

This document is received on 2025-12-16
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期, 應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

202759

1/12

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/N8-MUP/206
	Date Received 收到日期	2025-12-16

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)

李智彥 Li CHI YAN

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	DD fl. lot 37 S.B S.S1
(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 223.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14.76 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	S/NE - MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant
<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 2025 年 10 月 27 日的記錄，這宗申請共牽涉 3 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 2 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)
2	DD81 Lot 37 S.B S.S.1	26/11/2025

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

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

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

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

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

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

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

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

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

posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)##&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

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

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one '✓'.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議公用事業設施(太陽能光伏系統)連附屬存放(裝置)相關的維修零件及工具設施(為期三年)
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	81.06 142.44 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	81.06 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	14.76 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	14.76 sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

後牆(為用作存放相關的維修零件及工具(2.7米高)
電梯(為用作收集光伏系統所吸取的電(2米高)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

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)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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>Proposed operating hours 擬議營運時間 24 小時 (星期一至日, 包括公眾假期)</p>			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	Yes 是	<input 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))	
	No 否	<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>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	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)	
	No 否	<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	
	Yes 是	<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	
	No 否	<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... </p>
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(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>..... </p> <p>Reason(s) for non-compliance: 仍未履行的原因： </p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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)。

本人為上述AGR土地其中擁有人李智湧，而另外兩名擁有人分別為本人父親李林鷗及親弟李智希。

《城市規劃條例》第16條中指出，政府帶頭發展可再生能源是應對氣候變化工作的重要一環，有助發電界別減碳，鼓勵公眾參與投資太陽能光伏系統。

本人所申請裝設光伏系統參與上網電價計劃的土地雖在上世紀前為農地，但在近代至少六十年已沒有農耕活動及在未來香港的發展方向看來，亦已沒有復耕的潛力，所以為了能地盡其用，為環保及減碳工作出一分力，故此參與上網電價計劃。

而此土地位置所在於沙頭角公路禾坑段旁，不是排水、排污設施所在地，亦非交通道路，而且比旁邊公路低了數米，絕無阻礙景觀或視覺的機會，而且整塊土地仍維持種有綠油油的草地，一直保持雀數十年的青蔭地貌；土地亦不在斜坡上，不會對土力安全有影響。而且土地根本不需平整，不需清除植物/砍伐樹木、挖土、填土或填塘；土地亦非於集水區內，所以不存在對排水系統會造成不良的影響。土地附近亦沒有機場/直升機場及不在飛機主要航道之下，不會對飛行員造成不良影響。上址亦非自然保育區、海岸保護區或非具特殊科學價值地點。

是次申請不涉及任何填土或挖土工程，所以貴署大可十萬個放心，懇請貴署批准此申請，感謝！

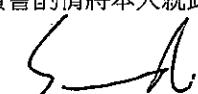
8. Declaration 聲明

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



李智濤 LI CHI TO

Name in Block Letters
姓名（請以正楷填寫）

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

代表

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

Date 日期

24/11/2025 (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。

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. 81, Lot 37 S.B S.S 1	
Site area 地盤面積	223.5 (includes Government land of 包括政府土地)	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	S/NE - MUP/11	
Zoning 地帶	AGR	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	擬議公用事業設施裝置（太陽能光伏系統）連附屬存放相關的維修零件及工具設施（為期三年）	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
		<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	Domestic 住用	14.76	
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.07
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36.27 %		<input checked="" type="checkbox"/> About 約
(v) 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) _____ Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		

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

Chinese English
中文 英文

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖
 Block plan(s) 樓宇位置圖
 Floor plan(s) 樓宇平面圖
 Sectional plan(s) 截視圖
 Elevation(s) 立視圖
 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片
 Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖
 Others (please specify) 其他 (請註明)

LOT INDEX PLAN

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據
 Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)
 Traffic impact assessment (on vehicles) 就車輛的交通影響評估
 Traffic impact assessment (on pedestrians) 就行人的交通影響評估
 Visual impact assessment 視覺影響評估
 Landscape impact assessment 景觀影響評估
 Tree Survey 樹木調查
 Geotechnical impact assessment 土力影響評估
 Drainage impact assessment 排水影響評估
 Sewerage impact assessment 排污影響評估
 Risk Assessment 風險評估
 Others (please specify) 其他 (請註明)

