

此文件在 收到 • 城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

The document is received on 2025-12-02.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

## APPLICATION FOR PERMISSION

### UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

#### Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及：

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

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

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

#### General Note and Annotation for the Form

填寫表格的一般指引及註解

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

2502721 27/11 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YL-KTS/ 1109
	Date Received 收到日期	2025-12-02

1. 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」)秘書處。
2. 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。
3. 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 )

KO MEI WAI KEE PLASTIC MATERIAL COMPANT LIMITED

### 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 )

LCH Planning & Development Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1176 in Demarcation District No. 113		
(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 ..... 844 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 23 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約		

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	<p>Vacant</p> <p>(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)</p>

#### 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 ..... (DD/MM/YYYY), this application involves a total of ..... "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) of ..... "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)

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

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

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

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

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

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

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

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

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>

於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

others (please specify)  
其他 (請指明)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note: May insert more than one '✓'.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途

Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置

Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制

Type (v) Use / development other than (i) to (iv) above  
第(v)類 上述的(i)至(iv)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

### (i) For Type (i) application 申請(i)類別

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘	Area of filling 填塘面積 .....	sq.m 平方米
		Depth of filling 填塘深度 .....	m 米
	<input checked="" type="checkbox"/> Filling of land 填土	23	约
		Area of filling 填土面積 .....	sq.m 平方米
	Depth of filling 填土厚度 .....	m 米	
<input type="checkbox"/> Excavation of land 挖土	0.6	约	
	Area of excavation 挖土面積 .....	sq.m 平方米	
	Depth of excavation 挖土深度 .....	m 米	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)			
(b) Intended use/development 有意進行的用途／發展	Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years		

## (iii) For Type (iii) application (供第(iii)類申請)

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 寬 x 高)
	Low-reflective (with the reflection rate not exceeding 5%) solar panels with anti-reflection coatings	36	5m (L) x 2.5m (W) x 0.35m (H) each mounted on metal supporting frames with height of about 1.5m
	one-storey structure for electric meter room	1	2m (L) x 1.5m (W), Not more than 2 meters in height
one-storey structure for E&M	1	7m (L) x 2.9m (W), Not more than 2 meters in height	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

## (iv) For Type (iv) application / 供第(iv)類申請

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

Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....

Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米

Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....

Building height restriction 建築物高度限制 From 由 .....m 米 to 至 .....m 米  
From 由 .....mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)

Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....m

Others (please specify) 其他 (請註明) .....

## (v) For Type (v) application / 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)		
(b) Development Schedule 發展細節表			
Proposed gross floor area (GFA) 擬議總樓面面積	.....sq.m 平方米	<input type="checkbox"/> About 約	.....sq.m 平方米
Proposed plot ratio 擬議地積比率	.....%	<input type="checkbox"/> About 約	.....%
Proposed site coverage 擬議上蓋面積	.....%	<input type="checkbox"/> 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	.....	.....
Proposed building height of each block 每座建築物的擬議高度	.....mPD 米(主水平基準上)	<input type="checkbox"/> About 約	.....m 米
Proposed building height of each block 每座建築物的擬議高度	.....m 米	<input type="checkbox"/> About 約	.....
<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫			



## 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)

12 months after the approval of the planning application

## 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 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)) Local Track Road .....</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>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 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 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) _____</p> <p>_____</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 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 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) _____</p> <p>_____</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.

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

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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... .....
	No 否	<input checked="" type="checkbox"/>
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。)	Yes 是	<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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input type="checkbox"/>
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
On water supply 對供水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
On drainage 對排水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
On slopes 對斜坡	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
<hr/>		
<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> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

## 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。

Please refer to Planning Statement.

## 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

HO JOSEPH JUNIOR

Name in Block Letters

姓名 (請以正楷填寫)

DIRECTOR

Position (if applicable)

職位 (如適用)

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

 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 LCH Planning &amp; Development Consultants Limited

代表

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

Date 日期

26/11/2025

(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

- 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：
  - 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
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ 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	D.D. 113 Lot No. 1176 丈量約份第 113 約地段第 1176 號		
Site area 地盤面積	844	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 Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15		
Zoning 地帶	“Agriculture” 「農業」		
Applied use/ development 申請用途/發展	Proposed Temporary Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years 擬議臨時公用設施裝置（太陽能光電系統）及相關填土工程，為期 5 年		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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
(ii) No. of blocks 幢數	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.03 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		
	Non-domestic 非住用	2	
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	2	m 米 <input checked="" 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 checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
Composite 綜合用途	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	Not more than 3 %		<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/> <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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  <hr/> <hr/>	

#### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖, Land Status Plan 土地類別圖, Extract of Outline Zoning Plan 分區計劃大綱圖摘錄 , Proposed Land Filling Plan 擬議填土置圖 and Existing Vehicular Access Plan		
<b>Reports 報告書</b>	<b>Plans and Drawings 圖則及繪圖</b>	<b>現有行車通道圖</b>
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

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**Section 16 Application for Proposed Temporary Public Utility  
Installation (Solar Photovoltaic System) and Associated Filling of  
Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat  
Heung, Yuen Long, New Territories**

**Planning Statement Report**

Prepared by  
Planning Consultant : LCH Planning & Development  
Consultants Limited

**November 2025**  
Report : Version 1.0



## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

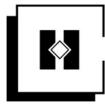
This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities and Filling of Land for a Period of 5 Years (“**the Proposed Development**”) in D.D. 113 Lot No. 1176 at Pat Heung, Yuen Long, New Territories (“**the Application Site**”).

The Application Site falls within an area of “Agriculture” (“**AGR**”) zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (“**the OZP**”). According to the Notes of the OZP for “AGR” zone, ‘Public Utility Installation’ is a Column 2 use which requires planning permission from the Board. The Site has been left idle and is currently vacant. With a site area of 844 square metres (“sq.m.”), the Proposed Development comprises a total of 36 covered solar panel (5m x 2.5m each), a one-storey (not more than 2 meters (“m”) in height) electric meter room and a one-story electric and mechanical (“E&M”) structure for accommodating and transforming produced electricity at southeastern part of the Application Site.

This Application aims to meet the increasing demand for the use of renewable energy (“RE”) to achieve carbon neutrality before 2050 and accommodate the high demand of the local villagers and residents in Kam Tin. It is situated at a convenient location that is favourable to operate a RE utility and to serve the nearby districts. The Proposed Development is in line with various of government’s policies, including promotion of wider adoption of development of renewable energy in Hong Kong. The implementation of the Solar Photovoltaic System (“the SPV system”) will promote wider adoption of RE to combat climate change by increasing the supply of RE power supply to the nearby community.

Additionally, the Proposed Development is a small-scale temporary development which does not hinder the long-term planning intention of “AGR” zone and is not incompatible with the surrounding areas. Relevant applications in the “AGR” zones in New Territories were also approved. No insurmountable adverse traffic, visual, landscape, drainage and environmental impacts are anticipated from the Proposed Development. This Application complies with the “Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance” as published by the Town Planning Board. The applicant has confirmed with CLP Power Hong Kong Limited in October 2025 that the above-mentioned land area is eligible to participate in the renewable energy feed-in tariff scheme.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

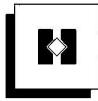
本規劃申請根據《城市規劃條例》第 16 條，就新界錦田南丈量約份第 113 約地段第 1176 號（「申請地點」）的用地，向城市規劃委員會（下稱「城規會」）申請作擬議臨時公用設施裝置（太陽能光電系統）及相關填土工程，為期 5 年（下稱「擬議發展」）。

申請地點現時於《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》（下稱「大綱圖」）劃作「農業」地帶。根據「農業」地帶的分區計劃大綱圖註釋說明，「公用設施裝置」屬於第 2 列用途，因此需獲得委員會的規劃許可。擬議發展於 844 平方米的地盤上共設置 36 塊有頂棚的太陽能板（每塊 2.5 米 x 5 米）、一個一層高的（高度不超過 2 米）電錶室和一個一層高的機電結構，用於容納和轉換所產生的電力。

此申請旨在滿足日益增長的再生能源使用需求，以實現 2050 年前的碳中和，並滿足錦田當地村民和居民的電力需求。專案地理位置優越，有利於營運再生能源發電廠並為週邊地區提供服務。擬議發展項目符合政府的各項政策，包括推動香港更廣泛地採用再生能源發展。太陽能光電系統的實施將增加附近社區的再生能源電力供應，從而促進再生能源的更廣泛應用，以應對氣候變遷。

此外，擬議發展為小規模的臨時項目，不會影響「農業」區域的長遠規劃意圖，且與週邊區域並無不協調之處。而且於附近區內「農業」地帶的相關申請亦曾被批准。擬議發展不會對交通、視覺、景觀、排水和環境造成不利影響。本申請已符合「根據《城市規劃條例》第 16 條提出安裝太陽能光伏系統的申請的評審準則」。申請人已在 2025 年 10 月與中華電力有限公司確認上述地段可參與可再生能源上網電價計劃。

鑑於以上提出的依據，我們真誠地尋求城規會批准該申請。



## **TABLE OF CONTENTS**

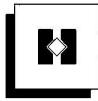
1	Introduction	2
2	The Application Site and Surroundings	3
3	Planning Context	5
4	The Development Proposal	8
5	Planning Analysis	11
6	Planning Merits & Justifications	18
7	Conclusion	20

### **List of Figures**

Figure 1	Location Plan
Figure 2	Land Status Plan
Figure 3	Extract of Outline Zoning Plan No. S/NE-MKT/5
Figure 4	Indicative Layout Plan
Figure 5	Proposed Land Filling Plan
Figure 6	Existing Vehicular Access Plan

### **List of Appendix**

Appendix 1	Approval Letter from CLP Power Hong Kong Limited
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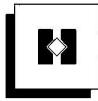


## 1 INTRODUCTION

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### 1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a Proposed Public Utility Installation (Solar Photovoltaic System) and associated filling of land (hereinafter referred to as the "**Development**") at Pat Heung, Yuen Long (**Figure 1**) (hereinafter referred to as the "**Application Site**") to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Application Site falls within an area designated as "Agriculture" ("**AGR**") zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 ("**the OZP**") (**Figure 4**). According to the Notes of the OZP for "AGR" zone, 'Public Utility Installation' is a Column 2 use that requires permission from the Town Planning Board.
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years.



## 2 THE APPLICATION SITE AND SURROUNDINGS

### 2.1 Condition of the Application Site

2.1.1 The Application Site covers a total of about 844 square metres ("sq. m."). The Application Site is currently vacant and fenced.

2.1.2 The Application Site is attached to a local track that connects the site to Yuen Tai Road. The site is situated in close proximity with local village of Yuen Kong San Tsuen at the southeast of Yuen Tai Road and the south-west of Pat Heung Road.



