

2024年 6月 1 3日

Appendix I of RNTPC
Paper No. A/NE-LK/161

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。

This document is received on 13 JUN 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

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

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

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By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LK/161
	Date Received 收到日期	13 JUN 2024

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

1. Name of Applicant 申請人姓名/名稱

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

GLOBAL EXPRESS ENTERPRISE LIMITED

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

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

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)	DD39 Lot 2048 SB (PART), Yim Tso Ha Village, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 230 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 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-LK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	Solar Photovoltaic Installation (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

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

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於..... (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於..... (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above (申請5年 用途/發展)
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>80 panels</td> <td>2m x 1m x 1.5m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Solar Photovoltaic System	80 panels	2m x 1m x 1.5m						
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Solar Photovoltaic System	80 panels	2m x 1m x 1.5m											

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

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

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

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

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

by September, 2024.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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><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 checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <hr/> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Introduction.....

Energy efficiency and environmental protection should become more prominent nowadays.....

HK has also undertaken the commitment to minimize greenhouse gas emissions "to contribute to international efforts to stabilize greenhouse gas concentrations in the atmosphere" quote from EMSD-Study on the Potential Applications of Renewable Energy in Hong Kong.

The truth is HK's major carbon dioxide emissions mostly come from electricity generation. It is heavily increasing the internalize local and global pollution costs. In addition, the HKSAR has also set the goal advocating to increase the proportion of energy needs met from renewable sources, to help reducing reliance on imported energy or fuel, and increase the security of energy supply.

Moreover, according to EPD, "Energy consumption has been increasing over the past decades, driven by the growth in the economy. The government has put in considerable efforts to promote energy efficiency and renewable energy in order to restrain the rise in energy demand, for sustainable development of the territory."

Therefore, we deeply believe that we will not constitute the claim of undesirable precedent. In the alternative, promoting environmentally friendly and reducing pollution to HK and Global. We should respond positively to SAR's target and objective in the renewable energy aspect.

System Design and Technical Consideration.....

1. A consent letter from CLP has been obtained and together with a copy of the document demonstrating that the technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system.

2. The SPV system including the height of it is carefully designed to fit with the surrounding area and developments

3. The installation does not involve any demolition and massive construction. Therefore, the SPV system will not have significant adverse impacts on the environment, drainage, sewerage traffic, geotechnical safety, landscape and visual.

4. The system does not involve any vegetation clearance.

5. The SPV system is not falling within water gathering grounds and will not contaminate the water supply.

6. The development will meet all other statutory or non-statutory requirements of the relevant government departments. And meeting the guidelines from the Town Planning Board.

A separate sheet is attached for more detail, please find the attachment - Justification Separate Sheet

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

WONG WAI YEE VICTORIA

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

For and on behalf of

GLOBAL EXPRESS ENTERPRISE LIMITED.....

世順企業有限公司

on behalf of
代表

Global Express Enterprise Ltd.

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 組織名稱及印章（如適用）

Date 日期

27/05/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD39 Lot 2048 SB (PART), Yim Tso Ha Village, Sha Tau Kok		
Site area 地盤面積	230	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-LK/11		
Zoning 地帶	REC		
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC UTILITY INSTALLATION (SOLAR PHOTOVOLTAIC SYSTEM) FOR A PERIOD OF 5 YEARS		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 太陽能支架圖/申請地段圖/位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) _____ _____	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

此為空白頁。
This is a blank page.

10. Justifications Separate Sheet

[Minor Work Submission Design Consideration]

This piece of installation would fall within the criteria of Item 3.15 Class III under a minor work control system. And it is consulted by a PRC for a structural justification report to related authority and personnel.

[Pollution Control Consideration]

The solar system installation would refer to relevant pollution control ordinances including waste disposal ordinance & water pollution control ordinance, etc.

[Vehicular Access Consideration]

There is no vehicular traffic to the site and no parking spaces at the site. The way to access the site is to park at the closest parking station and walk to the site.

[Anti-Reflectance Level Consideration]

The solar panel is coated with an anti-reflective material, which highly reduces the level of reflectance. Furthermore, we have also conducted a solar panel reflectance test with City University to prove that the reflectance level is smaller than the 5 degrees. And there are job references in HK Airport using the same panels. Please also find the attached document of anti-reflective report.

[Vegetation Consideration]

We must apologies for the vegetation clearance of the site. As the owner of land only owns the land since mid-2018, so we didn't aware of the issue.

[Capacity and Aesthetic Consideration]

After the first submission, we have decided to shrink down the size of the plant to make away for better accessing and management.

[Other Important Notes]

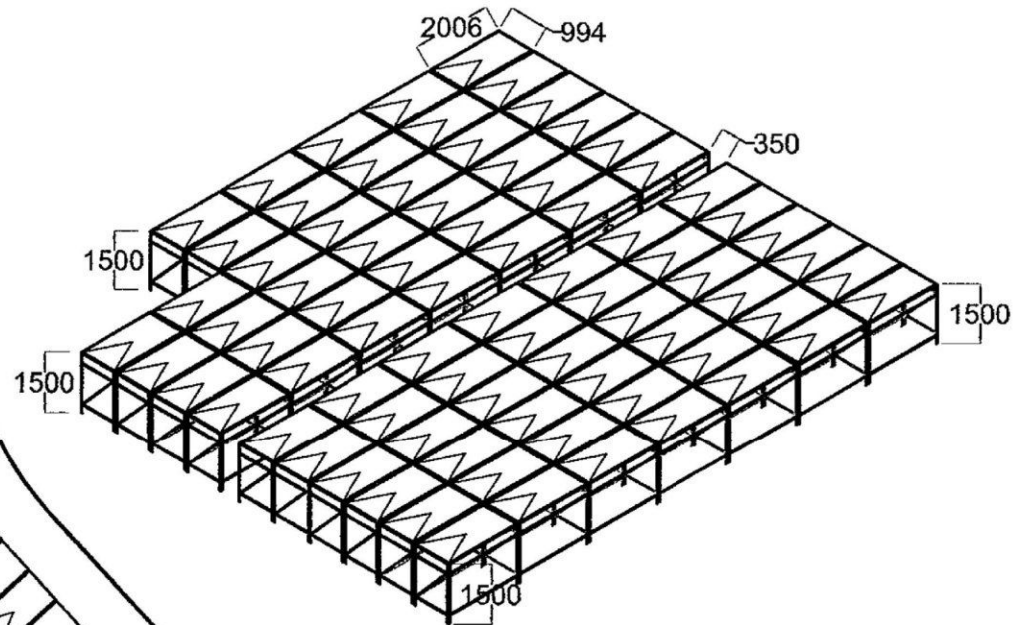
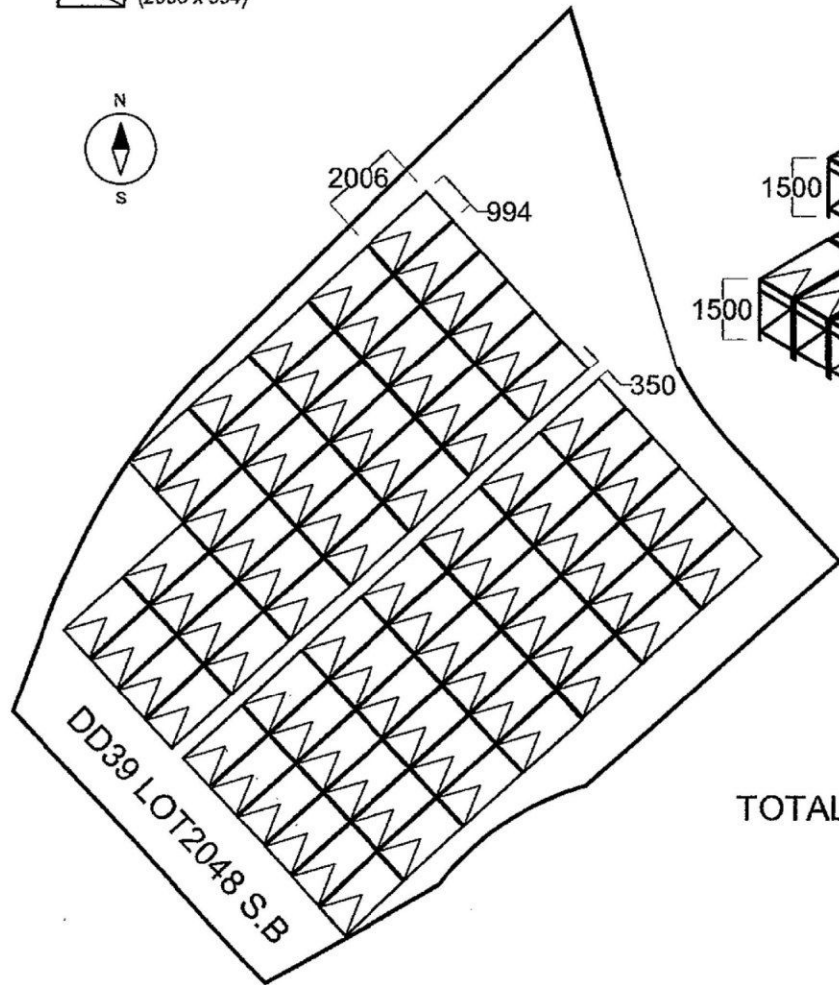
This is a re-application formerly identified as Application No. A/NE-LK/132 currently seeking for Town Planning Board's kind consideration and approval, so that we may continue to work on our green energy installation first conceptualized and initiated in late 2020.