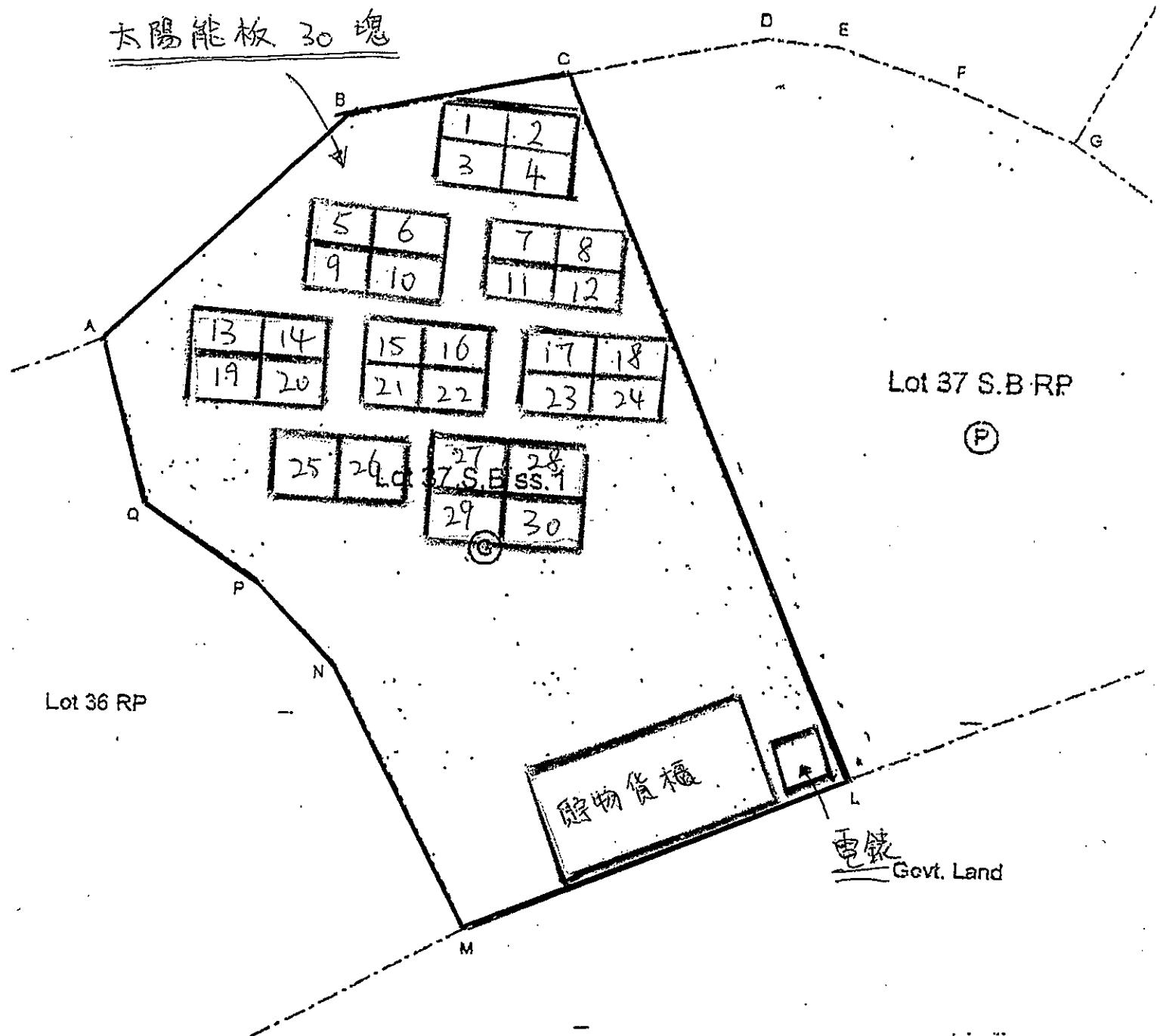
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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。

Lot 481

太陽能板 30 塊



D.D. & I Lot 37 S.B S.S. (平面圖)

擬議公用事業設施裝置 (太陽能光伏系統)
連附屬存放相關的維修零件及工具設施 (有效期三年)

註: 每塊太陽能板 (1.7×1.3 m)

電錶 (0.6×0.6 m)

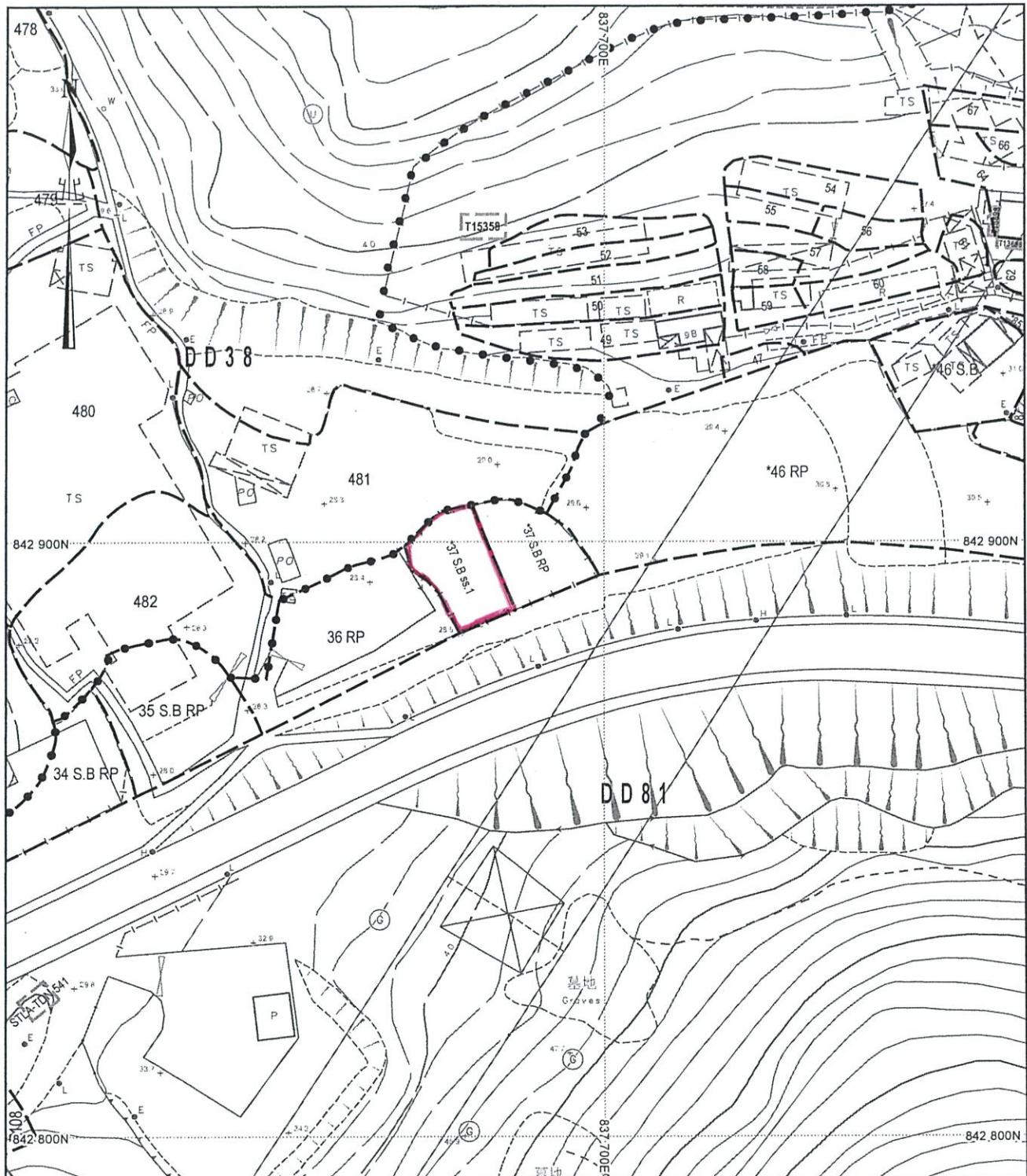
貨櫃 (6×2.4 m)

