

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

Feed-in Tariff and Solar Photovoltaic System

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

Statutory Planning Provision for Solar Photovoltaic System

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

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

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

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’ from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
  - b) unless with strong justifications, the SPV system, including the height of the proposed structures, should be in keeping with the surrounding area/developments and commensurate with the function(s) it performs;
  - c) for optimisation of use of land, favourable consideration may be given if viability of co-existence of the proposed SPV system and uses that are in line with the long-term planning intention of the land use zoning of the application site could be satisfactorily demonstrated;
  - d) it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual<sup>3</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;
  - e) unless with strong justifications<sup>4</sup>, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond are generally not supported;
  - f) planning applications with proposed felling of existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species should not be supported. If tree removal is unavoidable, subject to the advice of relevant government departments, compensatory tree planting and/or landscape treatments should be provided within the application site as appropriate;
  - g) for SPV system falling within water gathering grounds, information should be provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply;

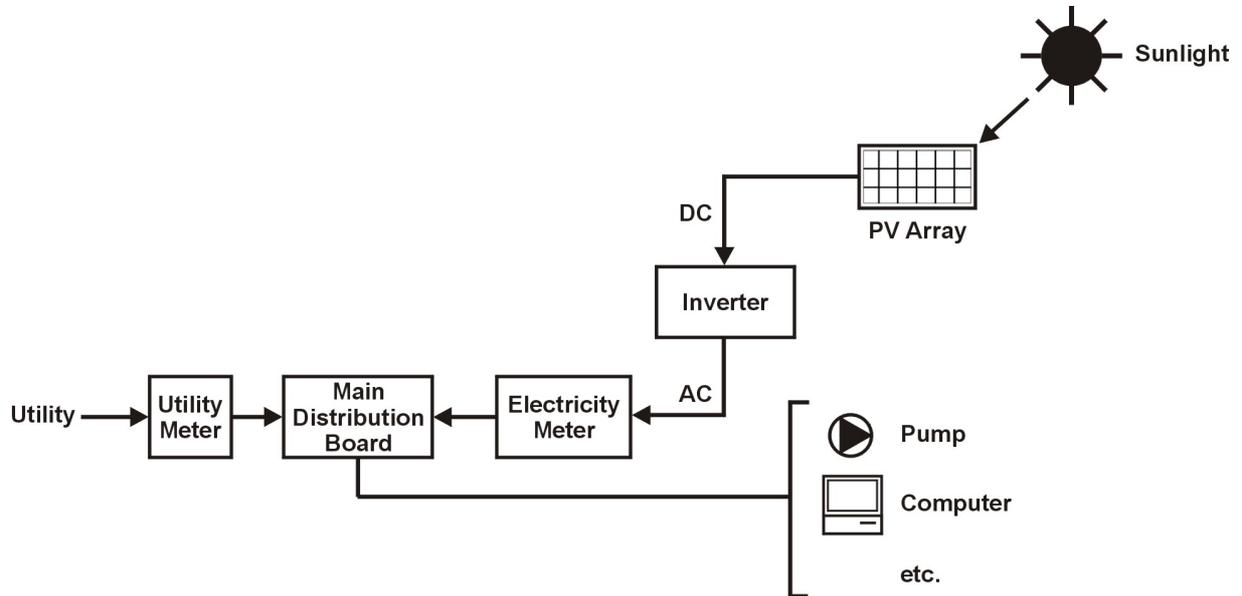
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<sup>3</sup> The applicant has to demonstrate that the proposal would not affect the visual and landscape amenities/character of the area adversely by, for instance, causing a significant change of landscape resources/character, dwarfing the surrounding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

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

- h) where the installation is proposed to be in area close to airports and/or heliports, 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) as there is a general presumption against development in the “Green Belt” (“GB”) zone, planning application within the “GB” zone is normally not supported unless with strong justifications. It has to be demonstrated to the satisfaction of the relevant government departments that 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;
- 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.