First and foremost, we would like to extend our heartfelt apologies for not having fulfilled all four planning conditions as stipulated. It was never our intention to disregard the drainage regulations and we sincerely regret any inconvenience or concern that our actions may have caused.

With little to no mentoring or prior experience in green energy installation and/or applying to temporarily alter land use under permission, the owner, who is at the advanced age of 71, was not fully aware of the compliance procedures, complexity and actual difficulty of the tasks. We had to undergone multiple trials and errors to slowly and gradually make progress. Through self-learning, we were able to fulfill the Fire Service Installation conditions. We sincerely hope that we could be granted yet another opportunity to rectify by committing to comply with drainage regulations for rainwater.

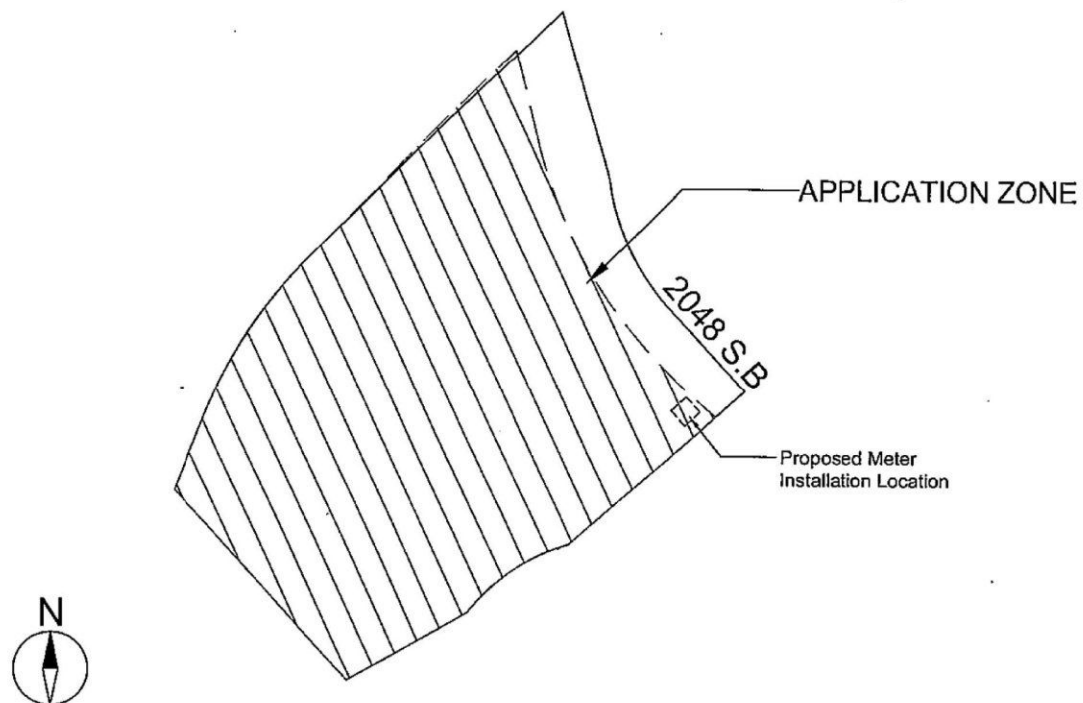
ABBREVIATIONS:

400W Pv x 80
(2006 x 994)



TOTAL 400W PANELS x 80 PCS = 32.00 kW

Total Proposed Area =
230 m² (About)



ABBREVIATIONS:

Contract Title:

DD39, Lot 2048 S.B
Yim Tso Ha Village, Sha
Tau Kok

Title:

Applicant's Submission
Layout Plan

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A4



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

S/NE-STK/2 覆蓋的範圍
AREA COVERED BY
S/NE-STK/2



圖例 LEGEND

- 76 (9.11.12) 被拒絕的申請
REJECTED APPLICATION
- 76 (9.11.12) 會議日期
DATE OF MEETING
- 76 (9.11.12) 申請編號
APPLICATION NUMBER