繪圖者: 申請人

李智濤

日期: 2025-11-24

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Locality : _____

Lot Index Plan No. : LIP1642748P

District Survey Office : DSOYL

Date : 20-Oct-2025

Reference No. : 3-NE-21A

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Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

William Shu Tai WONG/PLAND

寄件者: SammyYC LI [REDACTED]
寄件日期: 2025年12月18日星期四 14:09
收件者: William Shu Tai WONG/PLAND
主旨: Re: Application No. A/NE-MUP/226 - Temporary Public Utility Installation (Solar Photovoltaic System)
附件: 092000047825Acknowledgement Letter_82868503180_20250609145847.pdf; A_NE-MUP_226_Plan.pdf
類別: Internet Email

致 William WONG

終於找到了

李智濤上

09 June 2025

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.hkAttention: [REDACTED]CLP Electricity : [REDACTED]
Account NumberApplication No. : [REDACTED]
Please quote our application number whenever you correspond with us about this application

Dear [REDACTED]

**CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Application Acknowledgement Letter
Renewable Energy System at DD 81 LOT 37 SBSS1, SHA TAU KOK ROAD, WO HANG, SHA TAU KOK with a Total Generation Capacity of 10.00 kW**

Thank you for your application to take part in CLP Renewable Energy Feed-in Tariff (FiT) Scheme. This is a major community initiative to promote renewable energy in Hong Kong and we greatly appreciate your support.

We received your FiT Application Form and all the preliminary supporting documents on 03 February 2025. Please be advised that the renewable energy system referred to in your application will be considered as a single system with a total generation capacity of 10.00 kW.

Your provisional FiT rate, following the prevailing rate published on our website on 03 February 2025, 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 81 LOT 37 SBSS1, SHA TAU KOK ROAD, WO HANG, SHA TAU KOK, NEW TERRITORIES	10.00 (Three-phase)	4.00	9 months (expire on 08 March 2026)

If you cannot complete your application by the above expiry date, your FiT rate will follow the prevailing rate published on our website at the time when your application is completed.

We will conduct a technical assessment of your FiT Scheme application. Please refer to the attachment and submit the supplementary information required.

Please be reminded that the design, installation, operation and maintenance of your 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 ("EMSD").

We would also like to remind you that, according to the FiT Scheme Terms and Conditions, all the electricity generated by the renewable energy system under the Scheme will be sold to CLP and

Scheme participants are restricted in claiming emissions reduction benefits that may arise from the renewable energy system. Scheme participants who wish to claim emissions reduction benefits may consider purchasing CLP Renewable Energy Certificates. Please contact your Account Manager for details.

Thank you once again for supporting this meaningful scheme to encourage the use of green energy in Hong Kong. If you have any questions, please do not hesitate to contact your Account Manager, Lam, Hon Sing on [REDACTED]

Yours sincerely,

CLP Power Hong Kong Limited

Note: This is a computer printout letter that requires no signature.

Attachment**FiT Scheme Technical Assessment Guidance Notes**

Please read and follow these instructions to submit the required documents and install and test your renewable energy system so as to complete your FiT Scheme application.

1. We will send you an email to inform you of the documents you need to submit for review. Please submit the required documents as instructed in the email.
2. Once we have received the required documents, we will give you the contact information of the CLP engineer assigned to your FiT Scheme application.
3. The CLP engineer will advise you with respect to the design of your renewable energy system and the associated electrical installations, when necessary, to ensure compliance with CLP's technical requirements.
4. Once your FiT Scheme application has been fully reviewed, the CLP engineer will inform you of the review result. Based on the result and our recommendations, you may then start the installation of your renewable energy system. In order to ensure that your renewable energy system and the associated electrical installations comply with CLP's technical requirements, **we recommend you not to start installing your renewable energy system until you have been notified of the review result.**
5. After you have completed the installation of your renewable energy system, you are required to submit the Test and Commissioning (T&C) report and FiT Project Cost Form to the CLP engineer.
6. If the T&C report is accepted, the CLP engineer will witness on-site tests of your renewable energy system accordingly. You should employ and arrange a qualified registered electrical contractor to conduct the required tests and submit the signed work completion certificate (Form WR1) to us.
7. We will issue a Completion Letter to you if all required tests have been completed and we agree for the renewable energy system to be connected to the CLP network. The Completion Letter will confirm the FiT rate applicable to your renewable energy system and the commencement date and end date of the FiT Scheme agreement.