Figure 1



Extracted from EMSD website HK RE Net:  
[https://re.emsd.gov.hk/english/solar/solar\\_ph/PV\\_Systems.html](https://re.emsd.gov.hk/english/solar/solar_ph/PV_Systems.html)

Typical Solar Photovoltaic System

**Previous Applications involving the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-PH/385	Temporary Proposed Public Car Park for a Period of 3 Years	21.12.2001 (Revoked on 21.6.2002)
2.	A/YL-PH/413	Temporary Proposed Public Car Park for a Period of 3 Years	25.10.2002 (Revoked on 10.12.2002)
3.	A/YL-PH/501	Proposed Temporary Public Car Park for a Period of 3 Years	29.7.2005
4.	A/YL-PH/604	Temporary Public Car Park for a Period of 3 Years	29.1.2010
5.	A/YL-PH/661	Temporary Public Car Park for a Period of 3 Years	15.3.2013 (Revoked on 15.9.2013)
6.	A/YL-PH/702	Proposed Temporary Public Car Park for a Period of 3 Years	31.10.2014
7.	A/YL-PH/862	Proposed Temporary Public Vehicle Park and Office for a Period of 3 Years	18.12.2020 (Revoked on 18.5.2023)

**Rejected Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reasons</b>
1.	A/YL-PH/439	Temporary Private Car, Lorry and Tractor Park for a Period of 3 Years	28.11.2003 (upon review)	(1) to (3)
2.	A/YL-PH/552	Temporary Open Storage of Recyclable Metal for a Period of 3 Years	14.3.2008 (upon review)	(1) to (4)
3.	A/YL-PH/695	Temporary Open Storage (Recycled Metals) with Ancillary Office for a Period of 3 Years	8.8.2014	(1), (2), (4), (5)
4.	A/YL-PH/722	Temporary Open Storage (Scrap Metal) for a Period of 3 Years	15.4.2016 (upon review)	(1) to (5)

Rejection Reasons

- (1) The development was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone, which was to improve and to upgrade the existing temporary domestic accommodations and to cater for low-rise and low-density residential developments.
- (2) The development was not compatible with the surrounding land uses.
- (3) There was insufficient information/technical assessment in the submission to demonstrate that the development would not have adverse drainage and/or environmental impacts on the surrounding areas.
- (4) The development did not comply with the Town Planning Board Guidelines No. 13D/13E for Application for Open Storage and Port Back-up Uses.
- (5) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within this part of the “R(D)” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective;
- according to the existing Passenger Service Licence Conditions, the operation of any Contract Hire Service with the same origin and destination areas, for more than two days either intermittently or consecutively in a period of 30 days, shall be subject to the prior approval of C for T in writing; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the application site (the Site) received in the past three years; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage facilities for the applied uses should be included in the planning permission.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

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

#### 5. **Landscape Aspect**

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

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site is located in an area of settled valley landscape character comprising temporary structures, vacant lands, scattered tree groups and woodlands. The applied uses are considered not entirely incompatible with the surrounding environment;
- with reference the site photos taken in March 2026, the Site is fenced off, partially paved and occupied by lawns and temporary structures. Some existing trees/vegetation of common species are observed within and along the periphery of the Site. It is noted that the applicant applies for regularisation of associated filling of land of the entire Site and no tree felling is involved. Significant adverse landscape impact arising from the applied uses is not anticipated; and
- advisory comments are at **Appendix V**.

#### 6. **Building Matters**

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

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

#### 7. **District Office's Comments**

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

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

## 8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (c) 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;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:

*Unauthorised structure(s) within the lots covered by the application*

- (i) there are unauthorised structures and uses on Lot 94 in D.D. 108 covered by the application which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;

*Unauthorised structure(s) within the lots not covered by the application*

- (ii) there are unauthorised structure(s) within Lot 94 in D.D. 108 not covered by the application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and this office reserves the rights to take necessary lease enforcement again against the breaches without further notice; and
- (iii) the lot owner(s)/applicant shall either remove the unauthorised structures not covered by the application immediately; or include the unauthorised structures in the application for further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for modification of the Short Term Waivers (STWs) conditions where appropriate and the lot owner(s) shall apply to this office for STW to permit the structure(s) erected within Lot 94 in D.D. 108. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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(s)/applicant 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;

- (e) to note the comments of the Commissioner for Transport (C for T) 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;
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
  - (iv) according to the existing Passenger Service Licence Conditions, the operation of any Contract Hire Service with the same origin and destination areas, for more than two days either intermittently or consecutively in a period of 30 days, shall be subject to the prior approval of C for T in writing;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site to Fan Kam Road, including the local track; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection that:
  - (i) no operation/activity is allowed at the Site outside of the operation hours from 8:00 a.m. to 6:00 p.m. from Mondays to Sundays and public holidays during the planning approval period;
  - (ii) the boundary of the Site along the river side shall be properly erected with suitable structures or provided with boundary wall to prevent potential contamination or pollution to the nearby river/water body;
  - (iii) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (iv) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
  - (v) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and