沒有分區計劃大綱圖
覆蓋的範圍
AREA NOT
COVERED BY OZP

位置圖 LOCATION PLAN

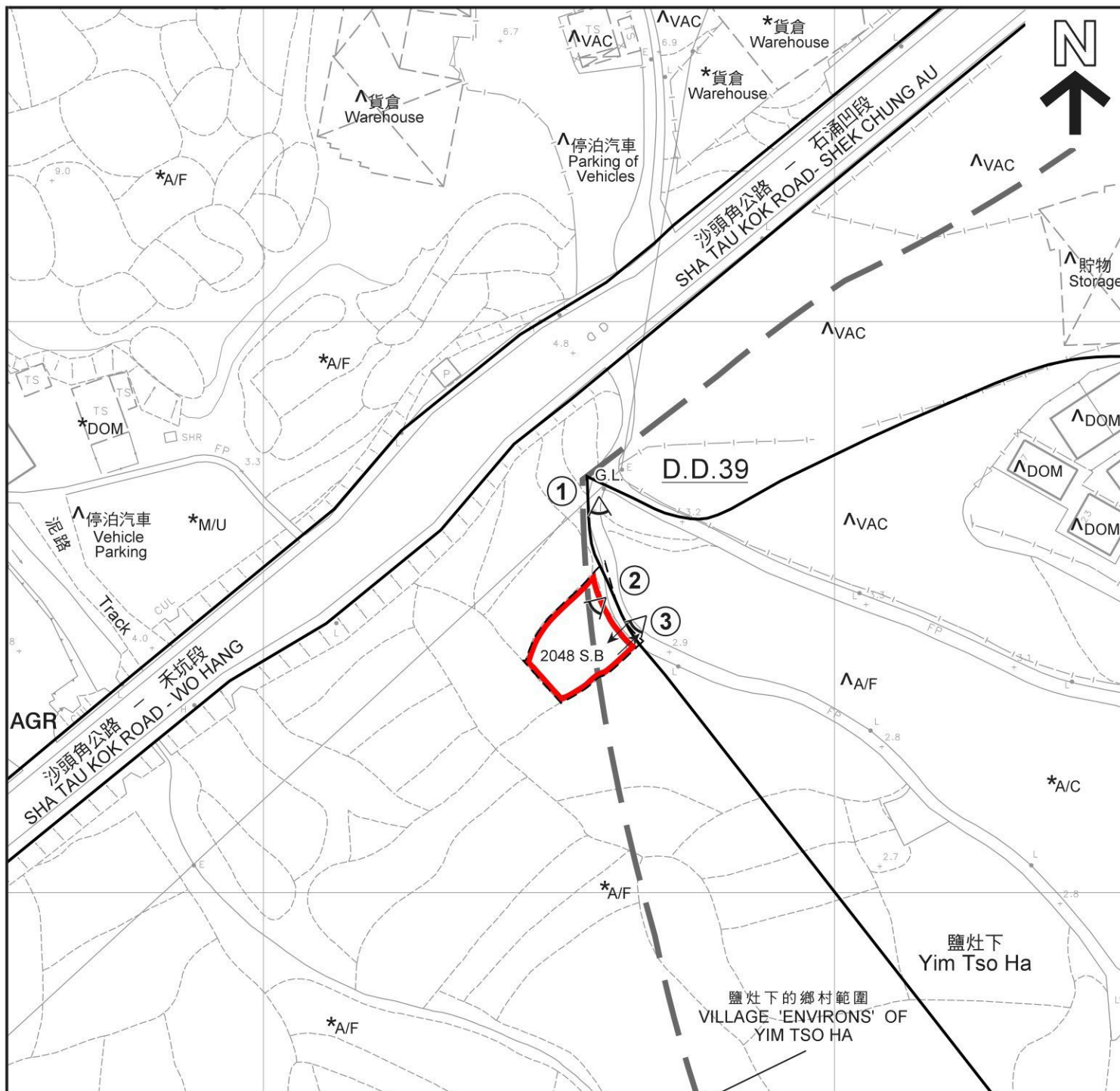
本摘要圖於2020年10月14日擬備，
所根據的資料為於2006年10月17日核准的
分區計劃大綱圖編號S/NE-LK/11
及2014年6月3日核准的
分區計劃大綱圖編號S/NE-STK/2
EXTRACT PLAN PREPARED ON 14.10.2020
BASED ON OUTLINE ZONING PLAN
No. S/NE-LK/11 APPROVED ON 17.10.2006
AND OUTLINE ZONING PLAN
No. S/NE-STK/2 APPROVED ON 3.6.2014

擬議臨時公用事業設施裝置（太陽能發電系統）（為期5年）
新界沙頭角鹽灶下村丈量約份第39約地段第2048號B分段（部分）
PROPOSED TEMPORARY PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM) FOR A PERIOD OF 5 YEARS
LOT 2048 S.B (PART) IN D.D. 39, YIM TSO HA VILLAGE,
SHA TAU KOK, N.T.

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT





圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- AGR** 農業
AGRICULTURE
- CA** 自然保育區
CONSERVATION AREA
- REC** 康樂
RECREATION
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G.L.** 政府土地
GOVERNMENT LAND

- 入口 / 出口
INGRESS / EGRESS
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- A/C** 常耕農地
ACTIVE AGRICULTURAL LAND
- A/F** 休耕農地
FALLOW AGRICULTURAL LAND
- DOM** 住用構築物
DOMESTIC STRUCTURE
- M/U** 荒地
UNUSED LAND
- VAC** 空置
VACANT

註釋 Notes:

- (1) 2020年9月25日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 25.9.2020
- (2) * 土地用途跟1991年10月9日勘测的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 9.10.1991
- (3) ^ 土地用途跟1991年10月9日勘测的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 9.10.1991

平面圖 SITE PLAN

擬議臨時公用事業設施裝置 (太陽能發電系統) (為期5年)
新界沙頭角鹽灶下村丈量約份第39約地段第2048號B分段 (部分)
PROPOSED TEMPORARY PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM) FOR A PERIOD OF 5 YEARS
LOT 2048 S.B (PART) IN D.D. 39, YIM TSO HA VILLAGE,
SHA TAU KOK, N.T.

米 20 0 20 40 米
METRES SCALE 1:1 000 比例尺 METRES

規劃署
PLANNING
DEPARTMENT



本摘要圖於2020年11月2日擬備，
所根據的資料為測量圖編號
3-NE-17C
EXTRACT PLAN PREPARED ON 2.11.2020
BASED ON SURVEY SHEET No.
3-NE-17C



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2020年10月12日擬備，
所根據的資料為地政總署
於2019年11月6日拍得的航攝照片
編號E075975C

EXTRACT PLAN PREPARED ON 12.10.2020
BASED ON AERIAL PHOTO No. E075975C
TAKEN ON 6.11.2019 BY
LANDS DEPARTMENT

擬議臨時公用事業設施裝置 (太陽能發電系統) (為期5年)
新界沙頭角鹽灶下村丈量約份第39約地段第2048號B分段(部分)
PROPOSED TEMPORARY PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM) FOR A PERIOD OF 5 YEARS
LOT 2048 S.B (PART) IN D.D. 39, YIM TSO HA VILLAGE,
SHA TAU KOK, N.T.

規劃署
PLANNING
DEPARTMENT





攝於2020年9月25日的實地照片
SITE PHOTO TAKEN ON 25.9.2020



攝於2020年10月19日的實地照片
SITE PHOTO TAKEN ON 19.10.2020



攝於2020年10月19日的實地照片
SITE PHOTO TAKEN ON 19.10.2020

實地照片 SITE PHOTOS

本圖於2020年10月27日擬備，所根據的資料為攝於2020年9月25日及2020年10月19日的實地照片
PLAN PREPARED ON 27.10.2020 BASED ON SITE PHOTOS TAKEN ON 25.9.2020 & 19.10.2020

擬議臨時公用事業設施裝置（太陽能發電系統）（為期5年）
新界沙頭角鹽灶下村丈量約份第39約地段第2048號B分段（部分）
PROPOSED TEMPORARY PUBLIC UTILITY INSTALLATION (SOLAR ENERGY SYSTEM) FOR A PERIOD OF 5 YEARS
LOT 2048 S.B (PART) IN D.D. 39, YIM TSO HA VILLAGE, SHA TAU KOK, N.T.