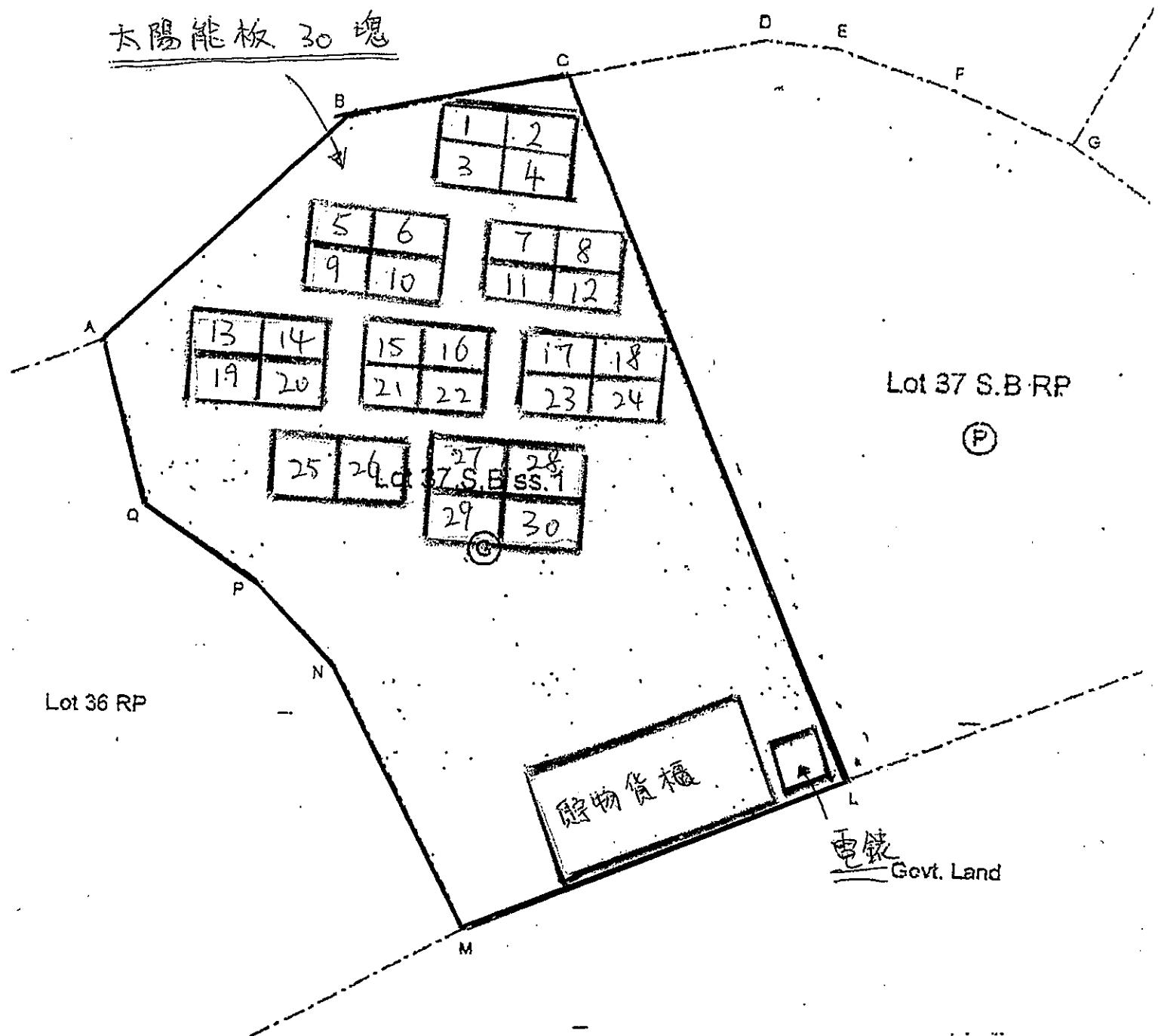
Note:

- The renewable energy system shall not be connected to the CLP network until all required tests have been completed to our satisfaction and in accordance with the FiT Scheme Terms and Conditions and any applicable safety and technical requirements.
- Upon request from the Government, we will ask you to provide copies of any available supporting documents (such as invoices) for the project cost information provided in the FiT Project Cost Form. By providing the information to us, you consent to us passing the information to the Government for data analysis purposes.

