

e-form No. S16-III
電子表格第 S16-III 號

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

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

20 JAN 2025

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HT/23
	Date Received 收到日期	20 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱	
Li Yuen Yam	(Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
誠信土地測量公司 (Honest Land Surveys Company)	(Company 公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	見附頁 (申請地段)
(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 1496.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1268.8 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-HT/7
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	<p>空置土地</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
(g) Additional Information (if applicable) 附加資料（如適用）	

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 30/12/2024 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”[#].
根據土地註冊處截至 30/12/2024 (日/月/年) 的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

☒ has obtained consent(s) of 1 “current land owner(s)”[#].

已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)
1	見附頁 (申請地段)	02/01/2025

(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)

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

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	227.7	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1268.8	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		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1268.8	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1268.8	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>構築物 1 高 :不超過 2.9m 層數 : 1 用途 : 電錶及工具房</p> <p>構築物 2 高 :不超過 1.5m 層數 : 1 用途 : 鋪設太陽能板</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 1</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>申請地點的營運時間為星期一至星期日及公眾假期 24 小時作業</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>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>鄉村路通往沙頭角公路馬尾下段</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>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	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div data-bbox="647 822 979 896"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 943" style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1158 1355"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1413 1158 1449"> <input type="checkbox"/> month(s) 個月 </div>

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）。

1. 本規劃就粉嶺新屋仔村的用地,向城市規劃委員會(下稱「城規會」) 徵求意見擬議作公用事業設施裝置(太陽能光伏系統)為期三年(下稱「擬議發展」)。
2. 申請地點現時於《鶴 藪 分 區 計 劃 大 綱 核 准 圖 編 號 S / N E - H T / 7》(下稱「大綱圖」) 劃作「鄉 村 式 發 展」地帶。
3. 如今,更著重能源效率和環境保護,香港也承諾盡量減少溫室氣體排放,「為穩定大氣中溫室氣體濃度香港正努力作出貢獻」摘錄自機電工程署-研究香港再生能源潛在應。
4. 事實上香港主要的二氧化碳排放量主要來自發電,它正在嚴重增加全球的污染,此外香港特區亦訂下目標,提倡增加再生能源滿足能源需求的比例,有助於減少對進口能源的依賴,並增加能源供應的安全。
5. 過去幾十年來,在經濟成長的推動下,能源消耗一直在增加,政府投入了大量精力來促進能源效率和推動可再生能源的發展。
6. 因此,我們深信「擬議發展」不會構成不良先例,另一方面更可促進環保並減少對香港和全球的污染。
7. 「擬議發展」不涉及任何安裝/拆除的大規模施工,不會對環境產生重大不利影響。
8. 「擬議發展」不會對交通、視覺、景 觀、排水系統和環境造成不利影響不會妨礙長遠規劃意向。
- 9.申請人已向中華電力有限公司申請參與可再生能源上網電價計劃(FiT Scheme),預計每年產生的電量為 324,900kW。
10. 「擬議發展」將符合監管部門的所有法定或非法定要求,申請人願意遵守及履行城規會的批准條件。
11. 鑒於以上提出的依據,我們真誠地尋求城規會批准本申請。

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

Signed with recognised
e-signature
Signer: Ben Fong

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

Consultant

Name
姓名

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

誠信土地測量公司 (Honest Land Surveys Company)