- (vi) the applicant shall meet the statutory requirements under relevant environmental legislation such as the Noise Control Ordinance (Cap. 400) and Water Pollution Control Ordinance (Cap. 358);
- (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 the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are 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 Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that three structures and associated filling of land are involved 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 (BA) 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) 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) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
  - (v) 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;

- (vi) 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
  - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- (i) the existing water mains partially falling within the Site will be affected (**Plan A-2** of the RNTPC Paper). 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 within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. 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 waterworks reserve 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; and
- (l) to note the comments of the Director of Electrical and Mechanical Services that the applicant shall refer to the following guidance notes/guidelines and handbook on design, installation and maintenance of solar photovoltaic systems:
- (i) The Handbook on Design, Operation and Maintenance of Solar Photovoltaic Systems:  
[https://re.emsd.gov.hk/files/1\\_Handbook\\_on\\_Design\\_O&M\\_of\\_Solar\\_PV.pdf](https://re.emsd.gov.hk/files/1_Handbook_on_Design_O&M_of_Solar_PV.pdf)
  - (ii) Guidance Notes for Solar Photovoltaic System Installation:  
<https://re.emsd.gov.hk/english/files/PVGuidanceNotes.pdf>
  - (iii) Technical Guidelines on Grid Connection of Renewable Energy Power Systems:  
[https://re.emsd.gov.hk/files/technical\\_guidelines.pdf](https://re.emsd.gov.hk/files/technical_guidelines.pdf)

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-07-27 星期日 04:17:53  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PH/1075 DD 108 Fan Kam Road

A/YL-PH/1075

Lots 78 S.A (Part), 93 (Part) and 94 (Part) in D.D 108, Pat Heung

Site area: About 5,446sq.m

Zoning: "Res (Group D)"

Applied use/ development: Activity Venue / 150 panel (Solar Photovoltaic System / 5 Vehicle Parking / **Associated Filling of Land**

Dear TPB Members,

Musical Chairs. 934 withdrawn and back with what appears to be a wedding venue?

However having run the script through Google Translate can find little information with regard to the proposed operation. 5 vehicle parking is certainly unrealistic for a wedding venue that would attract, they state, around 100 participants.

No mention of toilets, catering facilities, and other facilities related to wedding parties?

The Solar Farm appears to have been installed some time ago. When was this approved?

There is no record of an application for such.

The data provided is inadequate, members should demand mor clarity and description.

The application should be rejected as this site has a long history of manipulation.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Tuesday, 20 December 2022 1:20 AM HKT  
**Subject:** A/YL-PH/934 DD 108 Fan Kam Road

A/YL-PH/934

Lot 78 S.A (Part) in D.D. 108, Fan Kam Road, Pat Heung

Site area: About 2,722sq.m

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Zoning: "Res (Group D)"

Applied use: Open Storage of Construction Materials / Filling of Land / 2 Vehicle Parking

Dear TPB,

This is part of the parking lot approved 18 Dec 2020. Conditions were never fulfilled because the intention was continue with the existing unapproved brownfield operation all along.

The site is close to the International Riding Centre, a recreational facility, and to Sheung Yue River.

Perhaps members could raise some questions this time as to the whether this an appropriate land use for the location?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 3 December 2020 3:36 AM CST  
**Subject:** A/YL-PH/862 DD 108 Fan Kam Road

Dear TPB Members,

843 was withdrawn. Application is the same.

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Monday, June 1, 2020 2:49:21 AM  
**Subject:** A/YL-PH/843 DD 108 Fan Kam Road

A/YL-PH/843

Lots 78 S.A (Part), 93 (Part) and 94 (Part) in D.D. 108, Fan Kam Road, Pat Heung

Site area : About 5,722sq.m

Zoning : "Res (Group D)"

Applied use : 69 Vehicle Parking

Dear TPB Members,

One has to question the 'parking'. There is no residential node close by nor other activities that would indicate a strong demand for parking. Members should note that

while there were previous approvals for parking facilities, minutes of Review of 15 April 2018 show:

the Site and its surrounding - **the Site was paved and fenced off and was currently used for open storage of construction machinery and workshop without valid planning permission.** To its north (about 15m away) was a residential dwelling with storage use and to its immediate east was a stream course.