If you have any questions regarding technical requirements, please do not hesitate to contact Ms. Lee Tang Fong on [REDACTED]

Lot 481

太陽能板 30塊



D.D. & I Lot 37 S.B S.S. (平面圖)

擬議公用事業設施裝置 (太陽能光伏系統)
連附屬存放相關的維修零件及工具設施 (效期三年)

註: 每塊太陽能板 ($1.7 \times 1.3\text{ m}$) = 2.21 m^2

繪圖者: 申請人

電錶 ($0.6 \times 0.6\text{ m}$) = 0.36 m^2

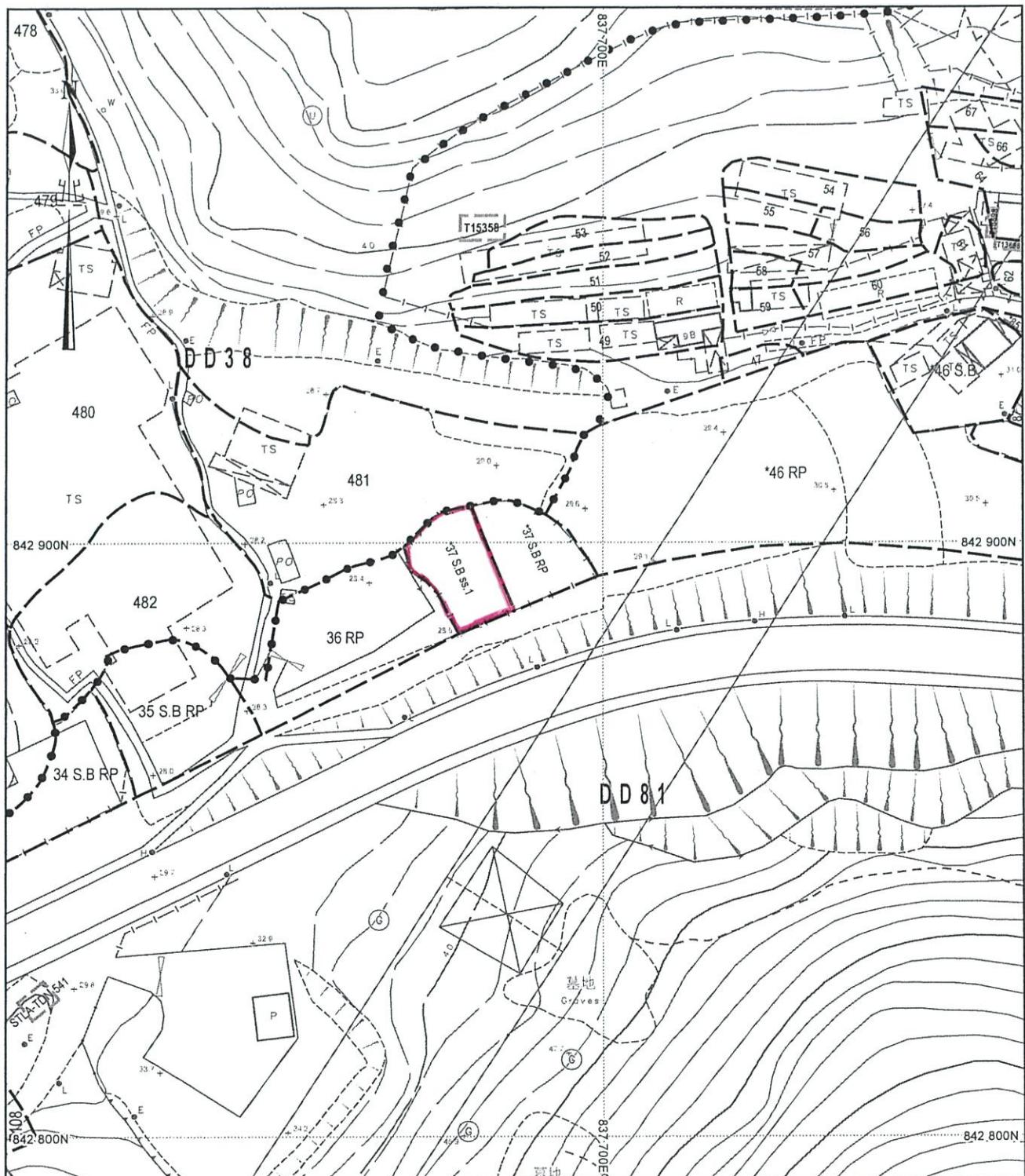
李智濤

貨櫃 ($6 \times 2.4\text{ m}$) = 14.4 m^2

日期: 2025-11-24

太陽能板共30塊, 總面積為 $30 \times 2.21\text{ m}^2 = 66.3\text{ m}^2$

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



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Locality : _____

Lot Index Plan No. : LIP1642748P

District Survey Office : DSOYL

Date : 20-Oct-2025

Reference No. : 3-NE-21A

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Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

From: SammyYC LI <[REDACTED]>
Sent: Tuesday, January 27, 2026 1:49 PM
To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>
Subject: Re: Application No. A/NE-MUP/226 - Temporary Public Utility Installation (Solar Photovoltaic System)

致規劃署

沙田、大埔及北區規劃處

譚梓軒先生

本人是規劃申請編號 A/NE-MUP/226的申請人李智濤，現回覆關於其他部門對於申請的問題。

1. 運輸署

回覆：申請地點與旁邊沙頭角公路-禾坑段路邊是有一段足夠行駛輕型貨大小的官地，足夠解決貨車駛入上落物件之用，並且在光伏系統運作其間已再沒有吊運貨物的需要，所以即使在建造或營運光伏系統其間都不會對沙頭角公路-禾坑段造成任何阻塞，而且上述官地的位置不佔私人地段，短時間使用時並不會與村民或其他政府部門產生爭議，請放心。（見附圖）