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。

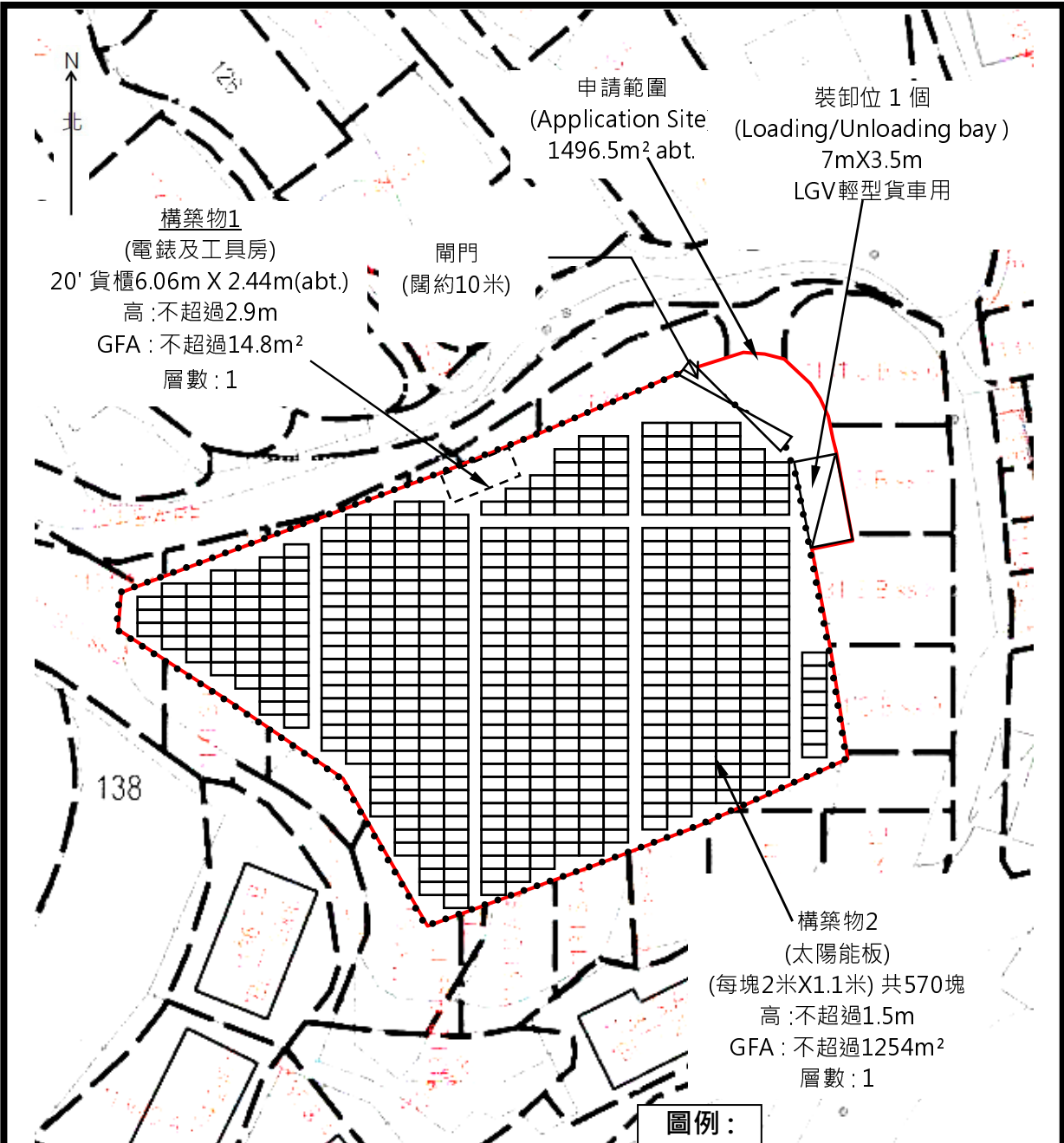
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters 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		見附頁 (申請地段)		
Site area 地盤面積		1496.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則		S/NE-HT/7		
Zoning 地帶		Village Type Development		
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) 為期三年		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米		Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於		<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1268.8 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.85 <input type="checkbox"/> Not more than 不 多於






(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(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	2.9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	85 % <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 中型貨車位 <u>1</u> Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