The Site was within the flood pumping gathering grounds and a licence should be obtained for the discharges which were subject to control under the Water Pollution Control Ordinance.

So what is the real intention of the Applicant? In addition members should question Plan D as to what is the PLAN for this district and the timeline for implementation of the zoning intention.

Mary Mulvihill

### 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號  
**Reference Number:** 250728-203703-50181

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 20:37:03

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. barbara

意見詳情  
**Details of the Comment :**

敬啟者

本人為孕婦，亦是有小孩的居民，現就A/YL-PH/1075規劃申請表示強烈反對，理由如下：

1. 附近道路狹窄及貨倉林立，如果在這個地方舉辦婚禮，定必有大量車輛和人群，帶小孩步行或推BB車極不安全。
2. 缺乏合法車位，大量車位泊在附近行人，XXXXXXXXXX帶同小孩需沒有行人路可以使用
3. 婚禮貨倉場地使用大量可燃品佈置，一旦發生火警時會波及民區，難以及時撤離，產生大量死傷。
4. 貨倉及大型車輛頻繁出入，加上大量婚禮場地賓客車輛出入，出現人車爭路情況。
6. 晚間使用大量射燈，半夜12點影響居民休息。
7. 星期五、六、日如果有晚間活動，別有嘈吵的音樂聲，嘈吵音樂聲影響小朋友和老人家休息，自他們出現後便開始影響我們的生活質素。

懇請貴署考慮家庭、居民及長者、兒童安全，拒絕有關申請。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-210240-01080

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 21:02:40

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. barbara

意見詳情  
**Details of the Comment :**

敬啟者

本人為孕婦，亦是有小孩的居民，現就A/YL-PH/1075規劃申請表示強烈反對，理由如下：

1. 附近道路狹窄及貨倉林立，如果在這個地方舉辦婚禮，定必有大量車輛和人群，帶小孩步行或推BB車極不安全。
2. 缺乏合法車位，大量車位泊在附近行人，帶同小孩需沒有行人路可以使用
3. 婚禮貨倉場地使用大量料可燃品，發生火警時會波及居民難以及時撤離，火警發生會有大量死傷者。
4. 貨倉及大型車輛頻繁出入，加上大量婚禮場地賓客車輛出入，出現人車爭路情況。
6. 晚間使用大量射燈，半夜12點影響居民休息。
7. 星期五、六、日如果有晚間活動，便出現嘈吵的音樂聲，嘈吵音樂聲影響小朋友和老人家休息，自他們出現後便開始影響我們的生活質素。

懇請貴署考慮家庭、居民及長者、兒童安全，拒絕有關申請。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-155619-39386

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 15:56:19

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Tsang Mei Wah

意見詳情  
**Details of the Comment :**

申請人所講在這地點舉行證婚及派對是絕對不可行！粉錦公路這一大都是倉地，地點交通不方便，而且他說可以接受100人，實在不能認同他這個地點只供兩架私家車及一架旅遊巴就可以足夠應付人流！他還說歡迎其他人搭九巴，可是他的派對都是打算給予老少咸宜的人到來！粉錦公路車速非常快，行人路非常窄，而且有些位置行人可以從陡峭的山坡跌落沒有行人扶手的路邊，由於旁邊及附近一帶都市進行工業用途這裏經過的車輛都是不是一般的車輛都是巨型的工業車例如田螺車大型貨車等等，如果政府竟然批出這個申請實在是一大市民安危爆炸彈！而且他說他的派對時間是晚上六點前，這個實在是沒有可能，實際上這個地點已經舉辦過[REDACTED]的非法婚宴，當晚賓客在草地露天風吹雨打及勁歌熱舞，賓客的車輛數目超多幾乎一度阻塞公路，而且他們音響的噪音非常大，如果是次申請能夠批出，實在是10分奇怪，怎麼可能讓市民在這個工業區進行這些飲食活動呢？而且怎麼可以還接受市民推着BB車、老人家被推着輪椅進出場地呢？往往舉辦這些康樂聚會，大量市民都會叫的士場內根本沒有足夠空間讓這些車停留，影響粉錦公路的行車一定是勢在必行！重點是這個地區實在不應該規劃這種活動應該留給倉地等發展而已！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號  
Reference Number: 250728-160401-60040