規劃署
PLANNING
DEPARTMENT



15 January 2021

GLOBAL EXPRESS ENTERPRISE LIMITED

中華電力有限公司
CLP Power Hong Kong Limited

企業客戶服務部
Corporate Customer Experience (CCE)

香港九龍深水埗福華街 215 號七樓
7/F Shamshuipo Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

網址 Website www.clp.com.hk

Attention: Sir/Madam

CLP Electricity : 82852801298
Account Number

Application No. : 92000009366

Please quote our application number whenever you correspond with us about this application

Dear Sir/Madam,

CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Completion Letter Renewable Energy (RE) System at DD 39 LOT 2048 SB, YIM TSO HA VILLAGE, SHA TAU KOK with a Total Generation Capacity of 32.04 kW

Thank you once again for your support for the CLP Renewable Energy Feed-in Tariff (FiT) Scheme. We are pleased to inform you that the RE system at the above address will be connected to the CLP grid with effect from the commencement date as follows.

The following table indicates the FiT rate applicable from the commencement date throughout the useful life of the RE system up to 31 December 2033, subject to the FiT Scheme Terms and Conditions.

Renewable energy system at the above address under your FiT Agreement	Generation capacity (kW)	FiT rate (HK\$/kWh)	Commencement date
New solar system at R/F, DD 39 LOT 2048 SB, YIM TSO HA VILLAGE, SHA TAU KOK, NEW TERRITORIES	32.04 (Three-phase)	4.00	15 January 2021

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

You should not make any changes to the RE system, including changes to its capacity, without prior written approval from CLP. If you wish to increase the capacity of the RE system, you can do so by submitting a new application.

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



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

If you have any questions, please do not hesitate to contact your Account Manager, Lam, Hon Sing on 26783406.

Yours sincerely,

Auyang, Victor Wai Keung
Corporate Customer Experience Manager – SME Accounts
For and on behalf of
CLP Power Hong Kong Limited

05 December 2019

GLOBAL EXPRESS ENTERPRISE LIMITED

中華電力有限公司
CLP Power Hong Kong Limited

企業客戶服務部
Corporate Customer Experience (CCE)

香港九龍深水埗福華街 215 號七樓
7/F Shamshuipo Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

網址 Website www.clp.com.hk

Attention: Jimmy Choi

CLP Electricity : 82852801298
Account Number

Application No. : 92000009366

Please quote our application number whenever you correspond with us about this application

Dear Jimmy Choi,

**CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Application Acknowledgment Letter
Renewable Energy System at DD 39 LOT 2048 SB, YIM TSO HA VILLAGE, SHA TAU KOK with a
Total Generation Capacity of 40.00 kW**

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

We received your FiT Application Form and all the preliminary supporting documents on 01 November 2019. Please be advised that the renewable energy system referred to in your application will be considered as a single system with a total generation capacity of 40.00 kW.

Your provisional FiT rate, following the prevailing rate published on our website on 01 November 2019, is set out below together with the validity period of each FiT rate:

Renewable energy system	Generation capacity (kW)	Provisional FiT rate (HK\$/kWh)	Validity period (expiry date)
New solar system at R/F, DD 39 LOT 2048 SB, YIM TSO HA VILLAGE, SHA TAU KOK, NEW TERRITORIES	40.00 (Three-phase)	4.00	12 months (expire on 04 December 2020)

Some of the documents required for the application are still missing. Please refer to the attachment for details and submit the documents for further processing.

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路 1 號
沙田政府合署 13 樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference :
本署檔號 Our Reference : () in TPB/A/NE-LK/132
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax

Global Express Enterprise Limited

11 August 2022

Dear Sir/Madam,

**Proposed Temporary Public Utility Installation
(Solar Energy System) for a Period of 5 Years in “Recreation” Zone,
Lot 2048 S.B (Part) in D.D. 39, Yim Tso Ha Village, Sha Tau Kok**

(Compliance with Approval Condition (c) for Planning Application No. A/NE-LK/132)

I refer to your submission received by this office on 20.7.2022 for compliance with approval condition (c) in relation to the submission of a fire service installations proposal under the captioned planning application.

Director of Fire Services (Contact person: Mr. LI Leong-kiu; Tel. No.: 2733 7781) has been consulted and advised that approval condition (c) is considered complied with. His comments are attached at **Appendix I**.

Please proceed to implement the accepted proposal for compliance with approval condition (d). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this department at 2158 6391.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

Appendix I

Comments of the Director of Fire Services

(Contact person: Mr. LI Leong-kiu; Tel. No.: 2733 7781):

1. the applicant is advised to observe “Guidance Notes for Solar Photovoltaic (PV) System Installation”, which is under the jurisdiction of the Electrical and Mechanical Services Department (EMSD); and
2. the applicant is advised that the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-LK/132
電話號碼 Tel. No.: 2158 6236
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Global Express Enterprise Limited

By Post and Fax

8 March 2023

Dear Sir/Madam,

Proposed Temporary Public Utility Installation
(Solar Photovoltaic System) for a Period of 5 Years in "Recreation" Zone,
Lot 2048 S.B (Part) in D.D. 39, Yim Tso Ha Village, Sha Tau Kok
(Compliance with Approval Condition (d) for Planning Application No. A/NE-LK/132)

I refer to your submission dated 26.1.2023 for compliance with approval condition (d) in relation to the implementation of the fire service installations proposal under the captioned planning application.

Director of Fire Services, Fire Services Department (Contact person: Mr. LI Leong-kiu; Tel.: 2733 7737) has been consulted and considered approval condition (d) has been complied with.

Should you have any queries, please feel free to contact Mr. Ken C. S. HO of this department at 2158 6236.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



RE: DD39lot2048
16/10/2020 16:54

From: "Jo Jo Fung" [redacted]
To: <mltchan@pland.gov.hk>, "[redacted]"
Cc: [redacted]

Please respond to [redacted]

1 attachment



FIT Standard Metering Requirement (Chi)500x700 (1).pdf

Dear Michelle,

Related to our telephone conversation this afternoon, please find the following informations for your reference.

(C) The meter box is ready for CLP Electric Meter installation, and the dimension is 700 (H) X 500 (W) X 250 (D). Please find the attached file for your record.

(D) The mounting of PV panel is metal stand.

(E) Regarding maintenance services, we will be on-site inspections with humans, no vehicle is required

Many thanks!!

Best regards,
Jo Jo

From: Jo Jo Fung [redacted]
Sent: Thursday, October 15, 2020 4:07 PM
To: 'mltchan@pland.gov.hk' <mltchan@pland.gov.hk>; 'Jimmy' [redacted]
Cc: [redacted]
Subject: RE: DD39lot2048

Dear Michelle,

Many thanks for your mail, here please find our reply which bold in yellow for your reference.

