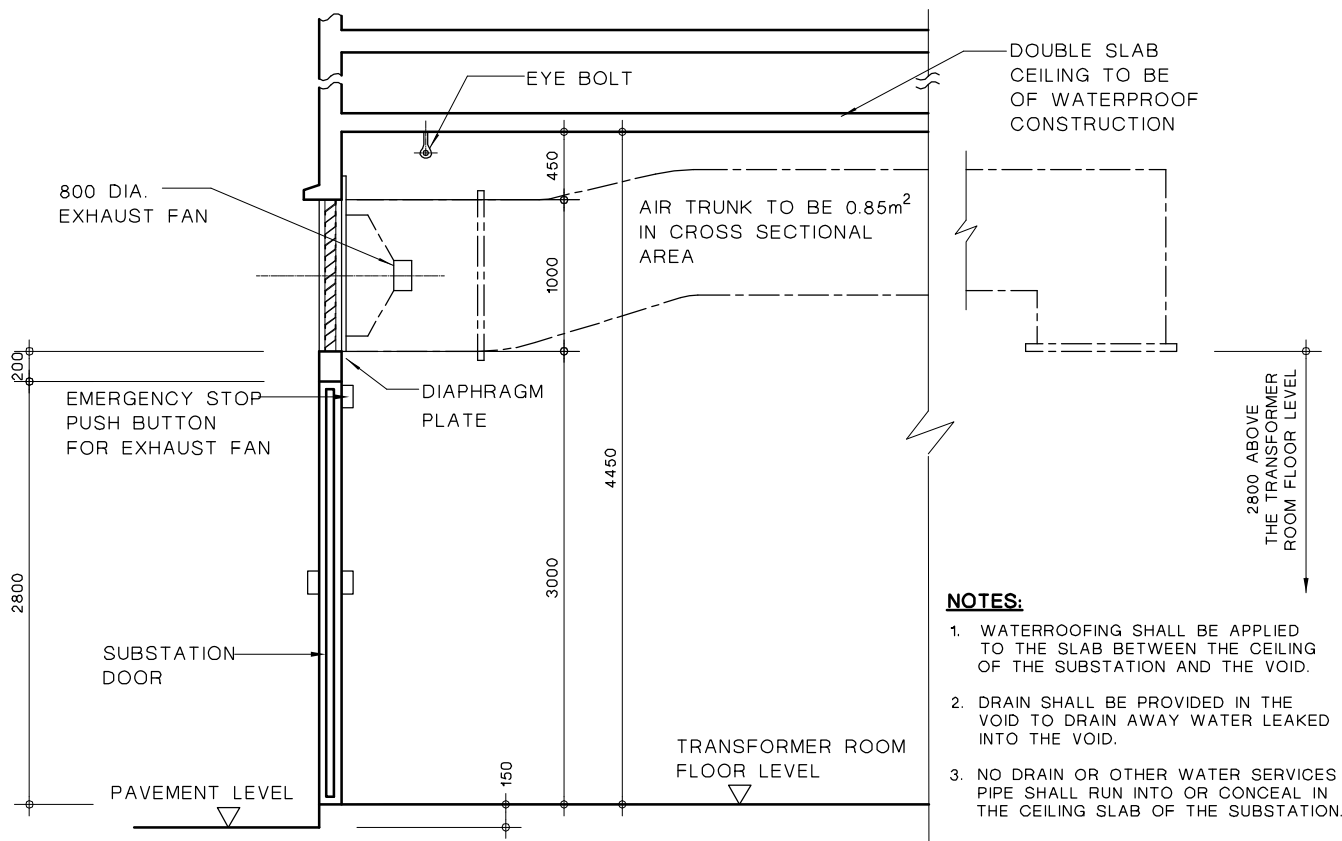
TYPICAL GROUND FLOOR SUBSTATION LAYOUT FOR THREE TRANSFORMERS AND 11kV SWITCHGEAR

DRAWN: S. C. TO	DATE: 19-07-2002
CHECKED: K. C. CHENG	APPROVED: W. C. HO
SCALE: 1 : 125 (mm)	SHEET(S) IN SET:

ASSET MANAGEMENT DRG. NO. T C O P 1 0 2 5 0 D E 3 3 0 1 0 1 0 4 L A



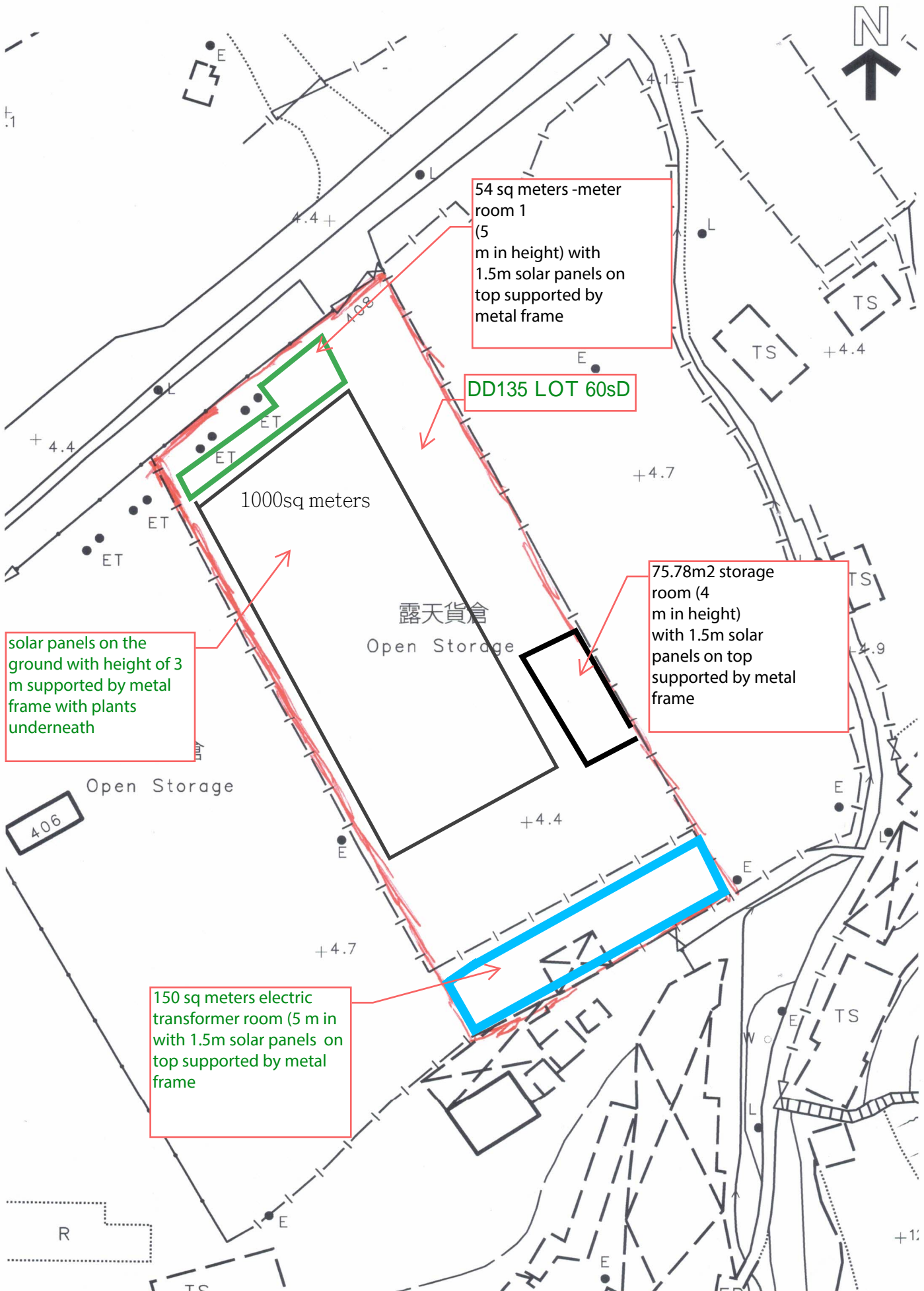
SECTION ALONG 630 DIA. EXHAUST FAN

**NOTES:**

1. WATERPROOFING SHALL BE APPLIED TO THE SLAB BETWEEN THE CEILING OF THE SUBSTATION AND THE VOID.
2. DRAIN SHALL BE PROVIDED IN THE VOID TO DRAIN AWAY WATER LEAKED INTO THE VOID.
3. NO DRAIN OR OTHER WATER SERVICES PIPE SHALL RUN INTO OR CONCEAL IN THE CEILING SLAB OF THE SUBSTATION.