Urgent Return receipt Expand Group Restricted Prevent Copy



Urgent Return receipt Expand Group Restricted Prevent Copy

2. 漁護署

回覆：本人明白到所申請地段座落於“AGR”區域，本人沒有忽視對土地能用作農耕的潛力，所以我所申請的太陽能板光伏系統屬以短期（3年）的，而且太陽能板只安裝在土地表面上，貯物貨櫃亦只離地放於土地上，電錶則安裝在貨櫃上，所以如果當真有需要馬上進行耕種用途的話，能夠在極短時間內移除建構物。

3. 規劃署

回覆：本人所申請的太陽能光伏系統並不需要作出土地挖掘或平整，只在原有草地上放置系統便可。

而每塊太陽能板的大小為長1.7米，闊1.3米，厚度3厘米，安裝在高1.5米的架上

申請人
李智濤上

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

From: SammyYC LI <[REDACTED]>
Sent: Wednesday, January 28, 2026 1:36 PM
To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>
Subject: Re: Application No. A/NE-MUP/226 - Temporary Public Utility Installation (Solar Photovoltaic System)

致規劃署

沙田、大埔及北區規劃處

William WONG

本人是規劃申請編號 A/NE-MUP/226的申請人李智濤，現回覆關於其他部門對於申請的問題。

1. 運輸署

回覆：申請地點往沿沙頭角公路禾坑段往西約100米，有一個貨倉門口，足夠停泊貨車上落貨，然後人手搬貨步行約100米便能到達申請地段，不會佔用沙頭角公路路面，亦不會停泊在路面，不會造成阻塞，即使在建造或營運光伏系統其間都不會對沙頭角公路-禾坑段造成任何阻塞，請放心。

申請人
李智濤上



G

此貨倉門外能
停泊貨車上落貨

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

Feed-in Tariff and Solar Photovoltaic System

1. Development of renewable energy (RE) is an important part of the Government's efforts in combating climate change. Increasing the use of RE, a zero-carbon energy, can help decarbonize the electricity generation sector, which contributes to about two-thirds of the carbon emissions in Hong Kong. The policy is for the Government to take the lead in developing RE where technically and financially feasible and to create conditions that are conducive to community participation. Against this background, Feed-in Tariff (FiT) was introduced under the post-2018 Scheme of Control Agreements (SCAs) between the Government and the two power companies, i.e. The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (CLP) to provide incentives for individuals and non-Government bodies to invest in RE, including solar photovoltaic (SPV) system. Under the SCAs, FiT is offered for electricity generated by the RE systems throughout the project life of the RE systems¹ or until 31 December 2033, whichever is the earlier.
2. A SPV system includes SPV panels, inverter(s), energy meters, distribution board(s), cables and other components as necessary to form a complete grid connected SPV installation. The two key components are SPV panels and inverter(s). SPV panels convert sunlight into electricity. The inverter(s) convert the output direct current (DC) of the solar panels into alternating current (AC). A typical SPV system is shown in **Figure 1**.

Statutory Planning Provision for Solar Photovoltaic System

3. In general, SPV systems are commonly found on (i) rooftop of buildings (including New Territories Exempted House (NTEH)); and (ii) vacant land.
4. If installation of SPV system is incidental to, directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of buildings, it is regarded as an ancillary use for supplementing power supply to the use/development, household or building². No planning permission for the system is required.
5. Installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme would be regarded as 'Public Utility Installation' ('PUI'), which is always permitted in "Commercial", "Government, Institution or Community", "Industrial", "Industrial (Group D)", "Open Storage", "Other Specified Uses" ("OU") annotated "Business" and "OU" annotated "Industrial Estate" zones. Planning application is required for stand-alone SPV system for FiT Scheme in areas where 'PUI' is a Column 2 use under the statutory plan concerned. Any such planning permission granted would be for 'Public Utility Installation (Solar Photovoltaic System for the FiT Scheme)'. Only temporary approval would be considered where there may be potential impact generated by the proposed SPV system

¹ The lifespan of a SPV system is about 20 to 25 years.

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

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

Assessment Criteria for Planning Applications

6. The following criteria should be taken into account in assessing planning applications for SPV system made under section 16 of the Town Planning Ordinance:
 - a) it is a prerequisite for the applicant to obtain the ‘Consent Letter’ or ‘Acknowledgement Letter’/‘Network Reinforcement Condition Letter’ (or similar confirmation letter) from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the preliminary technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
 - b) unless with strong justifications, the SPV system, including the height of the proposed structures, should be in keeping with the surrounding area/developments and commensurate with the function(s) it performs;
 - c) for optimisation of use of land, favourable consideration may be given if viability of co-existence of the proposed SPV system and uses that are in line with the long-term planning intention of the land use zoning of the application site could be satisfactorily demonstrated;
 - d) it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual³ and, where needed, appropriate measures are to be adopted to mitigate the impacts;
 - e) unless with strong justifications⁴, 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 registerable 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;

³ 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.