(a) why the applicant only seeks to obtain a planning permission for five years only and what his/her plan about the solar panels after the five-year period is?

Reply : The planning permission should be renew after five years .

(b) while the applicant indicated in the layout plan in the application that a solar energy system of **32kW** will be installed, we also note that in CLP's letter of 5 December 2019 attached to the application, the applicant seeks to install a solar PV system of **40kW**. Which should be the applicant finalised plan?

Reply : Our application should be bigger size than the installation so that CLP will no comment or rejection.

Should there be any queries, please do not hesitate to contact us at [REDACTED]

Best regards,

Jo Jo

Project Manager

Kellon Energy Performance Contracting Limited

Kellon E & M Limited

Kellon Green Energy Limited

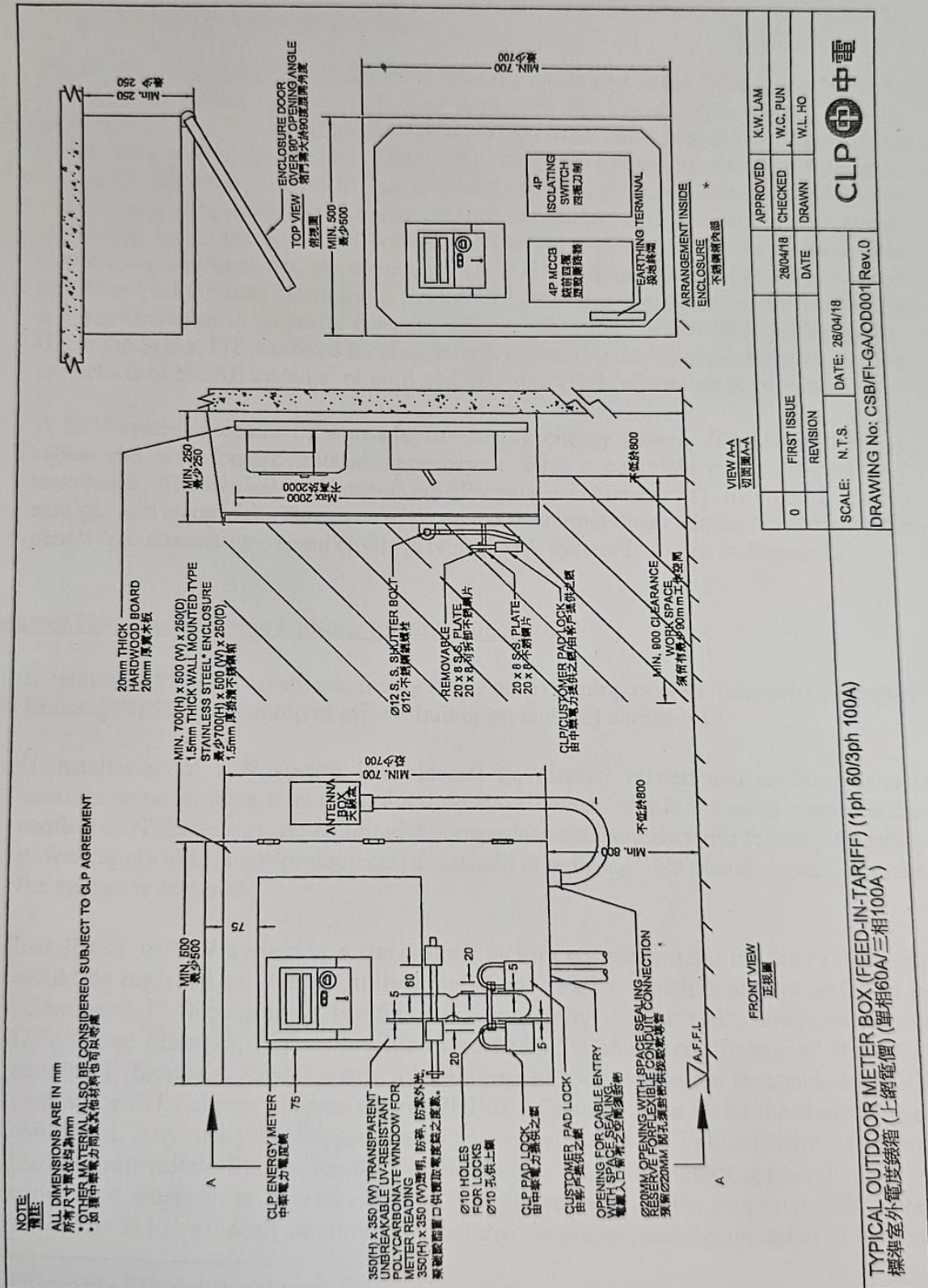
HK mobile : [REDACTED]

Hotline:(HK) [REDACTED]

Website: www.kellon.net

Email: jojo@kellon.net

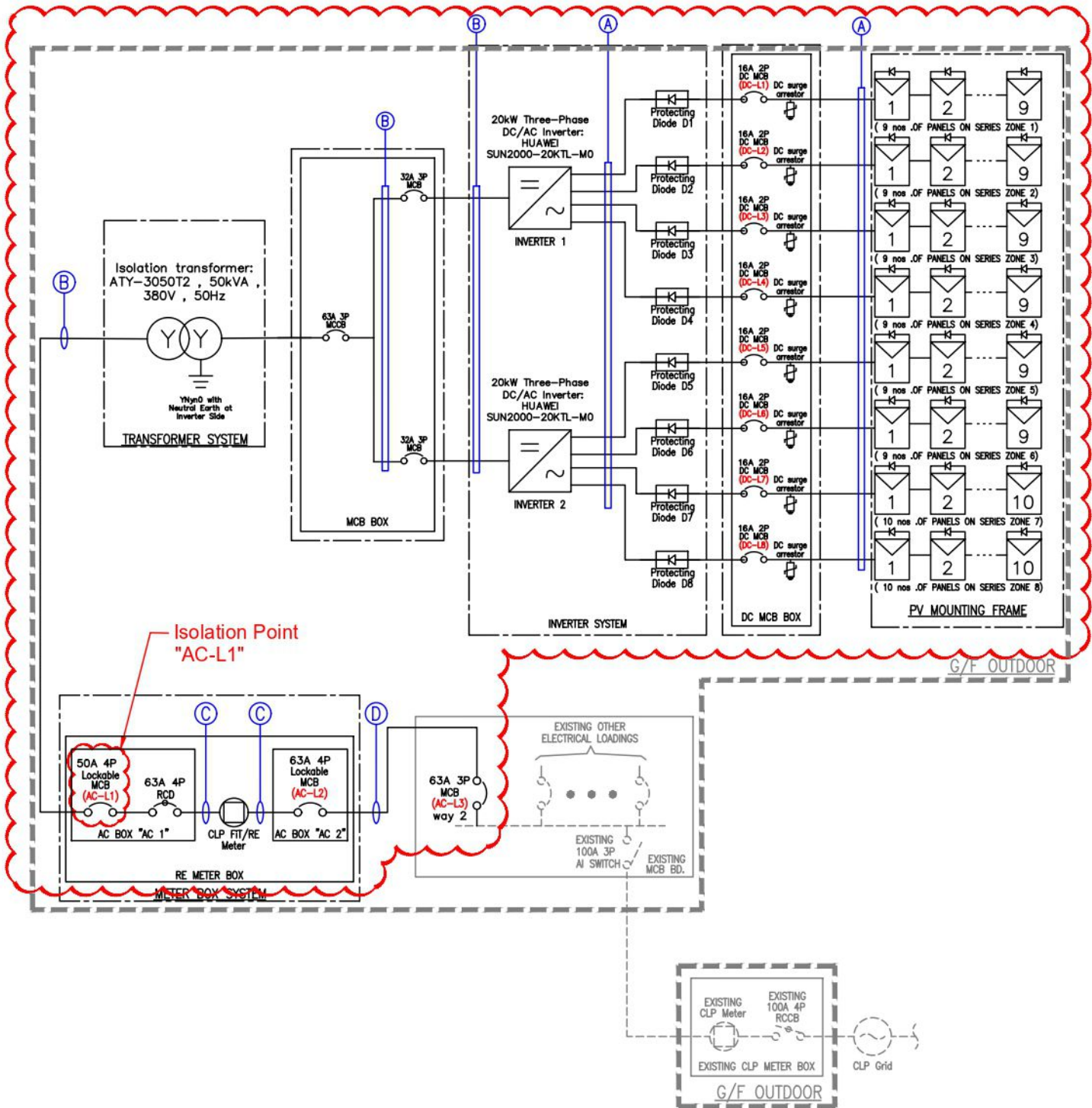
圖 2: 標準室外電錶箱 (上網電價) (單相 60 安培或三相 100 安培)