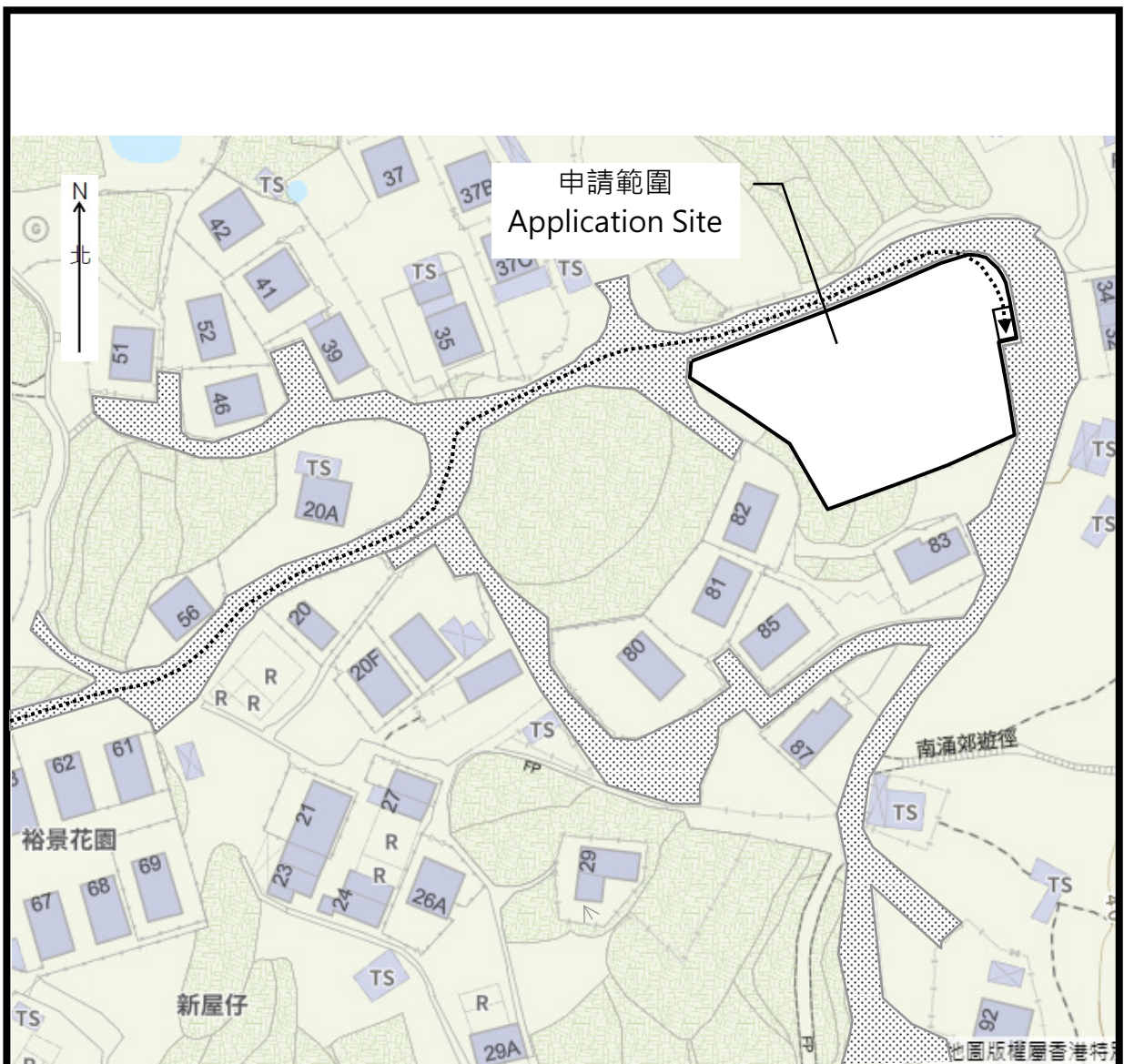
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
行車線路分析圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
裝嵌切面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
	<input type="checkbox"/>	<input type="checkbox"/>


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。



項目名稱： 擬議公用事業設施裝置 （太陽能光伏系統）	圖目： 平面佈局圖 (Proposed Layout Plan)	●●●●● 現有圍坑板 (高2.6m)
		 申請範圍
 電錶及工具房		
 太陽能板每塊約(2米X1.1米)		
 裝卸位 LGV輕型貨車用		
 閘門		
比例： NTS		
日期： 27/12/2024	圖號： Figure 1	誠信土地測量公司



		圖例：
項目名稱：	圖目：➡ 行車路線
擬議公用事業設施裝置 （太陽能光伏系統）	行車線路分析圖 (Swept Path Analysis LGV)	 鄉村道路
比例：		
NTS		
日期：	圖號：	誠信土地測量公司
24/12/2024	Figure 2	



21 April 2024

DD 76 LOT 131
SAN UK TSAI VILLAGE
SHA TAU KOK

Attention: Mr. LI YUEN YAM

Our ref.: FIT No.: 20220520001
(Scheme No.: SS-220508)
Please quote our scheme number in response to this letter

Dear Sir/ Madam,

Network Reinforcement Condition Letter
DD 76 LOT 131, SAN UK TSAI VILLAGE, SHA TAU KOK ("Premises")
CLP Electricity Account Number: 82857859959

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

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

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

中環電力有限公司
CLP Power Hong Kong Limited

客戶聯絡
Customer Enquiry

香港新界沙田新圍村中環沙田中心大廈
11/F, Shatin Centre 5 On-Lai Street
Sha Tin New Territories, Hong Kong

網址: Website: www.clp.com.hk

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

Renewable energy system	Generation capacity (kW)	Provisional FiT rate (\$/kWh)	Validity period (expiry date)
New Solar System at DD 76 LOT 131, SAN UK TSAI VILLAGE, SHA TAU KOK	170	3	12 months from actual Reinforcement Works completion date

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

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

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

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

Peter Pak Lun NGAN/PLAND

寄件者: Fongs Property
 寄件日期: 2025年03月07日星期五 18:30
 收件者: Peter Pak Lun NGAN/PLAND; tpbpd/PLAND
 主旨: 回覆: Departmental Comments - A/NE-HT/23
 類別: Internet Email

顏生你好

本郵件取代過往所發出的郵件

Please clarify the dimensions of the solar panels in terms of length, width and height (ie. 2.278m (L) x 1.134m (W) x ?? m (H)).