Diagram 1 Current Condition of the Application Site

2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity.

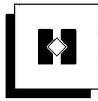
### 2.2 Land Status

2.2.1 The Application Site falls within Lot No. 1176 in Demarcation District 113, Pat Heung ("the Lot") (**Figure 2**).

### 2.3 Surrounding Context

2.3.1 Pat Heung is a sub-urban area located in the Yuen Long District in the New Territories of Hong Kong. The surrounding areas of the Site are characterized by various land uses, predominantly low-rise residential buildings, agricultural land, open storage and vehicle parking. To the north and east, the areas are surrounded by agricultural fields and scattered village houses. Along the Pat Heung Road, much of the area on both sides is covered with farmland and some vegetation, with parts used for rural activities. There are two historic buildings in Pat Heung that have been declared monuments: Leung Ancestral Hall at Yuen Kong Tsuen and Chik Kwai Study Hall at Sheung Tsuen, which are located to the north and northeast of the application site respectively, close to Kam Sheung Road. Refer to **Figure 1** for location plan.

2.3.2 The Application Site is in the north of Tai Wo Tsuen, in the south of Yuen Kong San Tsuen, in the west of Chueng Po Tsuen and within walking distance to these villages. There are several village clusters in the southwest of Pat

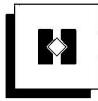


Heung, which are Ma Kong Tsuen situated in the west, Ho Pui Tsuen situated in the southwest, Tin Sum Tsuen situated in the northwest and Yuen Kong Tusen and Shui Tsan Tin Tsuen situated in the northeast of the Application Site respectively.

2.3.3 The gate of the application site will be set at the west boundary of the Applications Site, and the site is accessible from a local track from Pat Heung - Yuen Tai Road or Kam Sheung Road.



**Diagram 2 Accessibility of the Site**



## 3 PLANNING CONTEXT

### 3.1 Statutory Planning Context

3.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**Figure 3**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“intended 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.”*.

3.1.1 According to the Notes of the OZP, temporary uses (expected to be 3 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 3 years, the uses must conform to the zoned use or the Notes.

3.1.2 Besides, according to Notes of “AGR” zone of OZP, ‘Public Utility Installation’ is a Column 2 use under “AGR” zone. According to the Notes of the OZP, temporary use not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

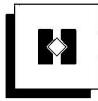
3.1.3 According to the Notes of “AGR” zone, any filling of land to effect a change of use requires permission from the Town Planning Board.

3.1.4 The Explanatory Statement of the OZP also states the planning objective to preserve the existing amenity and character, and to avoid excessive development overburdening the infrastructure provisions and external transport capacity of the Area.

3.1.5 Given the current condition of the site do not provide a favourable environment for cultivation because of its scale, location and its surrounding environment, the Applicant would like to fully utilise the site for solar photovoltaic system use in the short to medium term to address the current demand for green energy.

3.1.6 Aerial photos between 2006 and 2024 in **Annex 1** shows that the Application Site has remained vacant, with no active agricultural activities in the surrounding areas over the past decades. Moreover, there is no any previous planning application in the proposed site over the years.

3.1.7 Approval of this application on a temporary basis for a period of 5 years would not jeopardize the long-term planning intention of the “AGR” zone.



AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

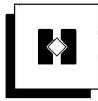
Planning Intention

This zone is intended 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.

Remarks

(a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

*(Source: Town Planning Board, HKSAR Government)*



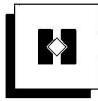
**AGRICULTURE (cont'd)**

**Remarks (cont'd)**

(b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin South Outline Zoning Plan No. S/YL-KTS/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

*(Source: Town Planning Board, HKSAR Government)*



## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Proposed Temporary Public Utility Installation (Solar Photovoltaic System)

4.1.1 The proposed development intends to be a temporary public utility installation (Solar Photovoltaic System) for a period of 5 years. It is mainly to generate renewable energy to supply the demand of electricity for the vicinity.

### 4.2 Development Scheme

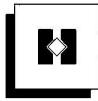
4.2.1 The Application Site covers an area of about 844 sq.m. The Site is accessible from Yuen Tai Road via a local access. The proposed SPV system will be connected to the existing electrical power network of CLP Power under the 'Renewable Energy Feed-in Tariff Scheme' ("the FiT Scheme") with a generation capacity of 170kW. The proposal comprises a total of 36 low-reflective (with the reflection rate not exceeding 5%) solar panels with anti-reflection coatings (5m (L) x 2.5m (W) x 0.35m (H) each) mounted on metal supporting frames with height of about 1.5m.

4.2.2 The proposed development will also comprise a one-storey structure for electric meter room and a one-storey structure for E&M with a height of not more than 2 meters at the east and south-eastern boundaries, with a total covered area of an electric meter room approximately 23 sq.m (2m (L) x 1.5m (W) and 7m (L) x 2.9m (W) x 2m respectively) mounted as support to the proposed development. There will also 36 solar panels to generate electricity.

4.2.3 The Site is accessible from Kam Shui South Road via a local access. No parking and loading/unloading space is proposed within the Site. The planned solar energy system is expected to be finalized by 2026/27 and will operate under the Feed-in Tariff (FiT) Scheme until 2034. The key development parameters are outlined in the table below. The existing fence will be remained at the current position. The indicative layout plan of the Proposed Development is shown in **Figure 4**. The major development parameters are summarised below:

Major Development Parameters	
Site Area	About 844 sq.m.
Gross Floor Area (GFA)	About 23 sq.m.
Proposed No. of Structures	2
Plot Ratio	About 0.03
Height of Structures	About 2 m (1 storey)
Site Coverage	Not more than 3%
Number of Solar Panels	Not more than 36
Anticipated Completion Time	2026/27

4.2.4 Endorsement from CLP Power Hong Kong Limited has been given for the operation of FiT Scheme on the site. Relevant approval letter is attached.



#### **4.3 Proposed Filling of Land**

4.3.1 Site formation is proposed to form a stable platform for structures only. It is proposed to fill the land for a maximum of 0.6m of concrete for about 23 sq.m. to form a stable platform. The area required for land filling has been minimised and confined to the platform for the structures only. Refer to Figure 6 for the land filling plan.

#### **4.4 Operation Arrangement**

4.4.1 The proposed development is to supply the daily electricity demand of the local residents and visitors by providing RE to CLP Power Hong Kong Limited. The development operates 24 hours for all days (including public holidays). There will be no visitors anticipated during the operation.

#### **4.5 Traffic Arrangement**

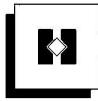
4.5.1 The existing entrance to the Applicant Site is at the western part of Lot No. 1176 in Demarcation District 113, which connects to the existing local track road leading to Yuen Tai Road(one-way) or Pat Heung Road(two-way) or Kam Sheung Road (two-way). The existing entrance will continue to serve the Proposed Development.



**Diagram 3 Existing Entrances to the Application Site**

4.5.2 During operation stage, maintenance workers are expected to access the Application Site by public transportation (i.e. franchised bus, GMB and taxis) or private vehicle(s) that parked in surrounding carparks, and then walk to the existing local track road.

4.5.3 Only minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours. The proposed internal transport facilities are considered adequate. Thus, with adequate space for manoeuvring space, no queuing back of vehicles is anticipated as well. There will be no interface issue with the upgrading works of Pat Heung - Yuen Tai



Road or Kam Sheung Road.

#### **4.6 Visual and Landscape Compatibility**

4.6.1 The Application Site is situated in area of rural village landscape character which are surrounded by village houses, temporary structures and workshop activities. The proposed height and site coverage are compatible with the surrounding land use and will not disturb the prevailing rural village landscape character. The existing wild growth on the site will be cleared to maintained a pleasant environment to the surrounding villagers.

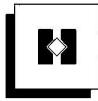
4.6.2 The proposed structure with a maximum height of not more than 3 metres is visually compatible with the 3-storey village houses in the east and west boundaries, and the temporary structures along the north and west boundary.



**Diagram 4 Surrounding Environment of Rural Characteristics**

#### **4.7 Environmental Consideration**

4.7.1 The latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites" will be observed and followed. It is anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.



## 5 PLANNING ANALYSIS

### 5.1 Existing Village Clusters and Developments

5.1.1 The vicinity is rural in character. Tai Wo Tsuen and Yuen Kong San Tsuen are the two village clusters near the proposed site, with Chueng Po Tsuen in the westward. Besides, there are substantial residential developments along Pat Heung Road. However, no RE developments are available in the surroundings.

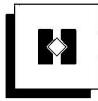
### 5.2 Substantial Change in Planning Context of Kam Tin South

5.2.1 Based on the Northern Metropolis Development Strategy and the Northern Metropolis Action Agenda promulgated in 2023, Yuen Long as fall within the High-end Professional Services and Logistics Hub Zone. Besides, the Application Site and its vicinity belongs to Kam Tin South area, which there will be some major public housing projects within the area to be completed in 2024 to 2033, estimating around 9100 households and 217 000 employment opportunities will be incurred in the district. This indicates that there will be substantial changes in planning context in the near future.

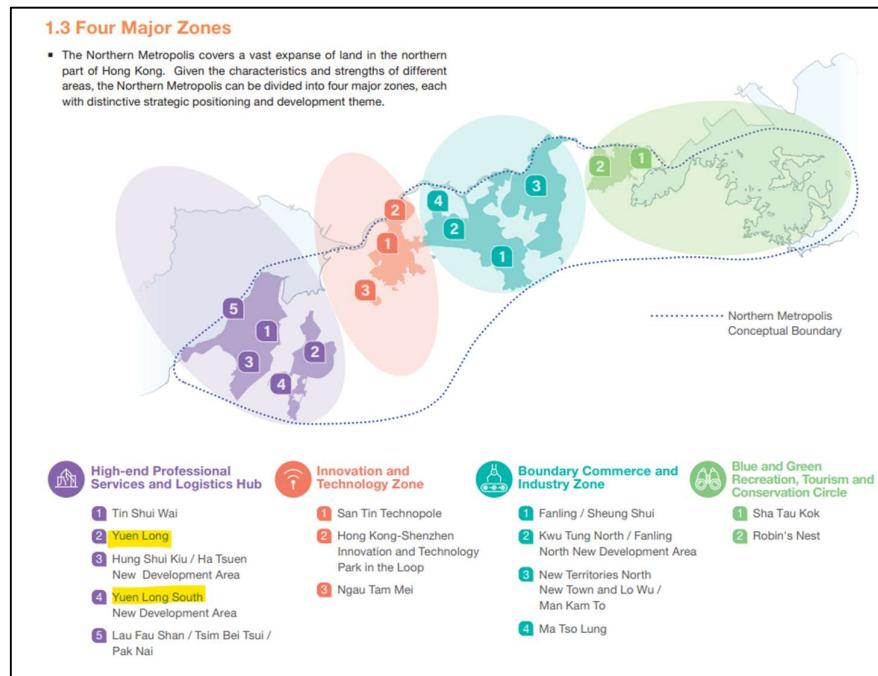


**Diagram 5a Extract of Northern Metropolis Action Agenda 2023**  
(source: Planning Department, HKSAR Government)

5.2.2 Upon re-planning the rural land use around Kam Tin South Area, it will ensure a consistent and sustainable housing supply to meet the increasing demand driven by the development of the Hong Kong-Shenzhen Close Interaction Circle. The Northern Metropolis, projected to accommodate approximately 2.5 million residents and provide around 650,000 jobs, will serve as a cornerstone for Hong Kong's long-term strategic growth and a



dynamic catalyst for economic advancement. Additionally, community enhancement initiatives will unleash the latent development potential of rural land, fostering balanced and integrated urban-rural progress. To cope with the updates in the Development Proposal brings more traffic flows and population to the community, following the living demand of the district has increased.