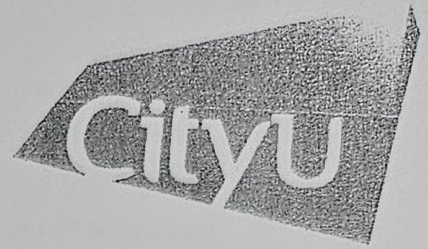
LEGEND:

 New System

Cable Details	
(A)	2x4mm ² 1/C XLPE/PVC Copper PV Cable In DC Cable Conduit
(B)	4x10mm ² 1/C PVC Copper AC Cable In AC Cable Conduit
(C)	4x16mm ² 1/C PVC Copper AC Cable In AC Cable Conduit
(D)	4x16mm ² 1/C PVC Copper AC Cable In AC Cable Conduit Ex. MCB Board



Main Electrical Schematic



Laboratory Test Instruction

Solar Panel Reflectivity

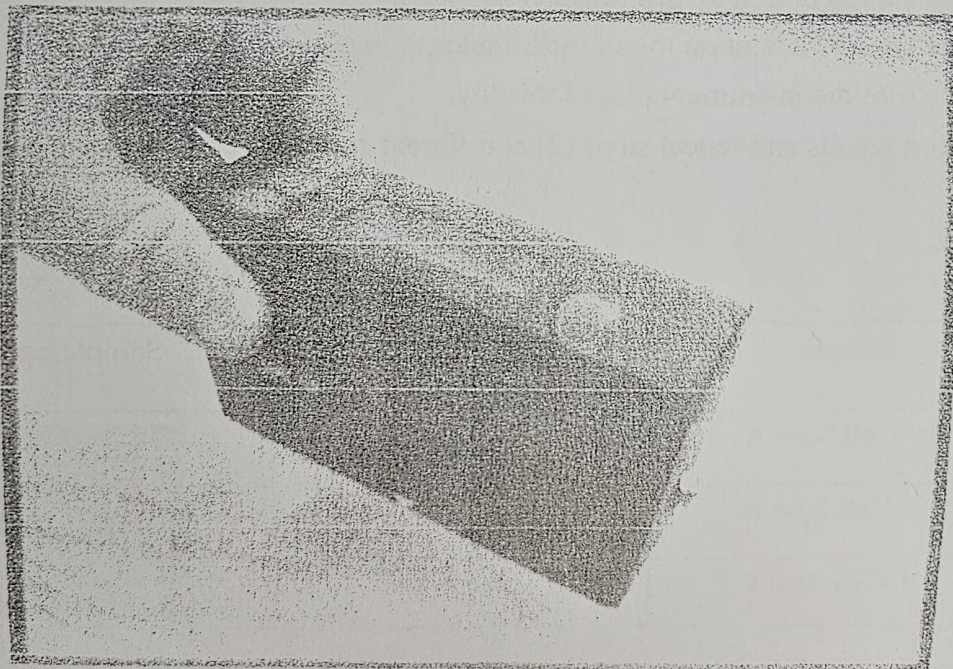
Experiment: Solar panel reflectance level

Location: City University of Hong Kong, School of Data Science Laboratory

Expected Duration: 1 Hour

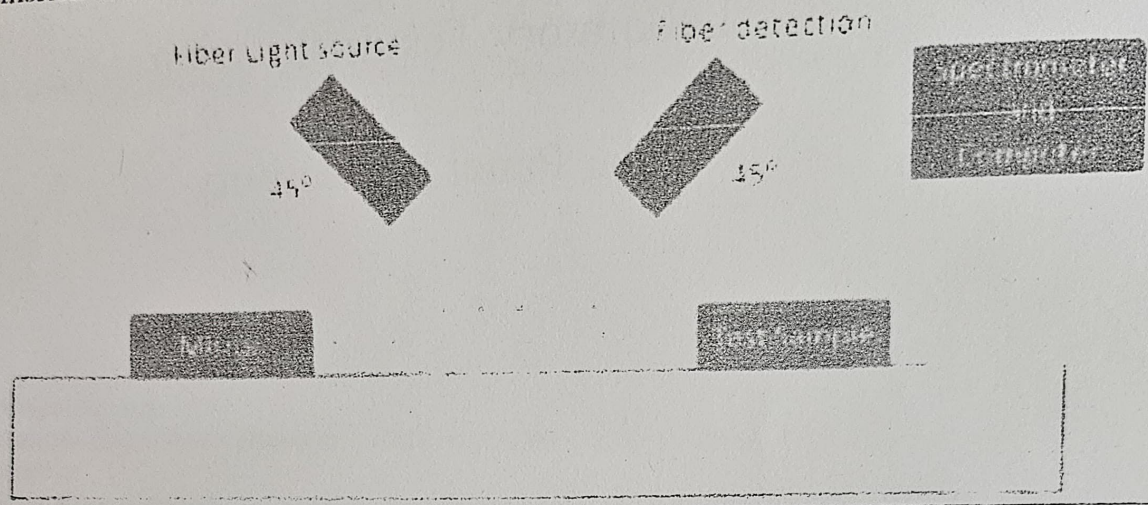
Objective: To measure and investigate reflectance level on solar panel's plane

Apparatus: JFL-R 反射率測定儀



Specification:

1. Reflectance range: 0-100%
2. Accuracy: 1.0%, repeat: 0.2%
3. Operating Power: internally installed battery (4.8v) and charger
4. Dimension: 114x35x65 mm³
5. Emission condition: 0/45



Instrument Operating Conditions:

1. Ambient temperature: 0-40
2. Relative humidity: <85%

Experimental Procedures

1. Press the red button to turn on the instrument.
2. Place the instrument on top of the samples to measure the reflectance level and make sure the instrument placed steadily.
3. Record results and repeat steps (2) at different spot of testing sample 1 and 2.