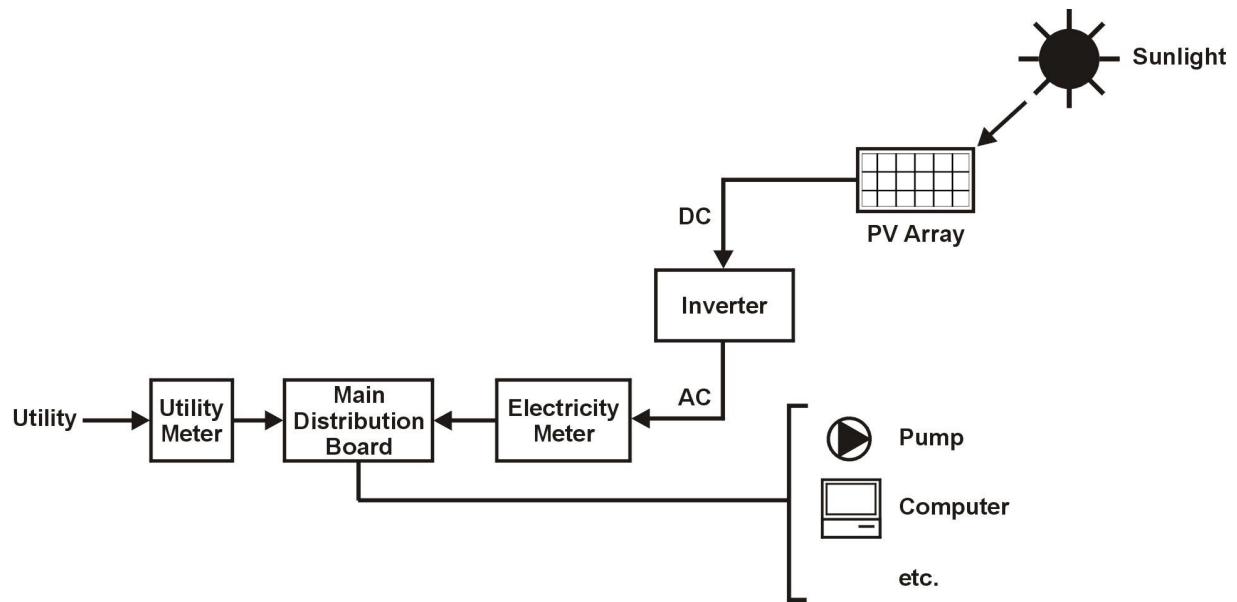
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

- g) for SPV system falling within water gathering grounds, information should be provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply. The SPV system should not cause material increase in pollution effect and affect yield collection within water gathering grounds;
- h) where the installation is proposed to be in area close to airports and/or heliports⁵, or major roads, it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system should not cause glare to pilots/drivers and/or unacceptable adverse impact on aviation and/or traffic safety;
- i) the planning intention of “Agriculture” (“AGR”) zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning permission (as explained in Footnote 2 under Paragraph 4). Planning application for stand-alone SPV system as ‘PUI’ use in the “AGR” zone is generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential. For application on fish ponds in the “AGR” zone, the applicant has to demonstrate that the SPV system will not hinder the use of the site for fisheries purposes;
- j) notwithstanding a general presumption against development in the “Green Belt” (“GB”) zone, planning permission for SPV system within the “GB” zone may be granted if after taking into consideration the conditions of the application site, among others, the SPV system would not adversely affect the landscape character/resources of the “GB” zone and jeopardise the integrity of the zone as a buffer and is in compliance with other assessment criteria particularly criterion (e);
- k) due to the sensitive nature of the conservation zones, such as the “Conservation Area”, “Coastal Protection Area” and “Site of Specific Scientific Interest” zones, planning application for SPV system within such zones is normally not supported to avoid any possible irreversible damages caused to the ecology or environment of the area within the zone;
- l) all other statutory or non-statutory requirements of the relevant government departments must be met. Depending on the specific land use zoning of the application site, the relevant Town Planning Board guidelines should be observed, as appropriate; and
- m) approval conditions to address the technical issues, if any, within a specified time and clauses to revoke the permission for non-compliance with approval conditions may be imposed as appropriate.

(Revised on 7 October 2022)

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

Figure 1



Extracted from EMSD website HK RE Net:
https://re.emsd.gov.hk/english/solar/solar_ph/PV_Systems.html

Typical Solar Photovoltaic System

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

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

- no objection to the application from a traffic engineering viewpoint subject to the following conditions:
 - (i) the applied use would not obstruct traffic or cause safety issues to other road users; and
 - (ii) where disruption to traffic, either vehicular or pedestrian, could occur as a result of the works (e.g. temporary lane closure, loading/unloading operation etc.) on any public roads managed by the Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office, for comments before the commencement of works.

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

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

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where sewerage connection is not available; and
- her advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

5. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2025 and site photos taken on 19.12.2025, the Site is situated in an area of rural inland plains landscape character comprising village houses, farmlands, temporary structures, vegetated areas and tree clusters. The Site is mainly covered with grass/groundcovers and occupied by a temporary structure. The applied use is considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix IV**.

6. Electricity Safety

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

- no adverse comment on the application from electricity supply safety aspect;
- there are 400kV extra high voltage overhead lines near the Site; and
- his advisory comments are at **Appendix IV**.

7. Fire Safety

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

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

8. Building Matters

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

- no objection to the application;

- it is noted that two structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix IV**.