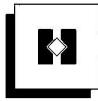


**Diagram 5a Extract of Northern Metropolis Action Agenda 2023**  
(source: Planning Department, HKSAR Government)

### 5.3 Implementation of Feed-in Tariff (FiT) scheme

5.3.1 The Government, in partnership with Hongkong Electric Company Limited and CLP Power Hong Kong Limited, launched the Feed-in Tariff (FiT) scheme under the post-2018 Scheme of Control Agreements to spur private investment in renewable energy. The FiT scheme allows power generated from renewable sources, such as solar photovoltaic (SPV) systems, to be sold to power companies at a premium rate, offsetting investment and generation costs. SPV systems that are proportionate, directly related, and ancillary to permitted uses within the same zoning on a statutory plan require no Town Planning Board approval. Furthermore, standalone SPV systems on vacant land for the FiT scheme are classified as "Public Utility Installations" and may need Board permission based on the relevant statutory plan.

5.3.2 Echoing this comprehensive development concept, development proposals in the vicinity are realising recently. The Government has been enhancing support for private-sector renewable energy projects by offering clearer guidelines and streamlined processes. In July 2020, the Town Planning Board (TPB) introduced assessment criteria for applications under Section 16 of the Town Planning Ordinance, enabling public submissions for SPV system



installations across various land use zones. Following these criteria, the TPB recently granted its first approval for a large-scale solar photovoltaic system, classified as a "Public Utility Installation," under "AGR." Zone. The project, comprising approximately 1,650 solar panels, is projected to generate over 720,000 kWh of electricity annually, meeting the yearly energy needs of more than 200 households<sup>1</sup>. This initiative exemplifies the effective integration of renewable energy development with agricultural land use.

5.3.3 The applicant has received the Network Reinforcement Condition Letter from CLP in October 2025, verifying the eligibility of the application site for participating the FiT scheme. Please find the letter in the attachment.

#### 5.4 Comply with Town Planning Board Assessment Criteria

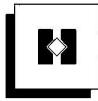
5.4.1 According to *Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance* revised on 7 October 2022. The following criteria are taken into account under the ordinance:

- it is a prerequisite for the applicant to obtain the 'Consent Letter' or 'Acknowledgement Letter'/'Network Reinforcement Condition Letter' (or similar confirmation letter) from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the preliminary technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
- 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;
- 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;
- it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual<sup>2</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;

<sup>1</sup> HKSAR. (2022). Government announces new Feed-in Tariff rates and introduces facilitation measures on installation of solar photovoltaic systems in open car parks by private sector.

<https://www.info.gov.hk/gia/general/202204/26/P2022042600448.htm?fontSize=1>

<sup>2</sup> The applicant has to demonstrate that the proposal would not affect the visual and landscape amenities/character of the area adversely by, for instance, causing a significant change of landscape resources/character, dwarfing the surrounding developments or catching the public's visual attention due to the scale and prominence of the proposed installation. Where appropriate, measures should be taken to mitigate the visual/landscape impact, for example, by peripheral screen planting.

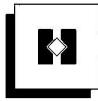


- unless with strong justifications<sup>3</sup>, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond or causing adverse impacts to wetland are generally not supported;
- planning applications with proposed felling of existing Old and Valuable 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;
- for SPV system falling within water gathering grounds, information should be provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply. The SPV system should not cause material increase in pollution effect and affect yield collection within water gathering grounds;
- where the installation is proposed to be in area close to airports and/or heliports<sup>4</sup>, or major roads, it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system should not cause glare to pilots/drivers and/or unacceptable adverse impact on aviation and/or traffic safety;
- the planning intention of “Agriculture” (“AGR”) zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning permission<sup>5</sup>. 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;
- 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
- approval conditions to address the technical issues, if any, within a specified time and clauses to revoke the permission for non-compliance

<sup>3</sup> Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

<sup>4</sup> For installation of SPV system in area close to airports and/or heliports, the reflection rate of the SPV system with anti-reflection coating shall not exceed 5%.

<sup>5</sup> Installation of SPV system for generating electricity for a permitted use, such as that for a farm, green house/farm structures in the “AGR” zone mainly for generating electricity for agricultural purposes, or that installed in connection with New Territories Exempted Houses (NTEH) in “Village Type Development” (“V”) zone, are also regarded as an ancillary use.



with approval conditions may be imposed as appropriate.

## 5.5 Precedent Approved Planning Applications in the New Territories

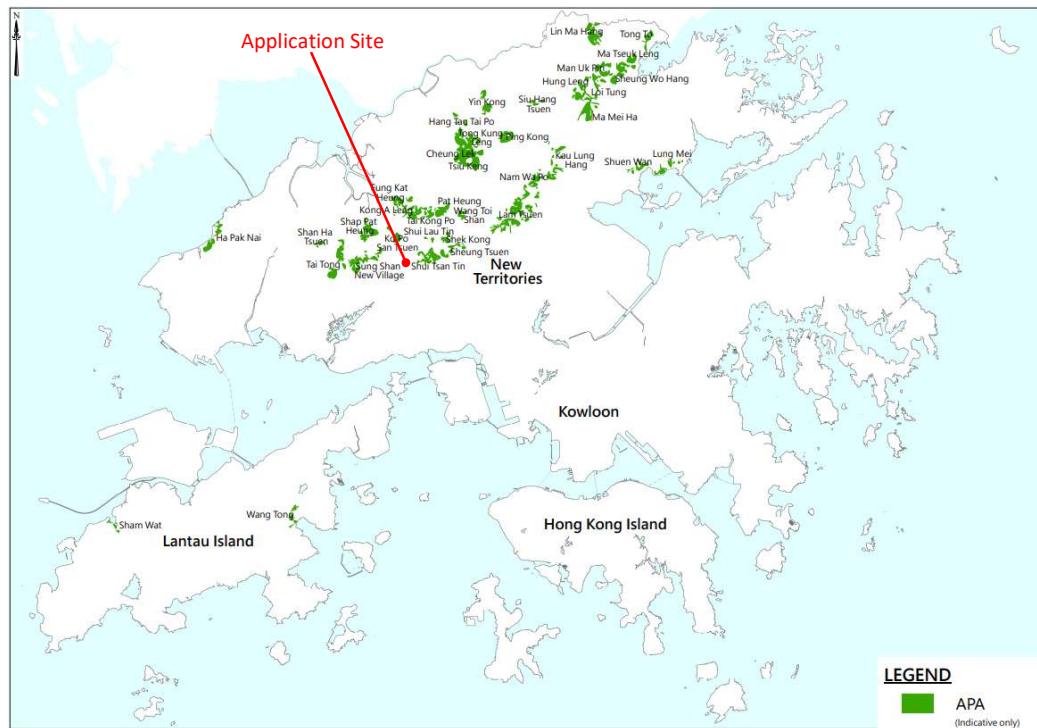
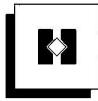
5.5.1 While there is no planning application for similar nature of use in the Subject OZP, there are some recent similar planning applications in the Yuen Long and New Territories during the recent 5 years.

Application No.	Proposed use	OZP No.	OZP Zoning	Decision Date	Decision
A/NE-LYT/835	Proposed Filling of Land for Permitted Agricultural Use with Ancillary Solar Panels	S/NE-LYT/19	AGR	22/11/2024	Approved with condition(s)
A/YL-TT/636	Proposed Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years	A/YL-TT/636	AGR	05/07/2024	Approved with condition(s)
A/YL-KTN/886	Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land	S/YL-KTN/10	AGR	10/05/2024	Approved/Agreed
A/YL-KTS/949	Proposed Public Utility Installation (Solar Photovoltaic System) and filling of land	S/YL-KTS/15	AGR	11/09/2023	Approved with condition(s)
A/NE-KLH/614	Proposed Public Utility Installation (Solar Photovoltaic System)	S/NE-KLH/11	V	25/11/2022	Approved with condition(s)
A/YL-KTN/785	Proposed Public Utility Installation (Solar Energy System)	S/YL-KTN/9	AGR	18/03/2022	Approved with condition(s)

## 5.6 Not Falling within the Proposed Agricultural Priority Area

5.6.1 The Application Site does not fall within any of the Agricultural Priority Areas (APAs) as proposed by Agriculture, Fisheries and Conservation Department (AFCD), suggesting that no negative impacts to the goal of developing agricultural area, and provides supporting measures to promote the active development in the district are anticipated.

5.6.2 According to the *Proposed delineation of quality farmland as Agricultural Priority Areas* under LC Paper No. CB(2)1591/2024(01), "As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective"



**Diagram 6 Locations of 37 Proposed APAs**

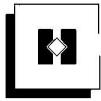
(Source: Agriculture, Fisheries and Conservation Department, HKSAR Government)

## 5.7 Strong Demand for Electricity in the adjacent district

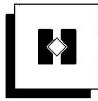
5.7.1 The Proposed Development is designed to serve local residents, employees and visitors in the vicinity. It aligns with the government's goal to raise RE's share in electricity generation from less than 1% to 7.5-10% by 2035 and zero-carbon energy to 60-70% for achieving carbon neutrality by 2050, as outlined in Hong Kong's Climate Action Plan 2050. In addition, the proposed development supports the goals of decreasing Power Plant Emissions and increasing use of new low-carbon energy under Clean Air Plan for Hong Kong 2035<sup>6</sup>. Due to Hong Kong's geographical and natural constraints, community collaboration is essential for developing distributed RE. The proposed facility meets latent electricity demand in an environmentally conscious manner by providing hyperlocal services that reduce the need for electricity generate by traditional means.