Results

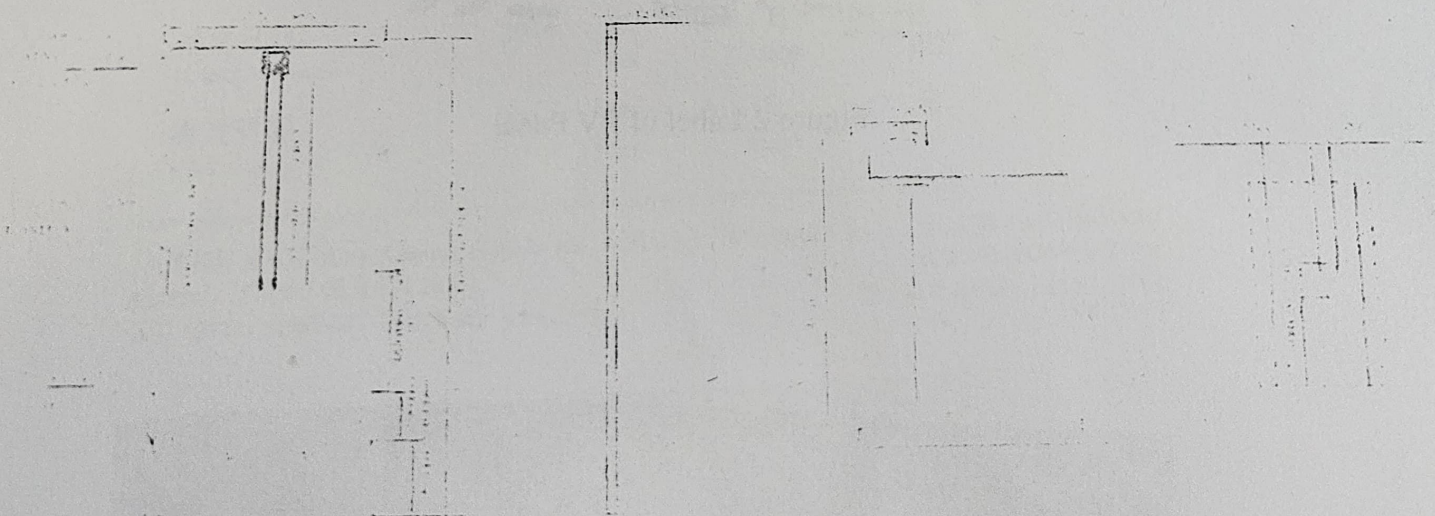
Sample	Average Reflectivity	Sample Spot
PV Cell Spat A	0.6	
PV Cell Spat B	1.1	
PV Cell Spat C	1.5	

Solar Panel Specification

Description

Service Item	PV Module
Brand Name	ASTRONERGY
Model No	CHSM6612M-365
Rated Output	365Wp
Rated Voltage	39.38 V
Rated Current	9.27 V
Open Circuit Voltage	47.82 V
Short Circuit Voltage	9.75 V
Module Efficiency	18.9%
Maximum System Voltage	1000V DC or 1500V DC
Number of Diodes	3
Junction box IP Rating	IP67
Maximum Series Fuse Rating	15 A
Outer Dimensions (L x W x H)	1954 x 990 x 40 mm
Frame Technology	Aluminum
Module Composition	Glass / EVA / Backsheet (White)
Front glass thickness	3.2 mm
Cable Length	1150 mm
Maximum Mechanical Test Load	6000 Pa
Fire Performance	Class C (IEC) or Type (UL)
Connector Type	MC4 Compatible
Weight	21.8 kg

Module Dimension Details.



Appendix 2
Photos of module

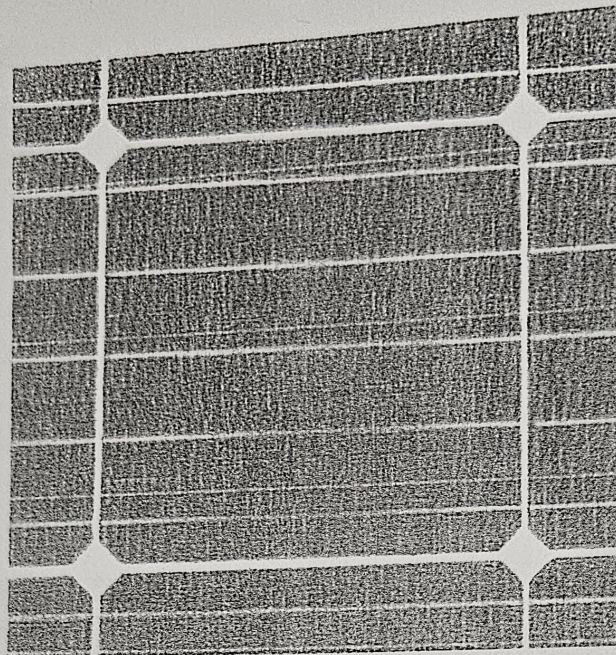


Figure 1 Cell Close up

Photovoltaic Module

Module Name	AGTROTENDY
Maximum Power	200.0W
Open Circuit Voltage(Voc)	41.50V
Short Circuit Current(Isc)	5.75A
Voltage at Pmax(Vmp)	35.50V
Current at Pmax(Imp)	5.77A
1 Year Rating	10A
Maximum System Voltage	DC1000V
Power Tolerance	±5% (P10)
Standard Operating Cell Temp(25°C)	25°C
Cell Technology	Monocr. Si
Temp. rating	Class C
Module Application Class A	Module Safety Class B (C)

AS technical data at standard test condition (STC) (AM1.5, 1000W/m², 25°C)

Warning

Do not touch the module directly as high voltage may be induced to you.
The module on the roof is under the safety risk. Do not touch the module
module connected or disconnecting the wires of it. Please
do not touch the current carrying part of the module.

Company Name: CHINT SOLAR ZHEJIANG Co., Ltd.

Address: 1111111111 Rd, Hangzhou, Zhejiang, Hangzhou 311000, China

Tel: +86-571-86031808

Fax: +86-571-86031800

Http: www.chint-solar.com

Made in China





   

Figure 2 Label of PV Panel



山东省计量科学研究院
Shandong Institute of Metrology

第 1 页 共 1 页
Page 1 of 1

检定证书

Verification certificate

证书编号: C18-20161496

Certificate No.

送 检 单 位: 天津市金孚伦科技有限公司
Applicant

计 量 器 具 名 称: 白板 (反射率)
Name of instrument

型 号 / 规 格: /
Type/Specification

出 厂 编 号: /
Serial No.