提交限期  
Deadline for submission: 29/07/2025

提交日期及時間  
Date and time of submission: 28/07/2025 16:04:01

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/1075

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. 陳展明

意見詳情  
Details of the Comment :

早前此處地點因 [REDACTED] 婚禮，當晚之後已揭發這個地點已係僭建。以下係 [REDACTED] 經理公司給予媒體電郵的信件，證明他們是被騙才會到這個地方舉行婚禮，可想言之申請人沒有誠信可言而且他們是在沒有申請的情況之下已經在經營商業生意申請人的品德有問題建議政府一律不批准。

編輯/媒體朋友你好，

多謝你對 [REDACTED] 婚禮的關注，我們是 [REDACTED] 經理人公司同事，關於所提及的場地相關問題，我們已知悉並正積極向相關單位了解情況，以確保資料準確。  
該場地及婚禮安排均由 [REDACTED] 以私人名義自費籌辦，當初選擇場地時是基於場地方提供的資料，相信場地的合法性及安全性符合標準。

我們對任何有關場地安全及合法性的疑慮高度重視，並會密切跟進。如有最新進展，將適時向各界作出回應，如有進一步查詢，歡迎隨時聯絡我們，感謝。

謹啟  
1 Step Limited

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-160713-12005

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 16:07:13

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Chan yip wing

意見詳情  
**Details of the Comment :**

不可能晚上6點會完結，婚禮行業都知道，晚上6點後才是黃金時間。如何不打擾安寧，申請中未有詳細寫明，不建議批准。而且建築物結構不穩妥，只用超過6米高簿板做裝飾牆。牆的前後都沒有依靠物，十分危險，建議先要求拆除相關建築物後才批出申請，此舉可避免大型意外事件發生。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-161020-52296

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 16:10:20

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Tiffany Wong

意見詳情  
**Details of the Comment :**

本人已曾經到過上述地址參加寵物下午茶派對，我發現場地非常奇怪，室內完全是密封，場地職員話冷氣壞了不能開，我認為怎麼可能超過100人在這室內空間舉行活動呢而且還有狗仔，當日一點可以喝的水也沒有，我的狗仔差一點中暑，由於場地非常遙遠我搭九巴之前已經要轉車過來超過兩個鐘頭才到達，落到車之後我要推寵物BB車差一點跌落懸崖。推咗一段時間先到見門口好多車頂住晒，我感到場地這麼細，不如不要搞這些活動。現在看到這個規劃申請才知道他原來原先沒有申請做這些用途。規劃署千萬不要接受他的申請。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-174625-03105

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 17:46:25

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Li

意見詳情  
**Details of the Comment :**

致城市規劃署  
敬啟者

本人就申請編號 A/YL-PH/1075（擬將土地轉為婚禮場地用途）提出正式反對，理由如下：

一、違反土地規劃原意

該地塊屬鄉郊地帶，原規劃為農業/保育用途，轉為商業性婚禮場地明顯違背土地用途定位。鄰近是貨倉，完全沒有統一排水水渠規劃。

二、違規先行運營

申請方在未獲規劃許可前已擅自經營婚禮業務，屬"先斬後奏"行為，嚴重破壞規劃制度公信力。

三、申請資料嚴重缺失

文件未清晰列明：

- 建築物規模及佈局
- 活動頻率（如每周/月舉辦次數）
- 人流管控方案
- 應急疏散預案

四、交通承載力不足

1. 道路超負荷：周邊多為單線雙程村道，現有交通已趨飽和。大量婚宴車輛將導致長期堵塞 [REDACTED] 2025年3月23日婚禮活動致道路癱瘓3小時)