SECTION ALONG 800 DIA. EXHAUST FAN

C	GENERAL AMENDMENT										B	DOUBLE SLAB HEIGHT CHANGED										D	AIR TRUNK UPDATED									
<div>CLP 中電</div>												REV.S.	08.01.10	02.05.12	18.03.14	23.02.17																
													A	B	C	D	E	F	G	H	J	K	L									
												INITIAL	K.C.C	K.C.C	H.T.YU	H.T.YU																
												TITLE :																				
												TYPICAL SECTIONS OF TRANSFORMER ROOM AT EXHAUST FAN POSITION (DIRECTLY ABOVE SUBSTATION DOOR) (SHEET 2 OF 3)																				
												DRAWN: S. C. TO		DATE: 23-07-2002																		
												CHECKED: K. C. CHENG		APPROVED: K. W. WONG																		
SCALE: 1 : 50 (mm)		SHEET(S) IN SET:																														
ASSET MANAGEMENT												DRG. NO. T C O P 1 0 2 5 0 D E 3 3 0 1 0 2 0 8 D A																				

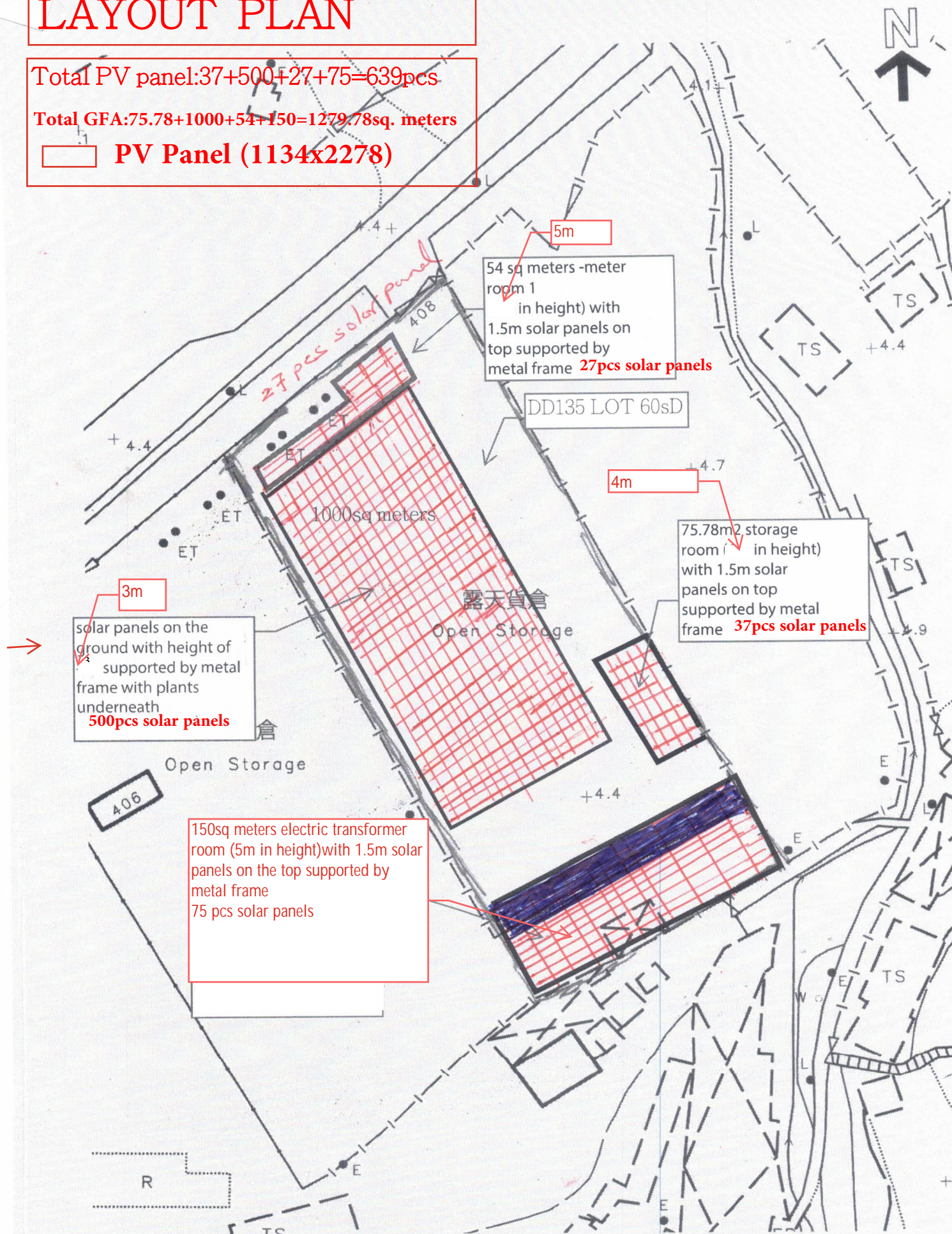


LAYOUT PLAN

Total PV panel: $37+500+27+75=639$ pcs

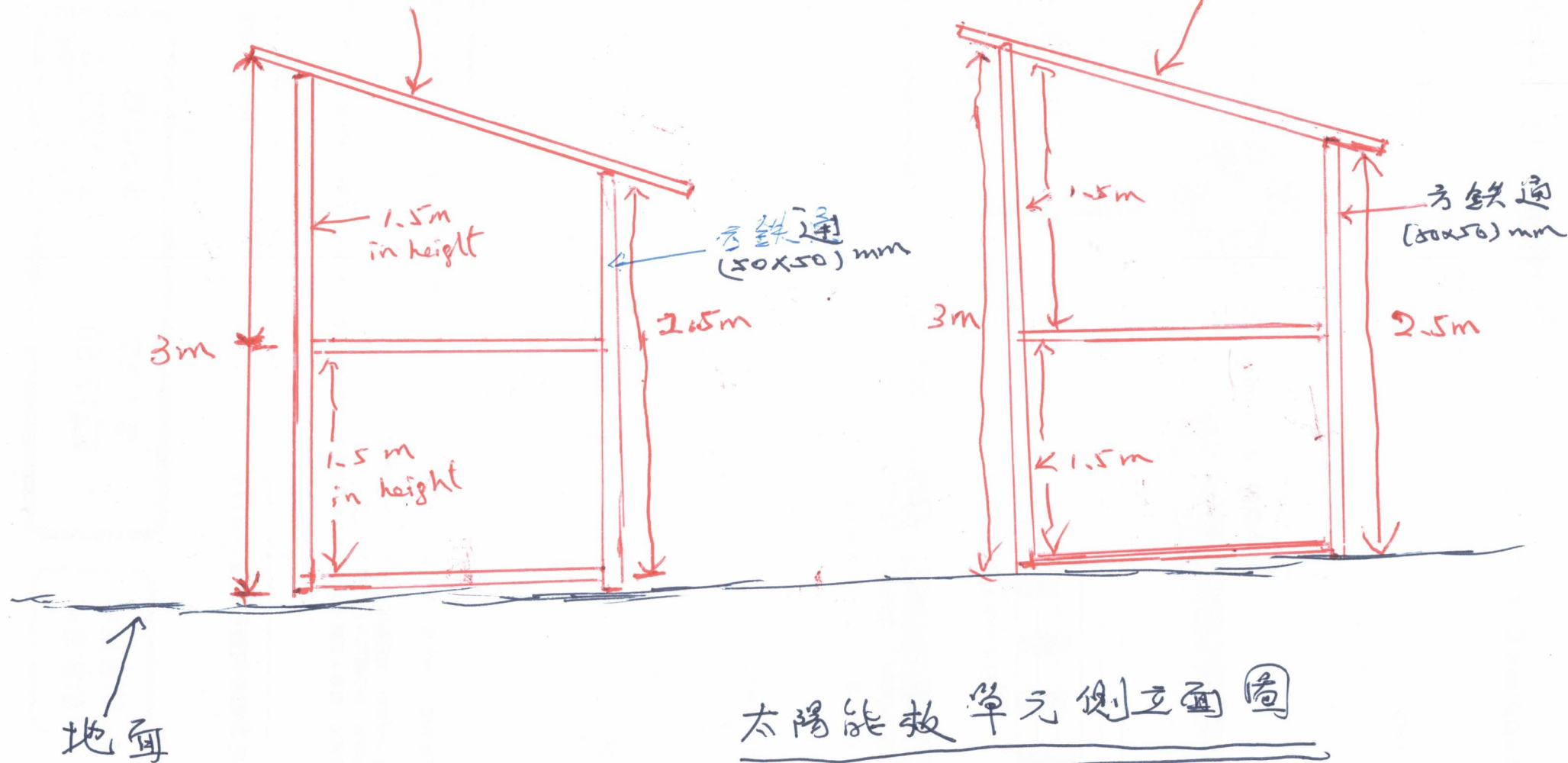
Total GFA: 75.78+1000+54+150=1279.78sq. meters