太陽能板的呎吋規格為 2000mmX1100mmX35mm

The applicant is advised to make reference to the Guidance Notes for Solar Panel (SPV) System Installation (June 2024) published by the Electrical and Mechanical Services Department ([https://re.emsd.gov.hk/tc_chi/files/PVGuidance Notes pdf](https://re.emsd.gov.hk/tc_chi/files/PVGuidance%20Notes.pdf)). Please advise if the proposed SPV System comply with the relevant installation (Sections 5.1 & 5.4 refers) and regulatory requirements as stated in the Guidance Notes.

知悉有關機電工程署 2024 年 6 月修訂版的太陽能發電系統安裝指南的第 5 項有關安裝規定

5.1（一般規定），

申請人在設計上會充分考慮採光角度，避免樹木遮擋，並會預留額外空間安裝太陽能裝置所需設備，而有關的電力裝置會由電業註冊承辦商進行相關的工作，確保符合條例。

5.4（在空置土地安裝太陽能發電系統），

在私人農地上設至太陽能發電系統，申請人知悉若城規會批准之後亦需要再向地政署申請豁免書，本申請只涉及小型工程，會聘請註冊承辦商負責進行建造太陽能支架支承太陽能發電系統的構築物，以符合建築物條例。

Please advise the implementation schedule of the proposed SPV system.

申請人預算待城規會批准後馬上進行安裝工程預計三個月內完成。

回應運輸署

最近該村落（新屋仔村）村口設置入車閘桿，車輛需要拍卡才能進入，由於本次太陽能項目建議的車位並非必須，申請人決定將車位/上落客貨位的數量設為 0 請參考附件，[pdf Layout F 1.1.pdf pdf from.pdf](#)

（由於村口有上落貨車位，申請項目所涉及的裝設會由村口以工業型手推車搬運到場地裝嵌，而日後的保養及維修都是同樣的安排。）

請參考附件[pdf 搬運設備路線.pdf](#)

有關太陽能板的壽命最少為 20 年，期間絕少需要維修非常環保，本系統的運作情況及故障顯示等資料經過網絡傳送實時工程人員知悉，方便需要維修時作出前期的工作安排。

回應城規會有關電量的計算

向城規會補充中電提供 170kW 同意書的電量計算方法：

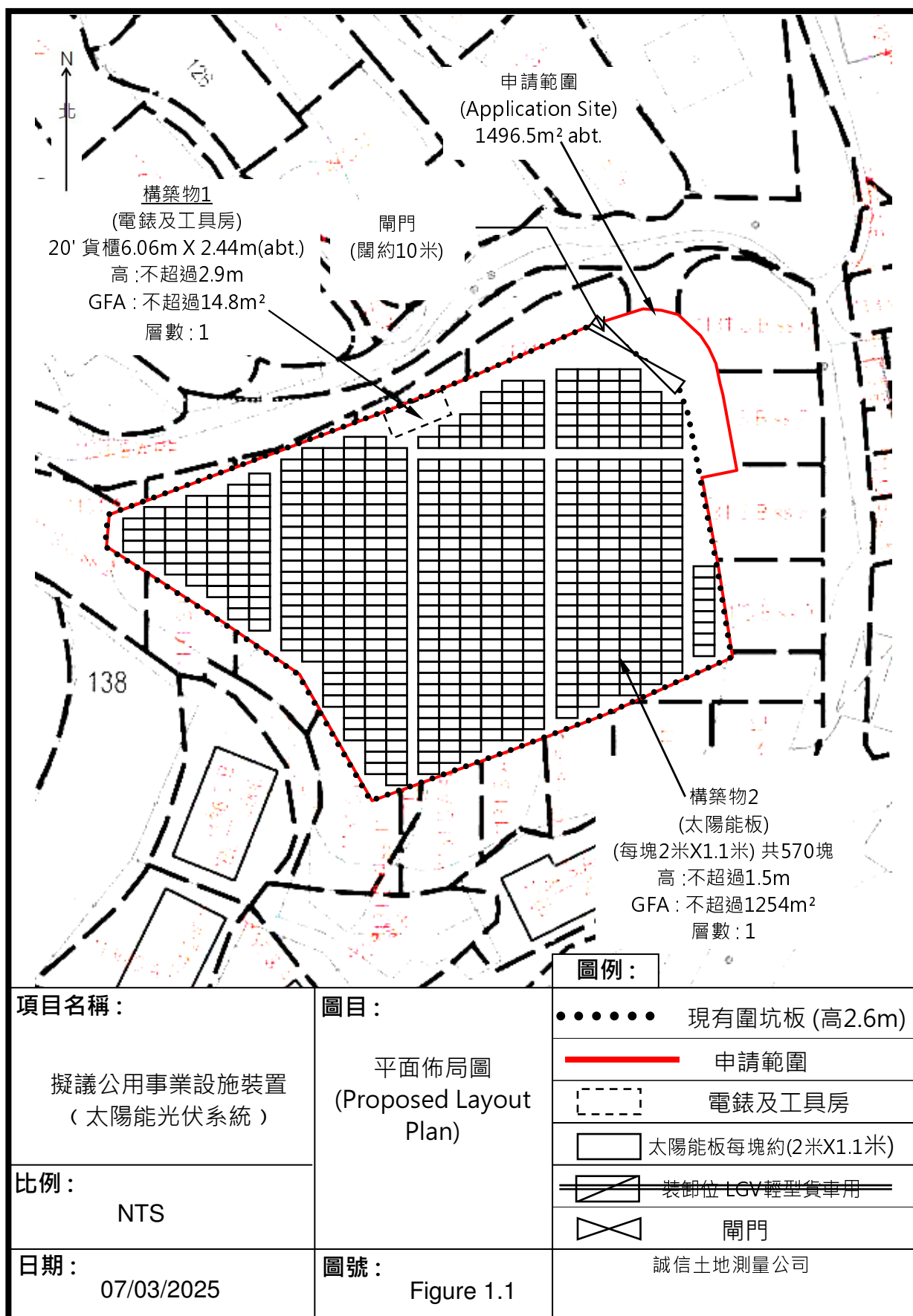
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