2. 缺乏評估：未提交交通影響評估報告，亦無解決公交接駁方案

3. 違規停車：場地無足夠車位，[REDACTED] 2025年3月23日婚禮活動，超過20架賓客車輛侵佔行人道，阻礙居民通行

五、消防安全隱患突出

1. 高危環境：毗鄰多個鐵皮廢車場及貨倉（易燃結構），火勢蔓延風險極高

2. 救援障礙：狹窄道路阻礙消防車進出，延誤黃金救援時間

3. 設施缺失：未提供消防通道設計及消防設備配置方案

4. [REDACTED] 2025年3月23日婚禮活動，在室內佈景場內，無派驗方冷煙花。

這個危險地區不適宜舉辦婚禮，否則如有意外火警發生傷亡慘重

#### 六、違建問題加劇風險

周邊存在大量臨時/違章建築，導致：

- 環境複雜化，增加活動期間安全事故風險

#### 七、活動衍生公共危害

1. 噪聲及光污染：露天樂隊演出至凌晨，[REDACTED] 2025年3月23日婚禮活動持續至凌晨4點，侵擾居民生活，戶外更使用大量射燈。

2. 行人安全威脅：場地緊鄰山坡且人行道無圍欄，高密度人流，行人需行到車道，十分危險。

3. 社區資源透支：頻繁活動加重巴士/小巴運載壓力，影響原有居民權益

#### 八、歷史違規問題未處理

申請方曾進行未獲批填土工程，破壞原始

- 填土區遇暴雨易引發水浸，威脅道路安全

訴求：

基於上述事實，該申請案明顯違反城市規劃原則、公共安全規範及社區可持續發展需求

。懇請 貴署：

1. 依法拒絕申請編號 \*\*A/YL-PH/1075\*\*

2. 對既有違規經營行為展開調查

3. 要求申請方恢復土地原規劃用途

盼復為荷。

此致

城市規劃署署長

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-190516-29438

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 19:05:16

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. Dadachan

意見詳情  
**Details of the Comment :**

有關\*A/YL-PH/1075\*（擬將土地轉作婚禮場地）反對意見補充：

該地點定期舉辦寵物活動如寵物下午茶，參加者及寵物人數均屬不少。

本人曾參與，發現現場完全缺乏泊車位。上次活動時因無位泊車，只能將車輛違規停泊於行人路，推寵物車途中極不安全，部分狗主更需在人車混雜馬路上步行。

因此，基於交通及安全嚴重不足，本人反對有關申請。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-195135-96553

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 19:51:35

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. Stella Chan

意見詳情  
**Details of the Comment :**

本人十分反對有關申請，地點完全不適合，我唔想有屋企人參加婚禮火燭被燒死，如果你哋真係批咗，而該地點不幸有發生火警，你哋部門必須附上全責。

1. 與法定土地用途規劃不符：該地段原屬農業或保育區，轉作婚禮及頻繁寵物活動屬無正當規劃理據，違反《城市規劃條例》規定用途。
2. 違反程序公義，先行經營：申請人未獲批前已持續營運婚禮及寵物活動，損害規劃機制及政府執法信譽。
3. 交通承載嚴重不足：實地觀察發現大型活動期間泊車混亂，現場道路過於狹窄，不足以承受大量車輛、人流，構成道路安全風險。
4. 公共安全及應急不足：附近大量鐵皮貨倉，該地區跟本無足夠消防通道、設備及緊急疏散方案，萬一發生火警或事故將危及參加者與社區居民安全。
5. 現場環境、噪音及社區滋擾問題：頻繁舉辦活動導致噪音、光污染、公共資源（如交通、行人道）被過度消耗，對附近居民及整體社區生活質素構成長遠負面影響。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-200921-71772

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 20:09:21

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Julian

意見詳情  
**Details of the Comment :**

致城市規劃署：

本人曾以嘉賓身份於2025年3月23日 [REDACTED] 婚禮活動，就是該申請場地的婚禮，現就A/YL-PH/1075（貨倉改裝婚禮場地）表示強烈反對，理由如下：

1. 場地由貨倉倉庫改裝，環境危險。
2. 附近貨倉密集，有些安全堪憂。
3. 四周道路極窄，大量嘉賓出入易導致嚴重塞車。
4. 幾乎無合法車位，嘉賓泊車困難，被迫違泊行人路或附近空地。
5. 佈景物料多為臨時可燃品，增加火警風險。
6. 消防通道不足，萬一緊急事故極難撤離。
7. 洗手間等設施不足，人多時極不便。
8. 場地使用大量射燈，有些光害。
9. 進入婚禮進行時，有大量大貨車出入，十分危險。
10. 整體場地規劃欠完善，無法保障嘉賓安全和婚禮質素。

基於以上原因，懇請貴署拒絕該申請。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250728-204826-34704