☐ PV Panel (1134x2278)



太陽能板
(2000x1000) mm

太陽能板
(2000x1000) mm



太陽能板單元側立面圖

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) by Mr. Woo Ma Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary 擬議臨時公用事業設施裝置（太陽能光伏系統）（為期五年）’ (“the Proposed Development”) at Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories.
The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2280 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone (with an open storage short term waiver) on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 2**):

Appendix I

No.	Uses		Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Storage room with 1.5m solar panels on top		75.78	75.78	4	1
				<u>37 pcs solar panels installed</u>		
2	solar panels on the ground with the height of 3 meters		1000	1000	3	
				<u>500 pcs solar panels installed</u>		
3	meter room with solar panels (1.5m in height) on top		54	54 <u>27 pcs solar panelsinstalled</u>	5	1
4	Electricity Transformer Room with solar panels (1.5m in height) on top		150	150 <u>75 pcs solar panels installed</u>	5	1

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5	m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			% <input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

Assessment Criteria for Planning Applications

The following criteria should be taken into account in assessing planning applications for solar photovoltaic (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 The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (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 visual¹ and, where needed, appropriate measures are to be adopted to mitigate the impacts;
- (e) unless with strong justifications², 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;
- (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

¹ 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.

² 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.

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 heliports³, 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 permission⁴. 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.

³ 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%.

⁴ 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.

Previous s.16 Application covering the Application Site

Rejected Application

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
1	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	(1) to (3)

Rejection Reasons:

1. No strong planning justification for a departure from the planning intention(s).
2. Insufficient information to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the surrounding areas.
3. Setting undesirable precedent.

Government Bureau / Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) He has no adverse comment on the application. The Site comprises Old Schedule Agriculture Lot No. 60 S.D in D.D. 135 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The private lot in the application site (the Site) is covered by Short Term Waiver (STW) as listed below:

Lot No. (in D.D. 135)	STW No.	Purposes
60 S.D	1257	Watchman Shed and Industrial Storage ¹

- (c) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to his Office for modification of the STW conditions where appropriate. The lot owner shall apply to his Office for STW(s) to permit the structure(s) erected or to be erected within the subject lot. Application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The application(s), if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by the LandsD. Besides, given the proposed use is temporary in nature, only application erection of temporary structure(s) will be considered.
- (d) Built-over area (BOA) will be applied for the Solar Photovoltaic System in the STW application within the Site.

2. Traffic

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

- (a) The applicant's proposed layout has encroached upon the project boundary of PWP item no. 6878TH (part) – Upgrading of Nim Wan Road (North) which is currently under study.
- (b) The applicant should note his advisory comments at **Appendix V**.

¹ The STW No. 1257 was first granted on 1.11.1985 for “Watchman Shed and Industrial Storage” with a BOA not exceeding 75.78m² and building not exceeding 2.83m in height.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) In view of the proposed temporary nature of the application in “Agriculture” zone and no significant environmental impact is anticipated, he has no objection to the application.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix V**.

4. **Landscape**

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

- (a) She has no comment on the application from landscape planning perspective.
- (b) The Site is situated in area of rural coastal plains predominated by mangroves, ponds, temporary structures, village houses and woodland. The Site is hard paved and occupied by temporary structures with potted plants and wild grasses.
- (c) According to the submission, no tree felling would be undertaken and no landscape impact would be generated by the applied use. Further significant landscape impact on the existing landscape resources within the Site is not anticipated.

5. **Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board (the Board) consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicant should note his advisory comments at **Appendix V**.

6. **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix V**.

7. Archaeological Aspect

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB):

- (a) The Site is situated within the Sheung Pak Nai Site of Archaeological Interest.
- (b) The applicant undertakes that he will submit a drainage proposal, with provision of drainage facilities to mitigate any potential adverse drainage impacts, if any, generated by the proposed development. The mitigation measures should be implemented to the satisfaction of AMO. As such, please include the following planning conditions:
 - (i) to submit the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments) of AMO or of the Town Planning Board by 19.6.2026; and
 - (ii) in relation to (i) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments) of AMO or of the Town Planning Board by 19.9.2026.