170kW 即中電電網每小時容許收集電量度數為 170kW/h，如每日充足日照計 6 小時，一年 365 日
每年電度總數即為 $170\text{kW/h} \times 6 \times 365 = 372,300\text{kW/h}$

但真實產電度數與計算出來的有一半以上的減少，如要撇除損耗、下雨時間、陰天、陽光不足、太陽板有塵等等因素，把計算結果(372,300kW/h)乘以 0.4 就大概等於每年產電量的真實數字
因此我們得出的每年產電度數為 147,492kW/h(大約)

回應有關村民的反對意見

請參考附件(回應有關村民的意見) [回應有關村民的意見.pdf](#)



Email
Shop1,Luen Cheong Bldg.,44 Luen Cheong St. Fanling N.T.

(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	227.7	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1268.8	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		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1268.8	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1268.8	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>構築物 1 高 :不超過 2.9m 層數 :1 用途 : 電錶及工具房</p> <p>構築物 2 高 :不超過 1.5m 層數 :1 用途 : 鋪設太陽能板</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>申請地點的營運時間為星期一至星期日及公眾假期 24 小時作業</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>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>鄉村路通往沙頭角公路馬尾下段</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(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	2.9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	85 % <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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	



拍照日期
2025/3/7





可負重500公斤

INDUSTRIAL TROLLEYS

計劃用工業型手推車運送太陽能板，每次運送10塊，每小時運送2次，
每天作業8小時,一天可運送160塊，預計用三天多時間全數太陽能板運送到場地

回應有關村民或村代表的意見

1. Health and Safety Risks:

- Residents are concerned about potential fire hazards associated with large-scale solar installations, which could pose a danger to nearby homes.
- There are also worries about electromagnetic fields (EMFs) generated by solar panels and inverters, which may have long-term health implications for residents living in close proximity.

1. 健康與安全風險的回應

有關火災風險

太陽能系統火災概率極低。美國國家可再生能源實驗室（NREL）研究指出，光伏系統火災發生率約為 0.006%，遠低於傳統電力設施。

有關裝置的電器設置及結構工程均為註冊承辦商（AP），保證符合機電署的要求，機電署才會發出合格證明書。

項目運作後每月會定期由持證人員檢查線路、連接器狀態確保系統安全可靠。

有關的場地會提交消防建議設施，由香港 FSD 消防處批核及驗收。

電磁場（EMF）擔憂

太陽能系統的 EMF 強度極低（通常 $<0.1 \mu\text{T}$ ），遠低於世界衛生組織（WHO）限值（ $100 \mu\text{T}$ ），且隨距離迅速衰減。

家用電器（如吹風機、微波爐）的 EMF 強度是光伏系統的數十倍，日常接觸無健康風險。

本港有關的政府部門正大量採用太陽能板發電設施，基本上無證據顯示有關電磁場對人體有害的證明。

2. Environmental Impact:

- The construction and operation of the solar system may lead to habitat disruption, affecting local wildlife and vegetation.
- There are concerns about glare from solar panels, which could disturb residents and potentially interfere with daily activities.

2. 環境影響的回應

有關的場地本身已荒地、是廢棄場地，但場地內仍保留植被允許植被自然生長，維護生物多樣性。

3. Noise and Visual Pollution:

- The installation and maintenance of the solar system may generate noise pollution, disrupting the peaceful living environment of the village.
- The large-scale solar panels could significantly alter the natural landscape, leading to visual pollution and reducing the aesthetic value of the area.