9. **Other Departments**

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

- (a) Director of Health (D of H);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the Secretary for Environment and Ecology (SEE) that the applicant should 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;
- (e) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) the following irregularity covered by the subject planning application has been detected by his office:

unauthorized structures within the said private lot covered by the planning application

there are unauthorized structures on the private lot. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iii) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorized structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the applied use should not obstruct traffic or cause safety issues to other road users; and
 - (ii) where disruption to traffic, either vehicular or pedestrian, could occur as a result of the works (e.g. temporary lane closure, loading/unloading operation, etc.) on any public roads managed by Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office, for comment before the commencement of works;

- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should follow the requirements of the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP); and
 - (ii) the applicant should implement relevant mitigation measures listed in the 'Recommended Pollution Control Clauses for Construction Contracts' during installation of the solar panels and construction works to avoid causing nuisance to the nearby environment;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) the applicant should observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clauses 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 – Utility Services of the Hong Kong Planning Standards and Guidelines (HKPSG) published by PlanD and ensure they shall be maintained at any time during and after construction/installation;
 - (ii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - (iii) in any time during and after construction/installation, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
 - (iv) the Electricity Supply Lines (Protection) Regulations and 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation shall be observed when carrying out works in the vicinity of the electricity supply lines;

- (v) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should note the possible undue interference to some electronic equipment in the vicinity, if any; and
- (vi) the applicant is reminded to approach CLP Power for the requisition of cable plans to find out whether there is any underground cable and/or other overhead line within and/or in the vicinity of the Site. The applicant should meet the requirements under 'Code of Practice on Working near Electricity Supply Lines' when carrying out works in the vicinity of the electricity supply lines;

(l) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should be advised as follows:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposal FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

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

- (i) it is noted that two structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized 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) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) 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;
- (iv) 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;
- (v) if any existing structure is erected on leased land without the approval of the Buildings Authority, they are UBW under the BO and should not be designated for any proposed use under the application;
- (vi) 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;

- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

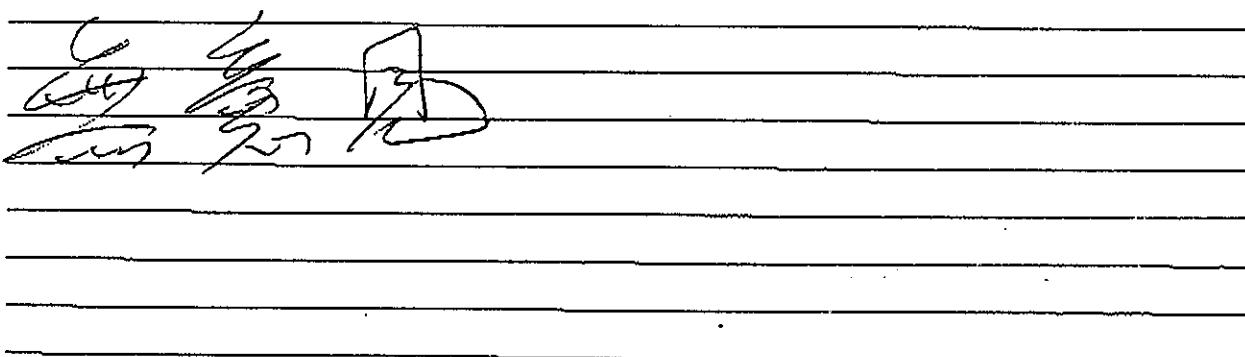
By e-mail : tpbpd@pland.gov.hk

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

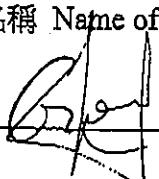
A/NE-MUP/226

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2025.12.24

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

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

A/NE-MUP/226

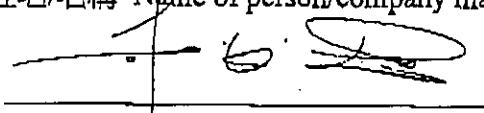
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見！

「提意見人」姓名/名稱 Name of person/company making this comment 龍山市及發展有限公司

簽署 Signature



日期 Date 29-12-2025

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月12日星期一 16:55
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 260112 s16 TT 726.pdf; 260112 s16 MUP 226.pdf
類別: Internet Email

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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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: tpbpd@pland.gov.hk)

12th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Utility Installation (Solar Photovoltaic System) with
Ancillary Facilities for a Period of 3 Years**
(A/NE-MUP/226)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Man Uk Pin¹. According to the relevant government document¹, 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 document¹ 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*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

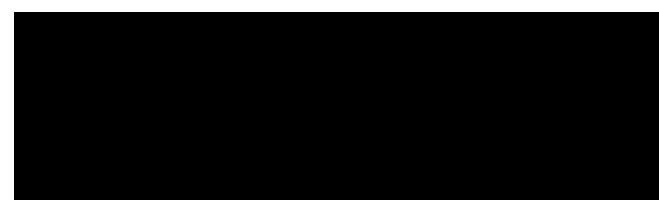


嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

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., Man Uk Pin). If it is not within APA, we also urge the Board to investigate the boundary of the Man Uk Pin APA and to see how close it is 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 APA¹ 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 urge the Board to investigate with relevant authorities as to whether the site is still largely arable, and we urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月13日星期二 2:34
收件者: tpbpd/PLAND
主旨: A/NE-MUP/226 DD 81, Shau Tau Kok CLP FiT
類別: Internet Email

A/NE-MUP/226 FiT

Lot 37 S.B ss.1 in D.D. 81, Sha Tau Kok

Site area: About 223.5sq.m

Zoning: "Agriculture"

Applied use: 30 Panel Solar Photovoltaic System

Dear TPB Members,

As a customer of CLP with no option to change supplier, strong objections to these solar farms whereby we energy slaves are forced to pay many times the retail value of the product in order to support the FiT scheme.

The FiT scheme has always been in essence a form of greenwash on the part of the Enviro Bureau that has completely failed to provide any legitimate solutions to energy reduction.

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. 30 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.

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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 exploitation of farm land.

Mary Mulvihill