5.7.2 Strategically located along Pat Heung Road and Kam Sheung Road, the facility situates at the intersection of three village clusters, including Tai Wo Tsuen, Yuen Kong San Tsuen and Chueng Po Tsuen. This prime location enables the facility to efficiently meet the daily domestic energy needs of the surrounding villages, providing a convenient and sustainable power solution.

<sup>6</sup> HKSAR. (2021). Government announces Clean Air Plan for Hong Kong 2035 (with photos). <https://www.info.gov.hk/gia/general/202106/29/P2021062900451.htm>



5.7.3 In the long term, the facility supports the Northern Metropolis Action Agenda's High-end Professional Services and Logistics Hub Zone by providing a reliable ancillary power supply for users, promoting sustainable community development. This integrated approach—combining environmental efficiency, enhanced infrastructure resilience, and increased renewable energy adoption—demonstrates clear planning merit for approving the Proposed Development for temporary Public Utility Installation use.



## **6 PLANNING MERITS & JUSTIFICATIONS**

### **6.1 Strong Planning Merit by Supporting the Local Economy and Surrounding Development**

6.1.1 There are existing village clusters and workshops in the vicinity, with temporary sawmills/ workshops and the guide dog training school in placed. However, there is currently no RE utility projects in the vicinity. To cope with the existing/rising demand and as a planning merit, the proposed temporary Public Utility Installation (Solar Photovoltaic System) situating at a convenient location along the Pat Heung Road and Kam Sheung Road will support the local domestic need.

### **6.2 Embracing Urban-Rural Integration**

6.2.1 According to the NTN NT Development Proposal, the Kam Tin South area will gradually change in planning context, in the future expect to have rezoning for Mixed Use/ Residential. Massive construction work will be anticipated. As an interim measures, this proposal helps to promote more RE in supplying electricity for adjacent rural villages and workers. This is in line with the urban-rural integration guidelines to enhance living quality and standards of the villages and facilitate the sustainable development of the district.

### **6.3 Would Not Jeopardize the Long Term Planning Intention and Conform to the Statutory Plan**

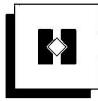
6.3.1 The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the "Agriculture". The proposed temporary use for a period of 3 years also conforms to the Notes of the OZP.

6.3.2 The Application Site falls completely within the "AGR" zone, however, the Application Site in nature has no good potential for agricultural rehabilitation.

6.3.3 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. The scale of the Application Site does not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

6.3.4 Nevertheless, decommission of the proposed development could easily convert the application site back to the existing status, which will allow for future agricultural purpose. The proposed temporary shop and service use is considered to be required by the local community at the current stage, permission on temporary basis is thus sought.

6.3.5 Besides, with the implementation of High-end Professional Services and Logistics Hub Zone, the vicinity will not likely be zoned as "Agricultural" in the future. This proposal is temporary in nature which allows flexibility for



future changes.

#### **6.4 Not Required for Agricultural Use**

6.4.1 The Application Site also not fall within any proposed Agricultural Priority Area. In the future, this land is expected no longer to be designated for agricultural use. Thus, it is expected that no objection will be raised by the Agriculture, Fisheries and Conservation Department.

#### **6.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

6.5.1 The proposed development of about 2 meters in building height and a site coverage of not more than 3% is considered visually compatible with surrounding that comprises open storage, workshops, sawmills, carpark, scattered dwelling and agricultural land. The proposed development will not affect the prevailing rural landscape character.

6.5.2 with regular maintenance of the existing wild grown glass on the site, the landscape value of the application site is expected to be further enhanced, and the proposed development will be better integrated with the surroundings.

#### **6.6 No Adverse Traffic Impact**

6.6.1 The proposed development will not incur adverse traffic impact. Workers and visitors in the vicinity can easily access the Application Site on foot or by bicycle. The proposed internal transport facilities can accommodate the estimated traffic trips. Adequate manoeuvring space is also provided to avoid queuing back toward Pat Heung Road and Kam Sheung Road.

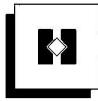
6.6.2 The proposed development will not have any potential interface issue with the upgrading works along Pat Heung Road and Kam Sheung Road. Close liaison during the construction work period will be maintained with the relevant Government departments.

#### **6.7 No Adverse Environmental Impact**

6.7.1 Following the latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites", the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.

#### **6.8 Comply with the TPB Assessment Criteria**

6.8.1 As concluded from above, this Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement Condition Letter has been received from CLP. The proposed SPV system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects. The proposed height and site coverage is compatible with the surrounding environment of rural characteristics. The filling of land has been minimised for the erection of necessary structures only



and no trees will be felled. The application site has no active farming activities and low agricultural rehabilitation potential.

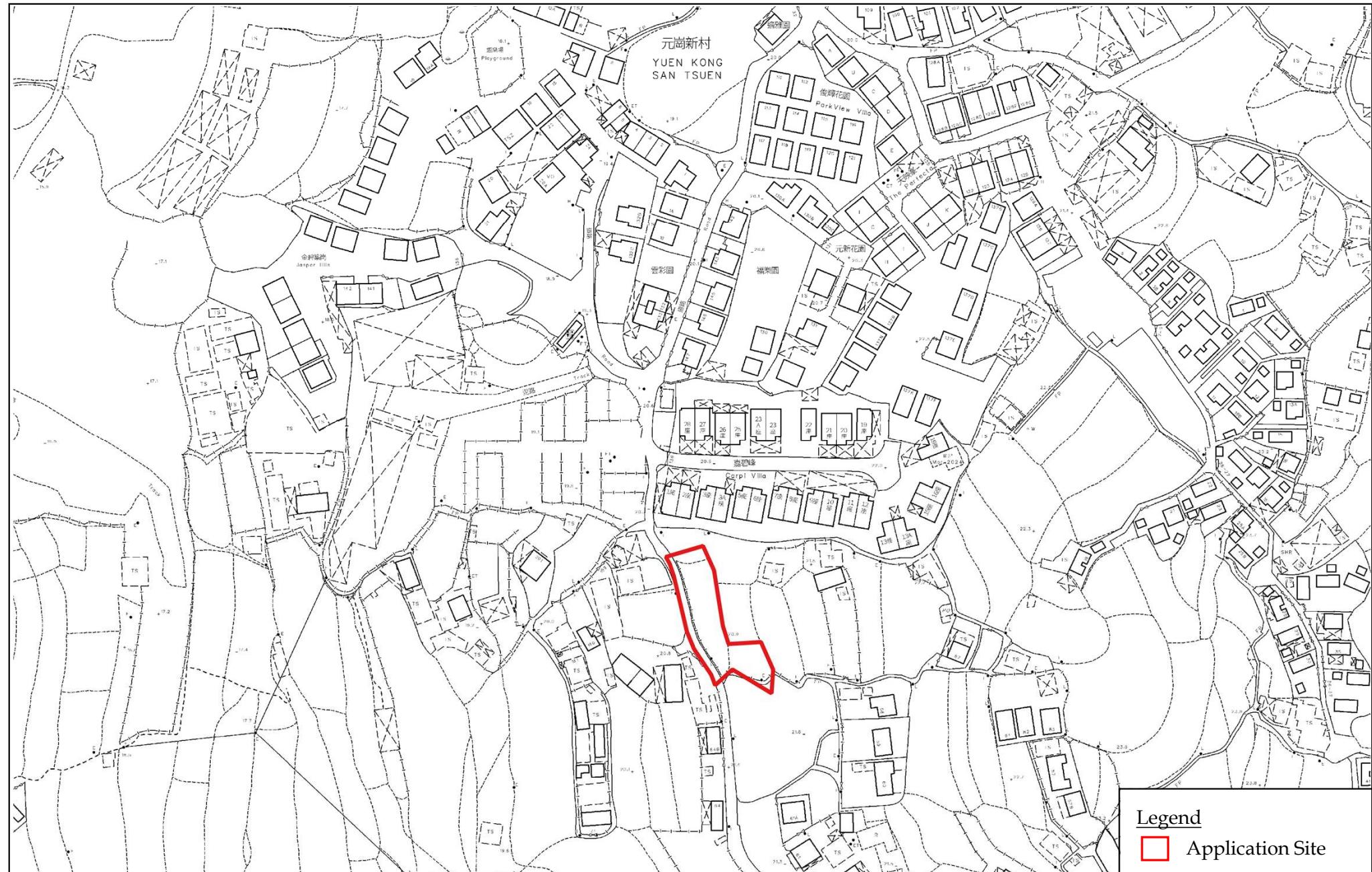
**6.9      Similar Approved Planning Application in the “Agriculture” Zone of North East New Territories**

6.9.1      The recently approved similar planning application no. A/YL-KTS/949 for temporary Public Utility Installation on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/YL-KTS/15 demonstrates the suitability of the proposed Public Utility Installation (Solar Photovoltaic System) in “Agriculture” zone.

## **7      CONCLUSION**

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7.1.1      In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



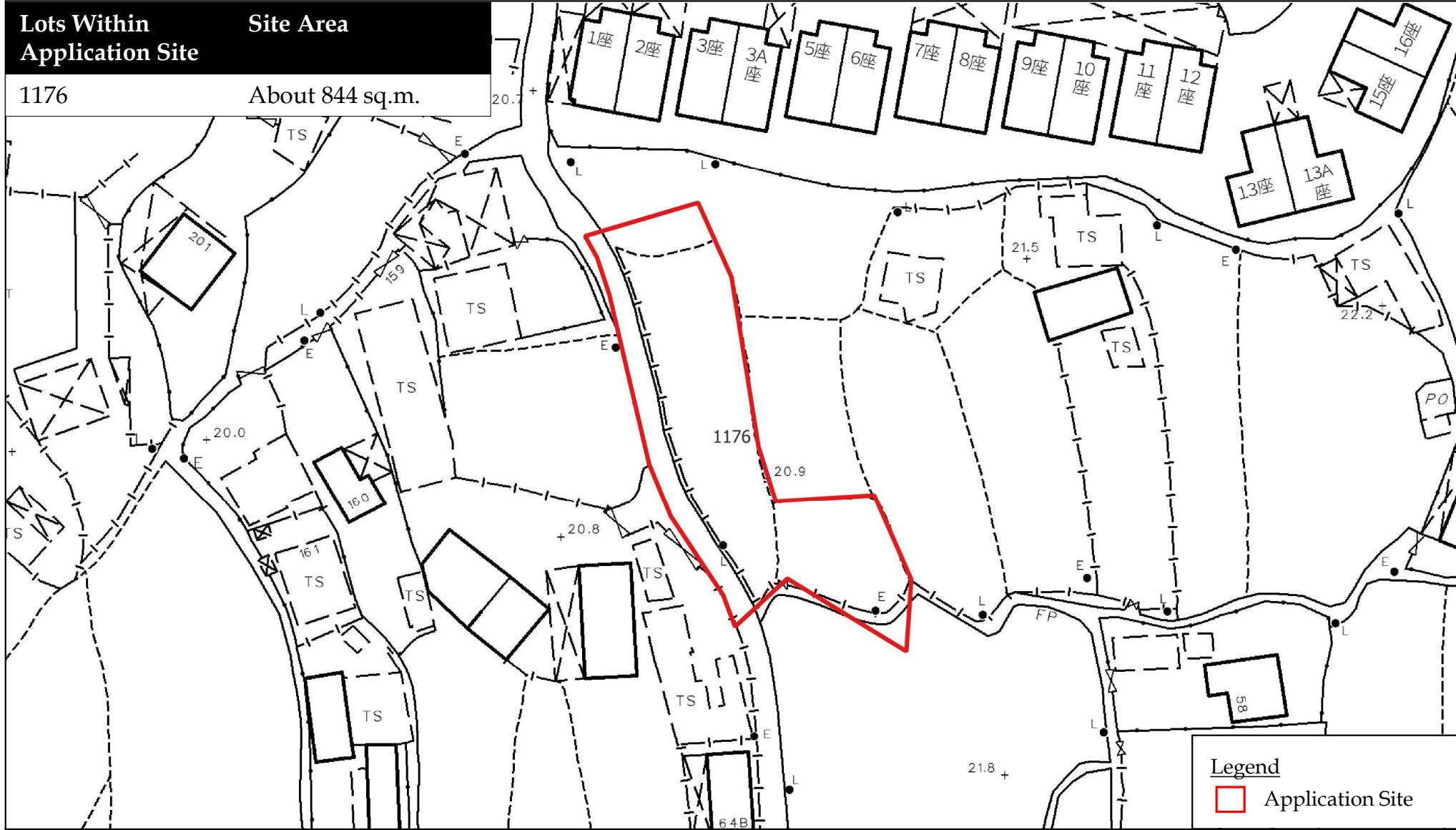
# **LCH Planning and Development Consultants Limited**