3. 噪音、眩光干擾

防反射塗層：現代光伏板普遍採用啞光處理，反射率低於 5%(玻璃窗約 10%)。

圍板緩衝：在場地周邊均切有圍板(高度為六尺半)作為遮光帶，村民經過項目週邊不會看到場地內的光伏版。

太陽能係統的安裝和維護產生噪音（逆變器噪音通常<45 分貝，相當於冰箱嗡嗡聲），且僅白天工作，而污染機會微乎其微。

但申請人仍會密切注意村民的關注，項目營運後會在場地外展示聯絡資料以方便村民對反映有關設施運作的意見。

4. Property Value and Livability:

- Residents fear that the proximity of the solar system to their homes could negatively impact property values.
- The development may also affect the overall livability of the area, making it less attractive for current and future residents.

事實上，太陽能專案能穩定降低社會用電成本，且無污染排放。設計符合‘綠色社區’標準，未來還可能為周邊住宅貼上‘低碳認證’標籤，提升長期價值。"

5. Inadequate Consultation:

- Many residents feel that they were not adequately consulted or informed about the project, leading to a lack of transparency and trust in the planning process.

申請人承認前期溝通不夠充分，對此深表歉意，項目即日起在場地外展示聯絡資料以方便村民對反映有關設施運作的意見歡迎村民參與討論，所有意見都會被記錄並回饋。

6. Heat Island Effect:

- Solar panels can absorb and retain heat, potentially contributing to a localized "heat island effect." This could raise temperatures in the surrounding area, making living conditions uncomfortable for residents, especially during the summer months.

6. 熱島效應的回應

科學依據：美國亞利桑那大學研究顯示，大型光伏場可使局部氣溫降低 0.5-2°C，因面板遮蔽地面減少熱量吸收，且金屬表面散熱快。

參考資料：太陽能板的反射率（約 20%）低於瀝青路面（30-40%），熱島效應反而弱於傳統建築群。

太陽能板更像一把‘遮陽傘’，減少地面吸熱。申請人會在板下種植本地草種，進一步降低溫度。

7. Water Drainage and Flooding Risks:

- The installation of solar panels may alter natural water drainage patterns, increasing the risk of flooding or waterlogging in the village during heavy rainfall. This could damage properties and disrupt daily life.

7. 水浸的風險

安裝的光伏支架離地至少 1.5 米雨水可自然下滲，而有關的項目會根據渠務署的要求設置合規格的排水系統，確保不會出現水浸的風險。

總結

申請人深知任何新項目都可能引發擔憂。作為負責任的企業/申請方，我們承諾以最高標準確保安全與環境友好。所有設計均基於科學論證，並願意聆聽村民的意見。

期待與社區攜手，讓清潔能源真正造福每一個人。

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 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;

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.

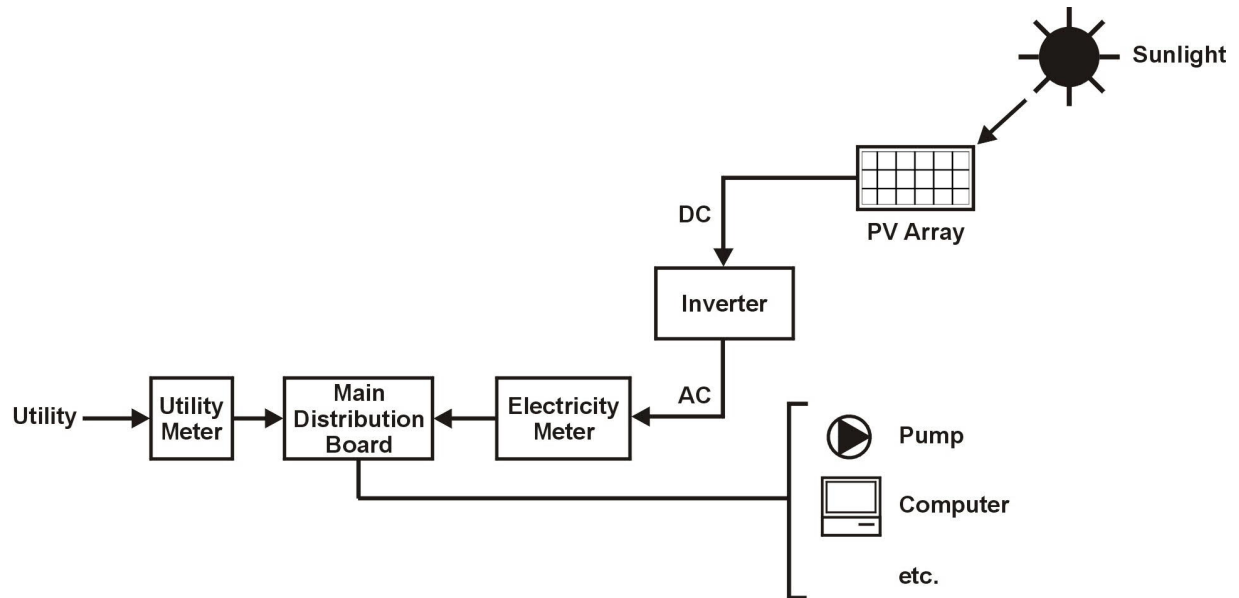
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