提交限期  
**Deadline for submission:** 29/07/2025

提交日期及時間  
**Date and time of submission:** 28/07/2025 20:48:26

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-PH/1075

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. andrew

意見詳情  
**Details of the Comment :**

本人為附近貨倉使用者，現就A/YL-PH/1075規劃申請提出反對，理由如下：

1. 該地舉辦大型活動嚴重阻塞出入口，影響貨倉日常運作和上落貨效率。
2. 周邊原本道路已十分狹窄，活動車流及違泊令貨車難以通行，造成擠塞。
3. 場地無合法泊車位，外來車輛經常霸佔貨倉門口或通道，令我哋無法正確運作。
4. 活動時產生大量人流出入，根本完全冇諗過貨倉地方，可以變為婚禮婚宴場地。
5. 大量布景及臨時建築增加火警、安全等潛在風險，威脅貨倉及存貨安全。

基於以上問題，懇請貴署拒絕有關申請，保障貨倉區正常運作同安全。

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年03月05日星期四 3:07  
收件者: tpbpd/PLAND  
主旨: Re: A/YL-PH/1075 DD 108 Fan Kam Road  
類別: Internet Email

Dear TPB Members,

So applicant hopes to attract 200 people to some events.

The transport arrangement provided is ridiculous and inadequate.

But even more serious is the issue of the provision of adequate toilet, handwashing, refrigeration of foodstuffs, etc.

Members have a duty to consider issues of hygiene and public health.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 27 July 2025 4:17 AM HKT  
**Subject:** A/YL-PH/1075 DD 108 Fan Kam Road

A/YL-PH/1075

Lots 78 S.A (Part), 93 (Part) and 94 (Part) in D.D 108, Pat Heung

Site area: About 5,446sq.m

Zoning: "Res (Group D)"

Applied use/ development: Activity Venue / 150 panel (Solar Photovoltaic System / 5 Vehicle Parking / **Associated Filling of Land**

Dear TPB Members,

Musical Chairs. 934 withdrawn and back with what appears to be a wedding venue?

Urgent Return receipt Expand Group Restricted Prevent Copy

However having run the script through Google Translate can find little information with regard to the proposed operation. 5 vehicle parking is certainly unrealistic for a wedding venue that would attract, they state, around 100 participants.

No mention of toilets, catering facilities, and other facilities related to wedding parties?

The Solar Farm appears to have been installed some time ago. When was this approved?

There is no record of an application for such.

The data provided is inadequate, members should demand more clarity and description.

The application should be rejected as this site has a long history of manipulation.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 20 December 2022 1:20 AM HKT  
**Subject:** A/YL-PH/934 DD 108 Fan Kam Road

A/YL-PH/934

Lot 78 S.A (Part) in D.D. 108, Fan Kam Road, Pat Heung

Site area: About 2,722sq.m

Zoning: "Res (Group D)"

Applied use: Open Storage of Construction Materials / Filling of Land / 2 Vehicle Parking

Dear TPB,

This is part of the parking lot approved 18 Dec 2020. Conditions were never fulfilled because the intention was continue with the existing unapproved brownfield operation all along.

The site is close to the International Riding Centre, a recreational facility, and to Sheung Yue River.

Perhaps members could raise some questions this time as to the whether this an appropriate land use for the location?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 3 December 2020 3:36 AM CST  
**Subject:** A/YL-PH/862 DD 108 Fan Kam Road

Dear TPB Members,

843 was withdrawn. Application is the same.

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, June 1, 2020 2:49:21 AM  
**Subject:** A/YL-PH/843 DD 108 Fan Kam Road

A/YL-PH/843

Lots 78 S.A (Part), 93 (Part) and 94 (Part) in D.D. 108, Fan Kam Road, Pat Heung

Site area : About 5,722sq.m

Zoning : "Res (Group D)"

Applied use : 69 Vehicle Parking

Dear TPB Members,

One has to question the 'parking'. There is no residential node close by nor other activities that would indicate a strong demand for parking. Members should note that while there were previous approvals for parking facilities, minutes of Review of 15 April 2018 show:

the Site and its surrounding - **the Site was paved and fenced off and was currently used for open storage of construction machinery and workshop without valid planning permission.** To its north (about 15m away) was a residential dwelling with storage use and to its immediate east was a stream course.

The Site was within the flood pumping gathering grounds and a licence should be obtained for the discharges which were subject to control under the Water Pollution Control Ordinance.

So what is the real intention of the Applicant? In addition members should question Plan D as to what is the PLAN for this district and the timeline for implementation of the zoning intention.

Mary Mulvihill