Figure 1 : Location Plan

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



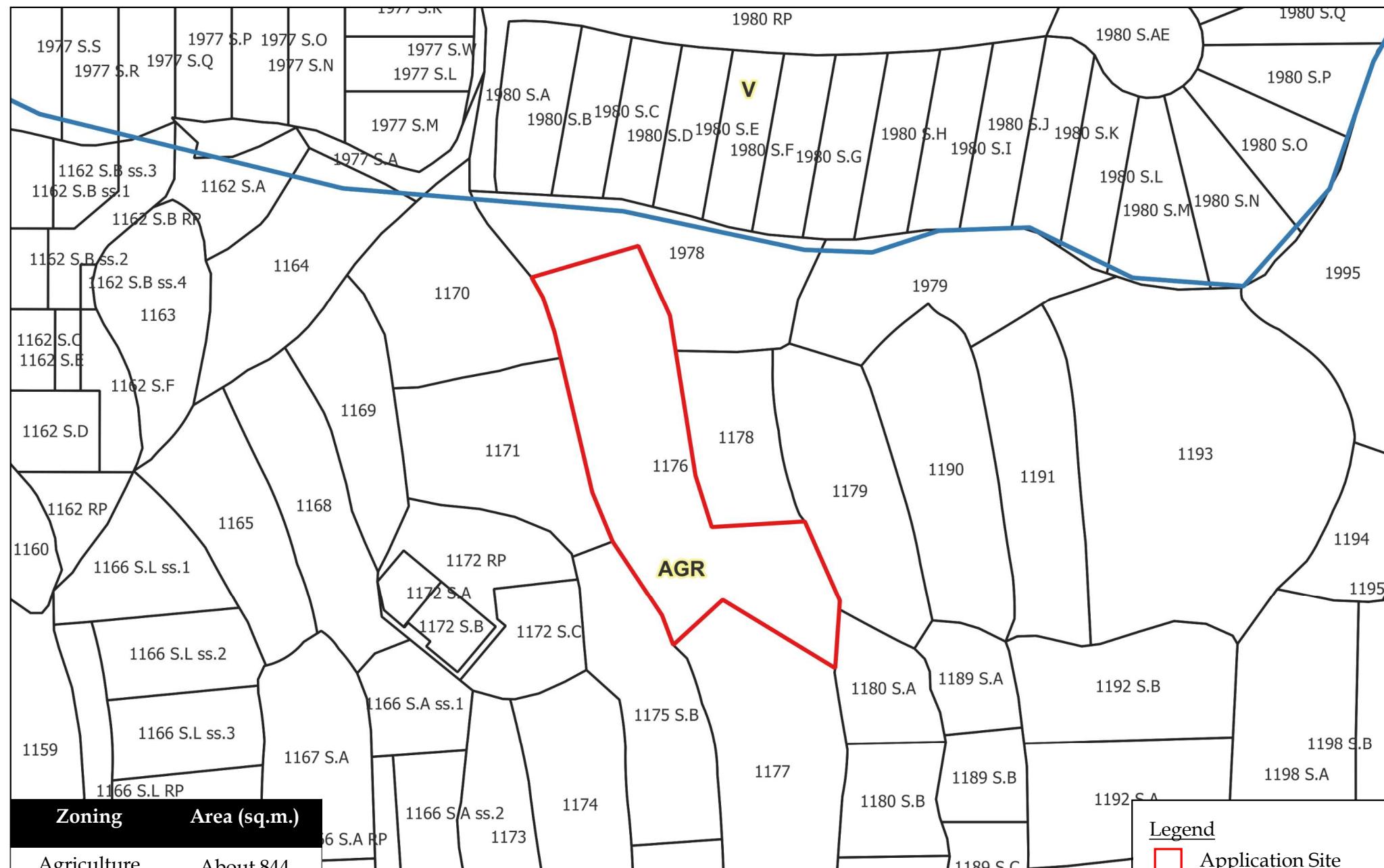
**LCH Planning and Development  
Consultants Limited**

Figure 2 : Land Status Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)

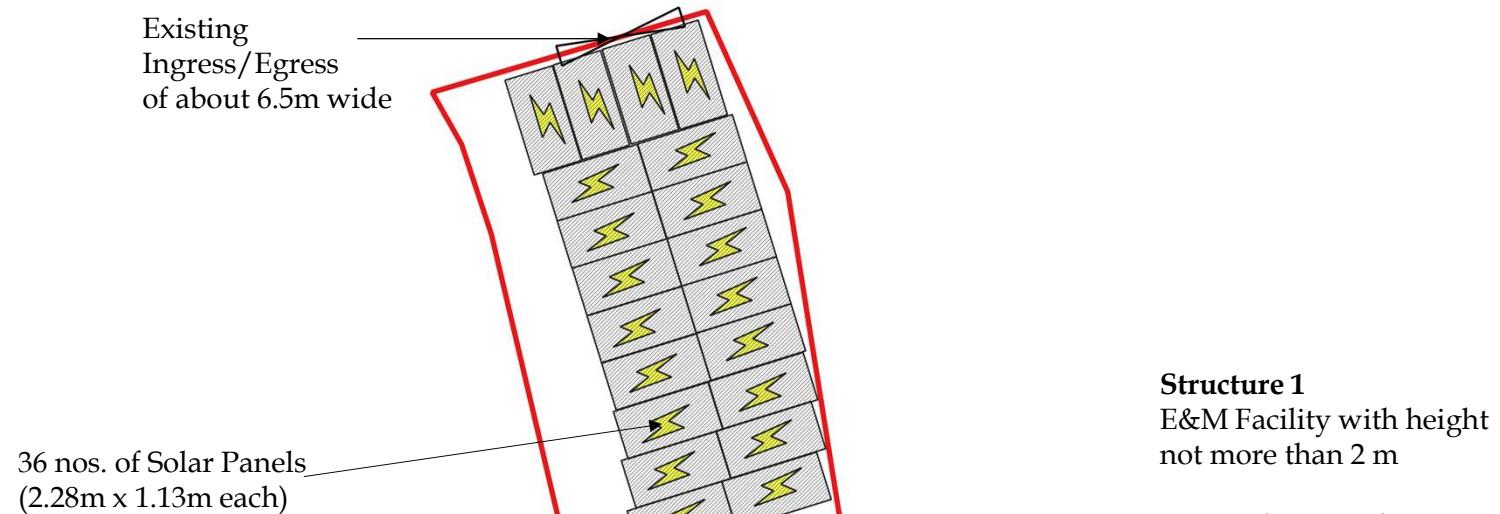


**LCH Planning and Development  
Consultants Limited**

Figure 3 : Extract of Outline Zoning Plan No. S/YL-KTS/15  
(For reference only. Not to scale.)

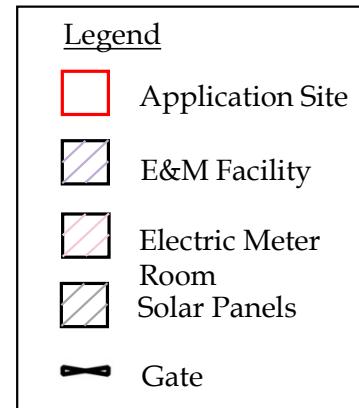
Section 16 Application for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



<b>Site Area</b>	844 sqm
<b>Covered Area</b>	About 23 sqm (Total)
1. E&M Facility	About 20 sqm
2. Electric Meter Room	About 3 sqm
<b>Solar Panel</b>	36

**Structure2**  
Electric Meter Room with height not more than 2 m  
Covered Area: About 3 sq.m.



 **LCH Planning and Development  
Consultants Limited**

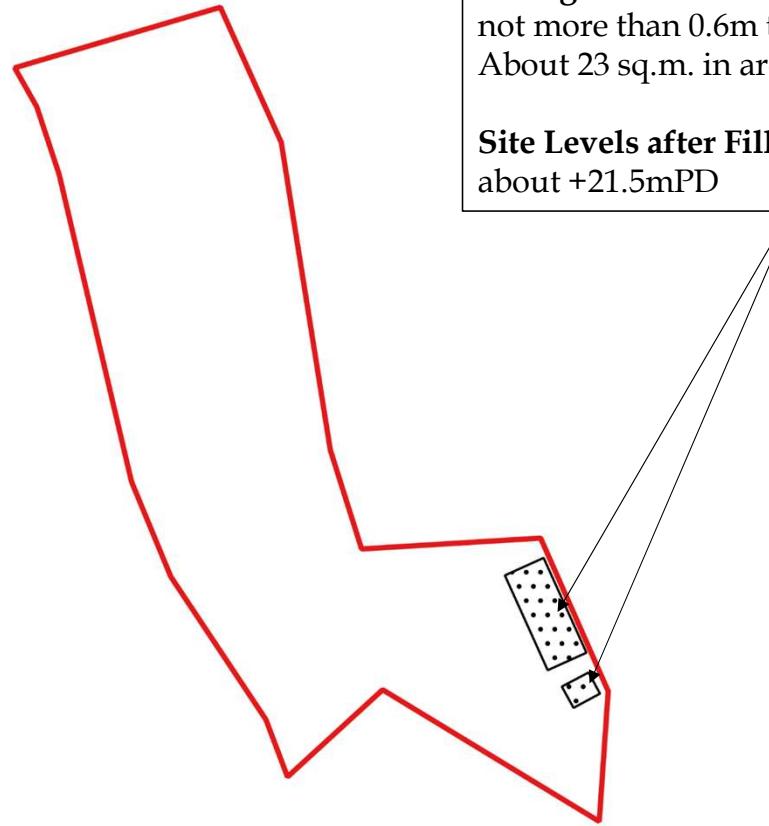
Figure 4 : Indicative Layout Plan  
(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)