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

2. Traffic

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

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

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective as the proposed use does not involve heavy goods vehicle and dusty operation;
- there was no complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix IV**.

4. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause

adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and

- her advisory comments are at **Appendix IV**.

5. **Fire Safety**

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

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

6. **Electricity Supply Safety**

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

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

7. **Landscape**

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

- the Site falls within “Village Type Development” (“V”) zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

8. **Building Matters**

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

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

9. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- Commissioner of Police (C of P).

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

Peter Pak Lun NGAN/PLAND

寄件者: Amy PL WONG/HAD
 寄件日期: 2025年02月26日星期三 16:23
 收件者: Peter Pak Lun NGAN/PLAND
 副本: Aston CY YEUNG/HAD; Kelvin SH CHAN/HAD
 主旨: Fw: Official Objection for Application No.A/NE-HT/23
 附件: 20250225_232623.jpg
 重要性: 高

From: William Chan
Sent: Wednesday, February 26, 2025 2:58 PM
To: Enquiry NDO/HAD <don@had.gov.hk>
Subject: Official Objection for Application No.A/NE-HT/23

Dear 北區民政事務處,

I am sending this email on behalf of Village Representative of San UK Tsai under the Fanling District Rural Committee - CHAN Tak-wah as we strongly OBJECT this application of no. A/NE-HT/23.

We have received many complaints from residents as this development is too close to the houses

Therefore we hereby officially object this application as attached to this email due to the numerous complaints from resident.

Please contact CHAN Tak-wah mobile number for further discussion.

Additionally, please reply this email with further arrangement / next step or forward this email to the appropriate / correspondence party, thanks.

Regards,

William Chan - resident at San UK Tsai Village /

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

Peter Pak Lun NGAN/PLAND

寄件者: Kelvin SH CHAN/HAD
 寄件日期: 2025年02月28日星期五 10:25
 收件者: Peter Pak Lun NGAN/PLAND
 副本: Aston CY YEUNG/HAD; Amy PL WONG/HAD
 主旨: Fw: Subject: Objection to Application No. A/NE-HT/23
 附件: 20250225_232623.jpg

郵件標幟: 待處理
 標幟狀態: 已標幟

From: William Chan
Sent: Thursday, February 27, 2025 6:23 PM
To: Kelvin SH CHAN/HAD <kelvin_sh_chan@had.gov.hk>
Subject: Subject: Objection to Application No. A/NE-HT/23

Dear Mr. 陳新熙,

I am writing this email on behalf of **Mr. CHAN Tak-wah**, Village Representative of San Uk Tsai under the Fanling District Rural Committee, as directed by the Town Planning Board. We hereby formally **OBJECT** to the application numbered **A/NE-HT/23**, which proposes the construction of a mass solar system near residential houses.

The proposed development has raised significant concerns among residents, as it is situated too close to existing houses. We have received numerous complaints from the community regarding this matter. Below are some of the key concerns and potential risks associated with this project:

1. Health and Safety Risks:

- Residents are concerned about potential fire hazards associated with large-scale solar installations, which could pose a danger to nearby homes.
- There are also worries about electromagnetic fields (EMFs) generated by solar panels and inverters, which may have long-term health implications for residents living in close proximity.

2. Environmental Impact:

- The construction and operation of the solar system may lead to habitat disruption, affecting local wildlife and vegetation.
- There are concerns about glare from solar panels, which could disturb residents and potentially interfere with daily activities.

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

3. Noise and Visual Pollution:

- The installation and maintenance of the solar system may generate noise pollution, disrupting the peaceful living environment of the village.
- The large-scale solar panels could significantly alter the natural landscape, leading to visual pollution and reducing the aesthetic value of the area.

4. Property Value and Livability:

- Residents fear that the proximity of the solar system to their homes could negatively impact property values.
- The development may also affect the overall livability of the area, making it less attractive for current and future residents.

5. Inadequate Consultation:

- Many residents feel that they were not adequately consulted or informed about the project, leading to a lack of transparency and trust in the planning process.