8. Building Matters

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) It is noted that three structures are proposed in the application. Before any new building works (including containers / open sheds as temporary building, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (c) The applicant should note his advisory comments at **Appendix V**.

9. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas - Investigation”, which is the Investigation Study and jointly commissioned by PlanD and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is

currently being reviewed under the Investigation Study and subject to change.

- (b) If the planning application is approved, notwithstanding the validity period of the planning permission, the applicant should note his advisory comments at **Appendix V**.

10. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

He has not received any feedback from locals.

11. Other Departments' Comments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works (CE/LW), CEDD;
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Commissioner of Police (C of P); and
- (f) Commissioner for Transport (C for T).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of containers) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agriculture Lot 60 S.D in D.D. 135 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lot 60 S.D in D.D.135 was covered by Short Term Waiver (STW) No. 1257 for the purpose of watchman shed and industrial storage; and
 - (iii) if the planning application is approved, the STW holder(s) will need to apply to his Office for modification of the STW conditions where appropriate. The lot owner shall apply to his Office for STW(s) to permit the structure(s) erected or to be erected within the subject lot. Application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The application(s), if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by the LandsD. Besides, given the proposed use is temporary in nature, only application erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Secretary for Environment and Ecology (SEE) to observe the relevant requirements as set forth in statutory provisions and various design and maintenance guidelines, and conduct regular inspections and check-ups in order to ensure the electrical and structural safety as well as resilience of solar panels amid the impact of extreme weather conditions (such as super typhoons) throughout their lifespan;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways

Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. If the proposed access on Nim Wan Road is approved by Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114 or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. As the Site has encroached upon the project boundary of the Upgrading of Nim Wan Road (North) which is currently under study, the applicant should be reminded that the Site may be resumed at any time during the planning approval period for the project;

- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to take appropriate measures to avoid/ minimize impacts (e.g. pollution to the watercourse) to the watercourse at the southeastern corner of the Site;
- (j) to note the comments of the Director of Environmental Protection (DEP) to observe and comply relevant environmental protection and pollution control ordinances during construction and to implement appropriate mitigation measures / practices as set out in the Recommended Pollution Control Clauses for Construction Contracts (RPCC) which are available at the following website: (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html). The applicant is also advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. The cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant(s);
- (l) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein;
- (m) to note the comments of the Director of Electrical and Mechanical Services (DEMS)

that:

- (i) the parties concerned with planning, designing, organising and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. The applicant 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;
- (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 proposed site, the proponent 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 proponent's solar photovoltaic system. 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, your attention is drawn to the requirements stipulated under Code 26P of the Code of Practice for the Electricity (Wiring) Regulations (2020 Edition); and
- (iii) the applicant should make reference to the following guidance notes/guidelines and handbook on design, installation and maintenance of solar photovoltaic system:
 - i. The Handbook on Design, Operation and Maintenance of Solar Photovoltaic Systems
https://re.emsd.gov.hk/files/1_Handbook_on_Design_O&M_of_Solar_PV.pdf;
 - ii. Guidance Notes for Solar Photovoltaic (PV) System Installation
<https://re.emsd.gov.hk/english/files/PVGuidanceNotes.pdf>; and
 - iii. Technical Guidelines on Grid Connection of Renewable Energy Power Systems https://re.emsd.gov.hk/files/technical_guidelines.pdf;
- (n) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (o) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) 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) Regulations (B(P)R) respectively;

- (ii) 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 the building plan submission stage;
- (iii) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

From:
Sent: 2025-06-23 星期一 01:42:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PN/87 DD 135 Sheung Pak Nai

A/YL-PN/87

Lots 60 S.D (Part) in D. D. 135, Sheung Pak Nai, Yuen Long

Site area: About 2,280sq.m

Zoning: "Agriculture"

Applied use: Solar Photovoltaic System) / **5 Years**

Dear TPB Members,

The site has been used for unapproved Open Storage for years. Unlike the lot adjacent lot recently approved for a fake hobby farm under A/YL-PN/85 this lot has no history. Members should question if any enforcement action has been taken.

This application has the appearance of a fake use in order to gain approval to continue the brownfield uses.

There is no information on how many solar panels are proposed and supporting data normally furnished with this operation..

In addition, there is no Input from CLP, normally applications for Solar Farm will have initiated contact with CLP.

Members have a duty to act like adults and question the validity of this application.

Based on the data provided there is no justification to the application

Mary Mulvihill