**Application Site Area:** about 844 sq.m.

**Site Levels before Filling of Land:** about +20.9mPD



**Filling of Land**

not more than 0.6m thick of concrete layer

About 23 sq.m. in area

**Site Levels after Filling of Land:**

about +21.5mPD

Legend

Application Site

Filling of Land (concrete)



**LCH Planning and Development  
Consultants Limited**

Figure 5 : Proposed Land Filling Plan

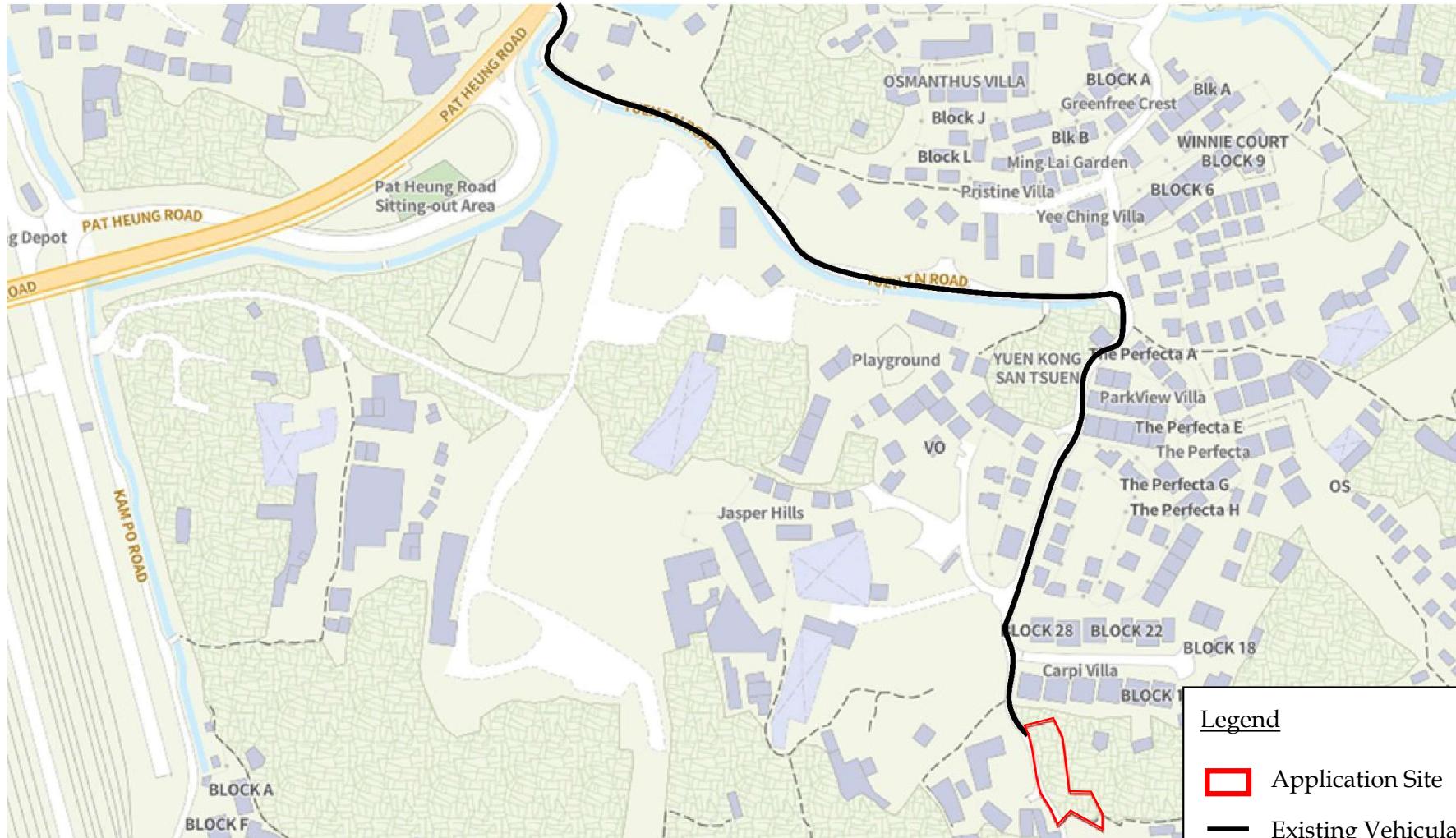
*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat Heung, Yuen Long, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*

**Application Site Area:** about 844 sq.m.

**Site Levels before Filling of Land:** about +20.9mPD



**LCH Planning and Development  
Consultants Limited**

Figure 6 : Existing Vehicular Access Plan

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years at Lot No. 1176 in D.D. 113 at Pat Heung, Yuen Long, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*

22 October 2025

DD 113, LOT 1176, KAM SHEUNG ROAD,  
YUEN KONG SAN TSUEN,  
KAM TIN  
YUEN LONG  
NEW TERRITORIES

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

客戶體驗  
Customer Experience

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

網址 Website [www.clp.com.hk](http://www.clp.com.hk)

Attention: KO MEI WAI KEE PLASTIC MATERIAL COMPANY LIMITED

Our ref.: FiT No.: 20250918001  
(Scheme No.: YL-250527)  
Please quote our scheme number in response to this letter

Dear Sir/ Madam,

**Network Reinforcement Condition Letter**  
**DD 113, LOT 1176, KAM SHEUNG ROAD, YUEN KONG SAN TSUEN, KAM TIN**  
**YUEN LONG, NEW TERRITORIES (“Premises”)**  
**CLP Electricity Account Number: 82869226506**

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

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

1. You are required to make a deposit payment of HK\$ 204,000 (HONG KONG DOLLARS Two Hundred and Four Thousand Dollars) (“Deposit”) before we commence the Reinforcement Works.
2. We estimate that the Reinforcement Works will be completed in around 24 months after receipt of your written acceptance of these terms and conditions and the full amount of your Deposit. While we will strive to complete the Reinforcement Works within this estimated timeframe, there may be circumstances which affect the progress or the completion date. We will not be liable for any loss, damage suffered or any cost incurred arising from any delay or incompletion of the Reinforcement Works.
3. If there is a need to revise the estimated timeframe required to complete the Reinforcement Works, we will discuss and agree with you on a new estimated timeframe.
4. The progress and completion of the Reinforcement Works are also subject to your agreement on the terms of the Supply Condition Letter to be issued by us after the design of the Reinforcement Works has been finalised. A sample of a Supply Condition Letter is enclosed for your reference. The final terms of the Supply Condition Letter are subject to the final design of the Reinforcement Works and if you accept the final terms of the Supply Condition Letter, please return to us a signed copy of the letter.



5. You will be entitled to a refund of the Deposit (without interest) if an agreement cannot be reached on the revised estimated timeframe mentioned in point 3 above or where you are not able to agree to the terms of the Supply Condition Letter. However, we will have no obligation to proceed with the Reinforcement Works.
6. The Deposit will also be refunded (without interest) if the renewable energy system with a total capacity of 170kW (the capacity of the renewable energy system will be calculated excluding any renewable energy system that will be installed at the Premises prior to the date of your FiT Scheme application) is installed and connected to our network within one years after the actual Reinforcement Works completion date. You will be notified of the actual Reinforcement Works completion date in writing after completion of the Reinforcement Works.
7. Except in circumstances expressly mentioned in this letter, you will not be entitled to a refund of the Deposit even if you withdraw your FiT Scheme application or network reinforcement application before the completion of Reinforcement Works.
8. Further, if there is a change in the registered holder of the CLP electricity account holder of the Premises, you will not be entitled to a refund of the Deposit regardless of the circumstances and we will have no obligation to proceed with the Reinforcement Works.
9. Your provisional FiT rate, following the prevailing rate published on our website on the date we received your FiT Scheme application, is set out below together with the validity period of each FiT rate:

Renewable energy system	Generation capacity (kW)	Provisional FiT rate (\$/kWh)	Validity period (expiry date)
New Solar System at DD 113, LOT 1176, KAM SHIEUNG ROAD, YUEN KONG SAN TSUEN, KAM TIN YUEN LONG NEW TERRITORIES	170	3	12 months from actual Reinforcement Works completion date

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

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

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





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

Should you have any queries regarding the progress of the construction work, please contact our Accounts Manager Mr. Tommy Lam on telephone number 2678 3406.

Yours sincerely,

Tsui Anne

Principal Manager - Customer Services & Support  
For and on behalf of  
CLP Power Hong Kong Limited

Encl. as stated

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#### Reply Slip

I / We hereby accept the terms and conditions in this letter issued by CLP Power Hong Kong Limited dated 22 October 2025 (FiT Application No.: 20250918001).

Signature/Chop : .....

Name .....  
  
(IN BLOCK LETTERS)

Date : .....  
31-10-2025





**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2507002/02

Your Ref.:

15 January 2026

By Email

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong

Dear Sir/ Madam,

**APPLICATION NO. A/YL-KTS/1109  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**FURTHER INFORMATION SUBMISSION**

We refer to the captioned application submitted on 26 November 2025 and the comments received from the government department and the public.

Attached our responses to the comments and the corresponding replacement pages of the submitted Application Form and the submitted Planning Statement report. Please be clarified that all existing fencing of about 2m tall will be remained with proper maintenance. Moreover, the existing fencing will be painted in green colour to maintain a visual buffer to minimize the nuisance to the nearby residents and the environment.

This Further Information contains clarification to the Application. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the Application and should be accepted by the TPB for inclusion into the Application.

Should you require further information or have any query, please feel free to contact the undersigned or Ciel Au Yeung at [REDACTED]

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

A handwritten signature in black ink, appearing to read 'Ho'.

**Junior Ho**  
Director

c.c. the Applicant



Encl.