6. Heat Island Effect:

- Solar panels can absorb and retain heat, potentially contributing to a localized "heat island effect." This could raise temperatures in the surrounding area, making living conditions uncomfortable for residents, especially during the summer months.

7. Water Drainage and Flooding Risks:

- The installation of solar panels may alter natural water drainage patterns, increasing the risk of flooding or waterlogging in the village during heavy rainfall. This could damage properties and disrupt daily life.

Attached to this email, you will find the application notice of what is this email reagrding

detailing the residents' concerns. For further discussion, please contact Mr. CHAN Tak-wah directly at

Additionally, we kindly request that you reply to this email with information regarding the next steps or further arrangements pertaining to this application.

Thank you for your attention to this matter.

Best regards,
William Chan
Resident at San Uk Tsai Village
Contact

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Secretary for Environment and Ecology (SEE) that the applicant is reminded to observe the relevant requirements as set forth in statutory provisions and various design and maintenance guidelines, and conduct regular inspections and check-ups in order to ensure the electrical and structural safety as well as resilience of solar panels amid the impact of extreme weather conditions (such as super typhoons) throughout their lifespan;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land is granted to the Site;
 - (ii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole basis and subject to such terms and conditions including the payment of waiver fee as well as administrative fee as considered appropriate by LandsD. Given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to strictly comply with relevant pollution control ordinances, observe standard pollution control measures in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, and follow appropriate mitigation measures as set out in the Recommended Pollution Control Clauses for Construction Contracts and ProPECC PN 2/24 “Construction Site Drainage” to minimise any potential environmental impacts during construction stage;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
 - (ii) the applicant should construct and maintain the proposed drainage facilities within or outside the Site at his/her own expense, and the implemented drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Electrical and Mechanical Services (DEMS) that:
- (i) to the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and
 - (ii) the applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under BO, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - (vi) detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-HT/23

意見詳情 (如有需要，請另頁說明)

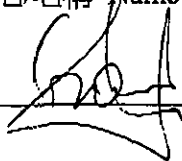
Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強議員

簽署 Signature



日期 Date

2025.2.6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-HT/23

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature



日期 Date

14-2-2015

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

2/3 2

敬啟者：

貴處檔號：TPB/A/NE-HT/23

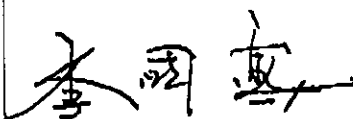
新界粉嶺新屋仔丈量約份第 78 約多個地段
擬議臨時公用事業設施裝置（太陽能光伏系統）（為期 3 年）
（申請編號：A/NE-HT/23）

本會就標題向該區村民諮詢，一致 強烈反對 裝置太陽能光伏系統，
希望本會可代他們反映意見，其反對原因：

- 1) 影響環境生態，影響民生。
 - 2) 村路狹窄，當工程時，多大型貨車出入，對村民/行人造成危險。
- 懇請 貴署考慮村民之強烈反對聲音，審慎處理，不宜批作上述用途。

此致
規劃署沙田、大埔及
北區規劃專員

粉嶺區鄉事委員會主席



（李國鳳）



敬上

2025 年 2 月 14 日

敬啟者：

貴處檔號：TPB/A/NE-HT/23

新界粉嶺新屋仔丈量約份第 76 約的多個地段
擬議臨時公用事業設施裝置（太陽能光伏系統）（為期 3 年）
（申請編號：A/NE-HT/23）

本會就標題向該區村民諮詢，一致 強烈反對 裝置太陽能光伏系統，
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此致
規劃署沙田、大埔及
北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安

（劉永安）

敬上



2025 年 2 月 14 日

From:

Sent:

2025-02-17 星期一 03:16:51

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/NE-HT/23 DD 76 San Uk Tsai FiT

A/NE-HT/23 Solar Farm

Lots in D.D. 76, San Uk Tsai, Fanling

Site area: About 1,496.5sq.m

Zoning: "VTD"

Applied development: Solar Photovoltaic System FiT / 1 Vehicle Parking

Dear TPB Members,

Strong Objections. The lots are currently under cultivation, providing fresh food supplies to the community is more beneficial than generating a small amount of energy that is heavily subsidized by CLP customers WHO HAVE NEVER BEEN CONSULTED NOR HAVE APPROVED THE FiT SCHEME FOR COMMERCIAL USE.

While no exact figure has been given there appears to be around 514 panels on the site.

This is multiple times the number one would find on the rooftop of a village house, which is how the FiT scheme was sold to Legco.

Moreover as the location is quite remote, the set up will probably require enhancement of the local network, thereby incurring further expenses to be borne by CLP clients.

The application should be rejected.

Mary Mulvihill