- i. Response to Departmental Comments Table
- ii. Response to Public Comments Table
- iii. Replacement page of submitted Application Form
- iv. Replacement pages of submitted Planning Statement Report

**RESPONSE TO  
DEPARTMENTAL COMMENTS TABLE**



**Section 16 Application No. A/YL-KTS/1109**

**Annex 1 - Response to Comments Table**

No.	Comments Received	Our Responses
<b>1.</b>	<b><i>Comments from Urban Design &amp; Landscape Section of the Planning Department received on 30 December 2025 and 8 January 2026</i></b>	
a	<p>The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.</p>	<p>Noted with many thanks.</p> <p>No trees will be felled without relevant departments' approval. The existing tree in the proposed site will remain.</p>
b	<p>With reference to the aerial photo and site photos, the Site is generally vacant and one existing tree was observed at the southeastern corner of the Site.</p> <p>According to Section 9 of the Application Form, no tree felling is involved.</p>	<p>Yes.</p> <p>No trees will be felled in the application and the existing tree in the proposed site will be remained.</p>

**RESPONSE TO  
PUBLIC COMMENTS TABLE**

**Annex 2 - Response to Comments Table**

No.	Comments Received	Our Responses
A	<p><i>Comments Received during the 3-week Public Consultation Period</i></p> <p>Whether there is potential cumulative impact on the AGR zone and whether the proposed development is in line with the planning intention of the AGR zone</p>	<p>Aerial photos between 2006 and 2024 in Annex 1 shows that the Application Site has remained vacant, with no active agricultural activities in the surrounding areas over the past decades. Moreover, there is no any previous planning application in the proposed site over the years.</p> <p>The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the "Agriculture". The proposed temporary use for a period of 5 years also conforms to the Notes of the OZP. The Applicant would like to fully utilise the site for solar photovoltaic system use in the short to medium term to address the current demand for green energy.</p> <p>Although the Application Site has been vacant with no active agricultural activities for decades, since the proposed development is small scale, upon expiry of the planning approval/ FiT programme the Application Site could be easily converted to agricultural purpose.</p>
B	<p>Whether the FiT programme is justified on the Application Site</p>	<p>Noted with thanks.</p> <p>This Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement Condition Letter has been received from CLP. The proposed solar photovoltaic system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects.</p> <p>The proposed height and site coverage is compatible with the surrounding</p>

	<p>environment of rural characteristics. The filling of land has been minimised for the erection of necessary structures only and no trees will be felled. The application site has no active farming activities and low agricultural rehabilitation potential.</p>	<p>The Government, in partnership with Hongkong Electric Company Limited and CLP Power Hong Kong Limited, launched the Feed-in Tariff (FiT) scheme under the post-2018 Scheme of Control Agreements to spur private investment in renewable energy. The FiT scheme allows power generated from renewable sources, such as solar photovoltaic (SPV) systems, to be sold to power companies at a premium rate, offsetting investment and generation costs. SPV systems that are proportionate, directly related, and ancillary to permitted uses within the same zoning on a statutory plan require no Town Planning Board approval.</p>	<p>Echoing this comprehensive development concept, development proposals in the vicinity are realising recently. The Government has been enhancing support for private-sector renewable energy projects by offering clearer guidelines and streamlined processes.</p>	
C	Whether there is potential traffic impact to the surrounding road network	Noted with thanks.	<p>The proposed development will not incur adverse traffic impact. The proposed internal transport facilities can accommodate the estimated traffic trips. No queuing back is anticipated due to the anticipated traffic flow. Close liaison during the construction work period will be maintained with the relevant Government departments.</p>	
D	Whether there are potential drainage and noise impacts.	Noted with thanks.	<p>No complaint has been received for the Application Site regarding drainage impact. The landfill work will only take under the structure, therefore, no extensive land filling works will be taken in the Application Site.</p>	



	<p>Following the latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites", the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.</p>
E	<p>Whether there is potential risk from the FiT system</p> <p>Noted with thanks.</p> <p>This Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement Condition Letter has been received from CLP. The proposed solar system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects.</p>

**REPLACEMENT PAGE OF SUBMITTED  
APPLICATION FORM**

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

1. 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。
2. 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。
3. 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 )

KO MEI WAI KEE PLASTIC MATERIAL COMPANY LIMITED

### 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 )

LCH Planning & Development Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot Nos. 1176 in Demarcation District No. 113
(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 844 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 23 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	----- sq.m 平方米 <input type="checkbox"/> About 約

**REPLACEMENT PAGES OF SUBMITTED  
PLANNING STATEMENT REPORT**



#### **4.3 Proposed Filling of Land**

4.3.1 Site formation is proposed to form a stable platform for structures only. It is proposed to fill the land for a maximum of 0.6m of concrete for about 23 sq.m. to form a stable platform. The area required for land filling has been minimised and confined to the platform for the structures only. Refer to Figure 6 for the land filling plan.

#### **4.4 Operation Arrangement**

4.4.1 The proposed development is to supply the daily electricity demand of the local residents and visitors by providing RE to CLP Power Hong Kong Limited. The development operates 24 hours for all days (including public holidays). There will be no visitors anticipated during the operation.

#### **4.5 Traffic Arrangement**

4.5.1 The existing entrance to the Applicant Site is at the western part of Lot No. 1176 in Demarcation District 113, which connects to the existing local track road leading to Yuen Tai Road(one-way) or Pat Heung Road(two-way) or Kam Sheung Road (two-way). The existing entrance will continue to serve the Proposed Development.



**Diagram 3 Existing Entrances to the Application Site**

4.5.2 During operation stage, maintenance workers are expected to access the Application Site by public transportation (i.e. franchised bus, GMB and taxis) or private vehicle(s) that parked in surrounding carparks, and then walk to the existing local track road.

4.5.3 Only minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours. The proposed internal transport facilities are considered adequate. Thus, with adequate space for manoeuvring space, no queuing back of vehicles is anticipated as well.



#### 4.6 Visual and Landscape Compatibility

4.6.1 The Application Site is situated in area of rural village landscape character which are surrounded by village houses, temporary structures and workshop activities. The proposed height and site coverage are compatible with the surrounding land use and will not disturb the prevailing rural village landscape character. The existing wild growth on the site will be cleared to maintained a pleasant environment to the surrounding villagers.

4.6.2 The proposed structure with a maximum height of not more than 2 metres is visually compatible with the 3-storey village houses in the east and west boundaries, and the temporary structures along the north and west boundary.



**Diagram 4 Surrounding Environment of Rural Characteristics**

#### 4.7 Environmental Consideration

4.7.1 The latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites" will be observed and followed. It is anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.



## **6 PLANNING MERITS & JUSTIFICATIONS**

### **6.1 Strong Planning Merit by Supporting the Local Economy and Surrounding Development**

6.1.1 There are existing village clusters and workshops in the vicinity, with temporary sawmills/ workshops and the guide dog training school in placed. However, there is currently no RE utility projects in the vicinity. To cope with the existing/rising demand and as a planning merit, the proposed temporary Public Utility Installation (Solar Photovoltaic System) situating at a convenient location along the Pat Heung Road and Kam Sheung Road will support the local domestic need.

### **6.2 Embracing Urban-Rural Integration**

6.2.1 According to the NTN NT Development Proposal, the Kam Tin South area will gradually change in planning context, in the future expect to have rezoning for Mixed Use/ Residential. Massive construction work will be anticipated. As an interim measures, this proposal helps to promote more RE in supplying electricity for adjacent rural villages and workers. This is in line with the urban-rural integration guidelines to enhance living quality and standards of the villages and facilitate the sustainable development of the district.

### **6.3 Would Not Jeopardize the Long Term Planning Intention and Conform to the Statutory Plan**

6.3.1 The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the "Agriculture". The proposed temporary use for a period of 5 years also conforms to the Notes of the OZP.

6.3.2 The Application Site falls completely within the "AGR" zone, however, the Application Site in nature has no good potential for agricultural rehabilitation.

6.3.3 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. The scale of the Application Site does not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

6.3.4 Nevertheless, decommission of the proposed development could easily convert the application site back to the existing status, which will allow for future agricultural purpose. Upon the expiry of the planning permission, the proposed site will be reinstated for future agricultural use. The proposed temporary use is considered to be required by the local community at the current stage, permission on temporary basis is thus sought.

6.3.5 Besides, with the implementation of High-end Professional Services and Logistics Hub Zone, the vicinity will not likely be zoned as "Agricultural" in



the future. This proposal is temporary in nature which allows flexibility for future changes.

#### **6.4 Not Required for Agricultural Use**

6.4.1 The Application Site also not fall within any proposed Agricultural Priority Area. In the future, this land is expected no longer to be designated for agricultural use. Thus, it is expected that no objection will be raised by the Agriculture, Fisheries and Conservation Department.

#### **6.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

6.5.1 The proposed development of about 2 meters in building height and a site coverage of not more than 3% is considered visually compatible with surrounding that comprises open storage, workshops, sawmills, carpark, scattered dwelling and agricultural land. The proposed development will not affect the prevailing rural landscape character.

6.5.2 With regular maintenance of the existing wild grown glass on the site, the landscape value of the application site is expected to be further enhanced, and the proposed development will be better integrated with the surroundings.

6.5.3 The exiting fencing of the subject site (approximately 150 meters long and 2m tall) will be retained and appropriately improved. Upon approval, these fencing as a visual buffer will be painted in green colour in respect to the surrounding environment and to minimize nuisance to the community.

#### **6.6**

##### **6.6.1 No Adverse Traffic Impact**

The proposed development will not incur adverse traffic impact. Workers and visitors in the vicinity can easily access the Application Site on foot or by bicycle. The proposed internal transport facilities can accommodate the estimated traffic trips. Adequate manoeuvring space is also provided to avoid queuing back toward Pat Heung Road and Kam Sheung Road.

#### **6.7**

6.7.1 The proposed development will not have any potential interface issue. Close liaison during the construction work period will be maintained with the relevant Government departments.

#### **6.7.1**

##### **No Adverse Environmental Impact**

Following the latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites", the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.

#### **6.8.1**

##### **Comply with the TPB Assessment Criteria**

As concluded from above, this Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement



Condition Letter has been received from CLP. The proposed SPV system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects. The proposed height and site coverage is compatible with the surrounding environment of rural characteristics. The filling of land has been minimised for the erection of necessary structures only and no trees will be felled. The application site has no active farming activities and low agricultural rehabilitation potential.

#### **6.9 Similar Approved Planning Application in the "Agriculture" Zone of North East New Territories**

6.9.1 The recently approved similar planning application no. A/YL-KTS/949 for temporary Public Utility Installation on the "Agriculture" zone of the approved Lam Tsuen Outline Zoning Plan No. S/YL-KTS/15 demonstrates the suitability of the proposed Public Utility Installation (Solar Photovoltaic System) in "Agriculture" zone.

### **7 CONCLUSION**

7.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.

**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 visual<sup>1</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;
- (e) unless with strong justifications<sup>2</sup> , proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond or causing adverse impacts to wetland are generally not supported;
- (f) planning applications with proposed felling of existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species should not be supported. If tree removal is unavoidable, subject to the advice of relevant government

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<sup>1</sup> The applicant has to demonstrate that the proposal would not affect the visual and landscape amenities/character of the area adversely by, for instance, causing a significant change of landscape resources/character, dwarfing the surrounding developments or catching the public’s visual attention due to the scale and prominence of the proposed installation. Where appropriate, measures should be taken to mitigate the visual/landscape impact, for example, by peripheral screen planting.

<sup>2</sup> Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

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 cause material increase in pollution effect and affect yield collection within water gathering grounds;
- (h) where the installation is proposed to be in area close to airports and/or heliports<sup>3</sup> , or major roads, it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system should not cause glare to pilots/drivers and/or unacceptable adverse impact on aviation and/or traffic safety;
- (i) the planning intention of “Agriculture” (“AGR”) zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning<sup>4</sup>. 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

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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.

- (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.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the Site comprises Old Schedule Agricultural Lot No. 1176 in D.D. 113 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

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

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of a drainage proposal, and implementation and maintenance of the drainage proposal for the development should be included in the planning permission; and
- advisory comments are at **Appendix IV**.

**4. Environment**

Comments of the Director of Environmental Protection:

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

## 5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

## 6. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

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

## 7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- the proposed installation is considered not incompatible with the surrounding landscape character and no significant adverse landscape impact arising from the proposed development is anticipated; and
- advisory comments are at **Appendix IV**.

## 8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

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

## 9. **District Officer's Comments**

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

- no particular comment on the application and no comment was received from the locals upon close of consultation.

## 10. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Chief Engineer/Railway Development 1-1, HyD;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (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;
- (b) to note the comments of the Secretary for Environment and Ecology that the applicant shall 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lot of the Site. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) Pat Heung Road is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Pat Heung Road and local tracks); and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall maintain all existing drains/watercourse and the overland flow from adjacent lands shall not be affected;

- (g) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/24 'Minimizing Noise from Construction Activities';
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services that:
  - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
  - (i) existing water mains will be affected (**Plan A-2**) and the cost of any necessary diversion shall be borne by the applicant;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve (WWR) within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within the WWR. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main; and
  - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any,

such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;

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

- (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for 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 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; and

(l) to note the comments of the Commissioner of Police the application shall not cause traffic congestion or flooding.



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

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

17th December, 2025.



By email only

Dear Sir/ Madam,

**Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and  
Associated Filling of Land for a Period of 5 Years**  
**(A/YL-KTS/1109)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Shui Tsan Tin<sup>1</sup>. According to the relevant government document<sup>1</sup>, the objectives of this APA policy are as follows:
  - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document<sup>1</sup> also states:
  - *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide*

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



*a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shui Tsan Tin). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Shui Tsan Tin APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>1</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. We would also like the Board to look at some drone photos taken in December 2025 which show the site (approximately indicated by the arrow) and its surrounding farmlands in the Agriculture (AGR) zone of concern.



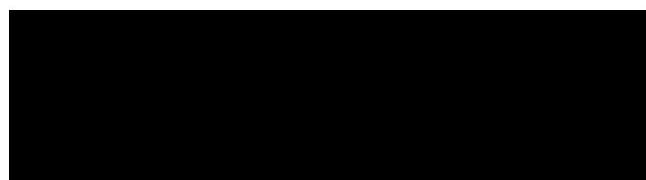


7. We urge the Board to seriously consider whether the site is still arable and the potential cumulative impacts of approving this application on the AGR zone of concern which still obviously contains many farmlands.

8. The proposed development is unlikely to be in line with the planning intention of the AGR zone, and we urge the Board to reject the application. The Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then whether this should be set as an approval condition.

9. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



## tpbpd/PLAND

寄件者: [REDACTED]  
寄件日期: 2025年12月24日星期三 3:59  
收件者: tpbpd/PLAND  
主旨: A/YL-KTS/1109 DD 113 Yuen Kong San Tsuen FiT  
類別: Internet Email

A/YL-KTS/1109

Lot 1176 in D.D. 113, Yuen Kong San Tsuen, Pat Heung, Kam Tin South

Site area: About 844sq.m

Zoning: "Agriculture"

Applied development: 36 Panels - Solar Photovoltaic System

Dear TPB Members,

No history of previous approvals. There is active agricultural activity in the area.

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

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

The original intention of the FiT programme, to encourage residents to erect solar panels on the roof tops of village houses, has been distorted by commercial greed. Hong Kong does not have sufficient land to accommodate the number of solar panels that could generate even a fraction of our daily energy consumption. Small scale solar farms cannot be the solution. 36 panels would provide energy for fewer than 5 households. In addition, the operator is paid multiple times the retail value of the energy generated, placing a burden on CLP customers already facing rising tariffs.

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

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

Mary Mulvihill

**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

**申請編號:A/YL-KTS/1109**

執事先生/女士:

本人是元朗八鄉大窩村村民，就以上地帶改變土地用途之申請作出強烈反對。上述項目申請位於住宅、農地及交通要道旁，而申請人在此申請表述要於 844 平方米的地盤上設置 36 塊有頂棚的太陽能板，每塊 2.5 米x5 米、一個一層高的(約兩米)的電錶室和一個一層高的機電結構，並且需要在該位置作相關填土工程。

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八鄉大窩村村民簽署 :

姓名(正楷) : TSOI PUI YU SHIRLEY

2025 年 12 月 30 日

通信地址: [REDACTED]

聯絡電話: [REDACTED]



**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

**申請編號:A/YL-KTS/1109**

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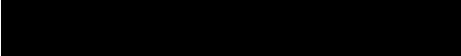
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八鄉大窩村村民簽署 :   
姓名(正楷) : TSOI KOOON HEI

2025 年 12 月 30 日

通信地址: 

聯絡電話: 



**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

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八鄉大窩村村民簽署 :

姓名(正楷) :

2025 年 12 月

通信地址:

聯絡電話:



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八鄉大窩村村民簽署 : Tracy Choi  
姓名(正楷) : Tracy Choi

2025 年 12 月 30 日

通信地址: [REDACTED]

聯絡電話: [REDACTED]



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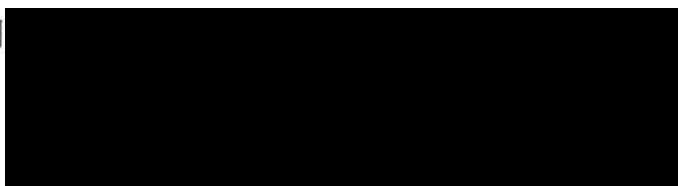
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八鄉大窩村村民簽署 : 陳景文  
姓名(正楷) : 陳景文

2025 年 12 月

通信地址:

聯絡電話:



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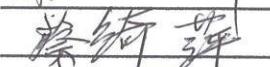
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八鄉大窩村村民簽署

姓名(正楷)

:   
: 

2025 年 12 月 30 日

通信地址:

聯絡電話:



**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

**申請編號:A/YL-KTS/1109**

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八鄉大窩村村民簽署

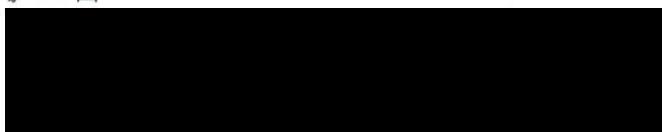
姓名(正楷)

蔡樹生

2025 年 12 月 30 日

通信地址:

聯絡電話:



**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

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八鄉大窩村村民簽署  
姓名(正楷)

沈鳳蓮  
沈鳳蓮

2025 年 12 月 30 日

通信地址:

聯絡電話:



**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

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八鄉大窩村村民簽署

姓名(正楷)

李遠東  
李遠東

2025 年 12 月 30 日

通信地址:

聯絡電話:



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姓名(正楷)

2025 年 12 月 30 日

通信地址:

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八鄉大窩村村民簽署 : 蔡國添  
姓名(正楷) : 蔡國添

2025 年 12 月 30 日

通信地址:

聯絡電話:



**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

**申請編號:A/YL-KTS/1109**

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八鄉大窩村村民簽署 : 張玉慈  
姓名(正楷) : 張玉慈

2025 年 12 月 30 日

通信地址: [REDACTED]

聯絡電話: [REDACTED]



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八鄉大窩村村民簽署

姓名(正楷)

蔡安生  
蔡安生

2025 年 12 月 30 日

通信地址:

聯絡電話:



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八鄉大窩村村民簽署 :

姓名(正楷) :

2025 年 12 月 30 日

通信地址:

聯絡電話:

RECEIVED

30 DEC 2025

Town Planning  
Board

**強烈反對元朗八鄉錦田南丈量約份第 113 約地段第 1176 號申請由「農業」地帶改劃為「臨時公用事業設施裝置(太陽能光復系統)及相關填土工程(為期五年)**

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八鄉大窩村村民簽署

姓名(正楷)

: *John Chan*  
: WONG HO NAN

2025 年 12 月 30 日

通信地址:

聯絡電話:



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八鄉大窩村村民簽署

姓名(正楷)

*Lij* *Wan*  
*林加連* *林加連*,  
*楊秋雲*.

2025 年 12 月 30 日

通信地址:

聯絡電話:

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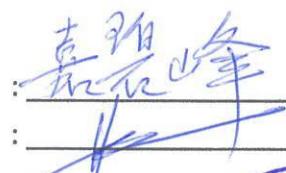
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八鄉大窩村村民簽署

姓名(正楷)

: 

2025 年 12 月 30 日

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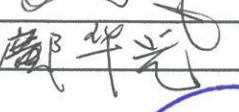
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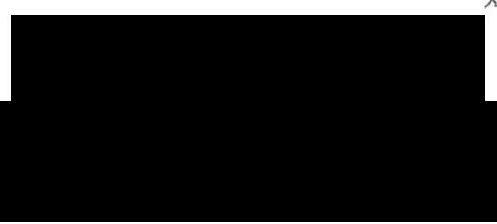
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八鄉大窩村村民簽署  
姓名(正楷) : *YEUNG LIN FUNG*

2025 年 12 月 30 日

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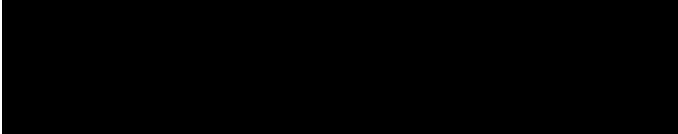
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 張炳業

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