制 造 单 位: /
Manufacturer

检 定 依 据: JJG453-2002 标准色板检定规程
Verification Regulation

检 定 结 论: 合格
Conclusion

检定专用章:

(Stamp)

批准人:
Approved by

核验员:
Checked by

检定员:
Verified by

检定日期: 2016 年 10 月 08 日
Date of verification Year Month Day

有效期至: 2017 年 10 月 07 日
Valid until Year Month Day

授权机构授权证书号: Authorization Certificate No. 1 (国) 2012-01024 号
地址: 济南市 (济南市东大街 28 号)
电话: 0531-82000000 7476 (Web): www.sdim.cn
邮编: (Post Code): 250011
单位: (Unit): Shandong Institute of Metrology

LETTER OF WITNESSING TEST VERIFICATION

Participant: Dr. ZHANG Zijun (張子鈞博士)

Date of Test: 29/3

Location: City University of Hong Kong, Data Analysis and Computational Intelligence Laboratory

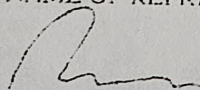
Witnessing Test: Solar panel reflectance level

Test Results: The reflectivity level of the selected solar panel module is smaller than 5%

Reviewed & approved by:

Dr. ZHANG Zijun

PRINTED NAME OF REPRESENTATIVE



SIGNATURE OF REPRESENTATIVE

29/3

DATE

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

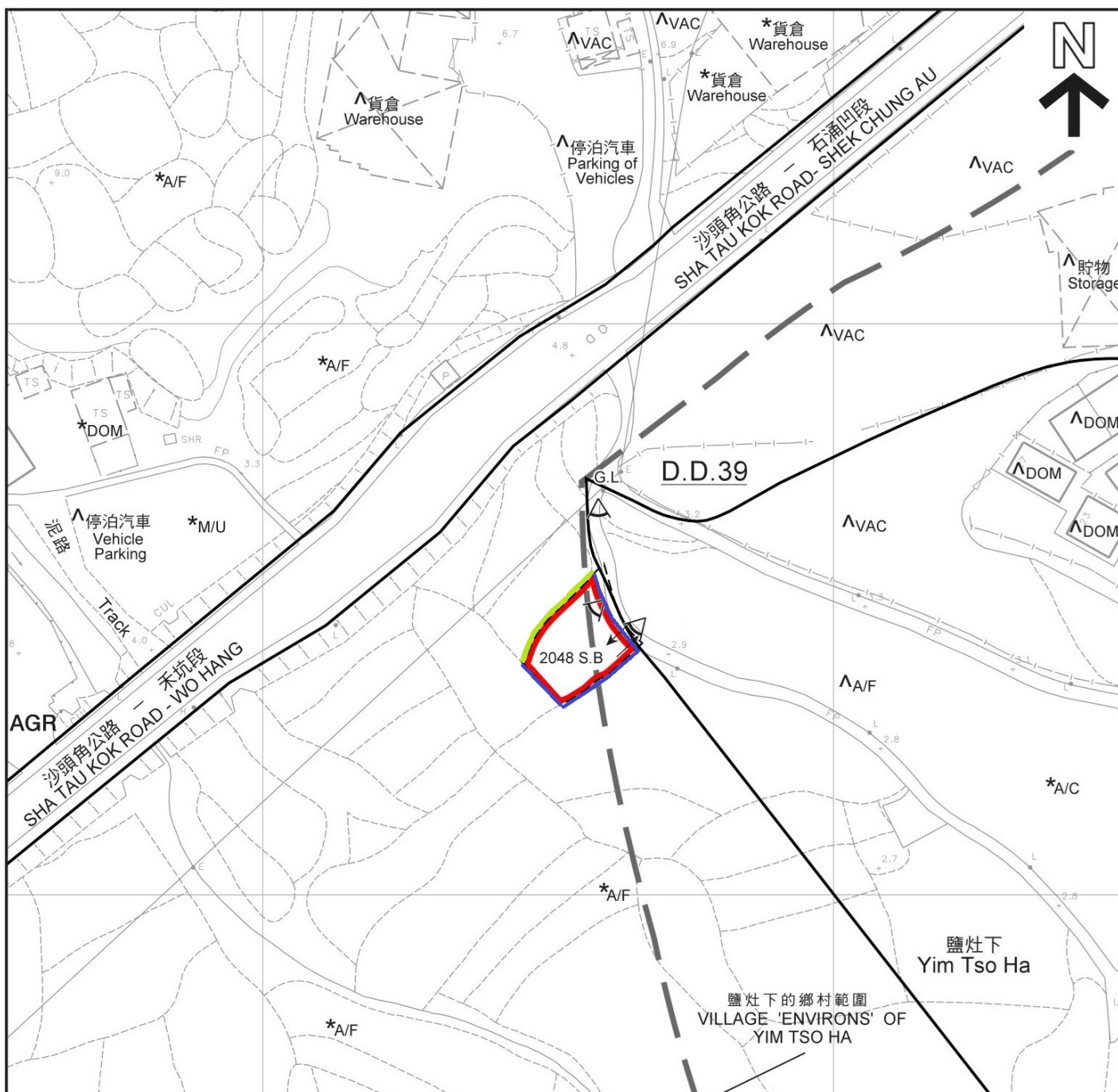
寄件者: HT802 Office
寄件日期: 2024年07月24日星期三 9:47
收件者: William Shu Tai WONG/PLAND
主旨: Re: Application No. A/NE-LK/161 - Proposed Public Utility Installation (Solar Photovoltaic System) for a Period of Five Years in "Recreation" Zone
附件: DD39 Lot 2048 SB Drainage Proposal.pdf
類別: Internet Email

黃先生您好，

附件是渠務建議書。

謝謝，
黃小姐

Drainage Proposal



Remarks :

1. Peripheral U-channels are provided along the boundary of the application site to collect run-off from the site and the adjacent area.
2. Catchpits are provided at which the direction of flow is changed.
3. U- channels at the ingress/egress point will be covered with heavy duty steel grating.
4. The catchpit with sand trap will be provided to connect the existing drainage system.

圖例 LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
|  | 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY) |  | Proposed 225 U-channel and run-off outlet
(into existing water stream) |
|  | Proposed 225 U-channel (0.5% Gradient) | | |

平面圖 SITE PLAN

retrieved from
Planning Department

SCALE 1 : 1000

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

寄件者: HT802 Office
寄件日期: 2024年07月24日星期三 12:13
收件者: William Shu Tai WONG/PLAND
主旨: Re: Application No. A/NE-LK/161 - Proposed Public Utility Installation (Solar Photovoltaic System) for a Period of Five Years in "Recreation" Zone
附件: A_NE-LK_161 S16-I Application Form P6 Amended.pdf
類別: Internet Email

黃先生您好，

就 貴部門的查詢，現以書面回覆註釋:

我們於 S16-I 申請表格所填寫的"涉及的地盤面積"為約 230 平方米，以及於太陽能板設計圖上顯示 80 板塊。以上兩點均為場地上和我們能力上的可行上限，屬我們計算時的緩衝數和誤差範圍參考。

現時場地約有 75 塊太陽能板，若我們在涉及範圍的總面積有意稍微上調(不多於 80 塊)，必定會首先向地政署作出諮詢，並會依照更新的數據重新申請短期豁免書。

有關早前提供的中電確認信，截至 2021 年起，太陽能發電裝置已成功接駁至中電電網，並且設施將維持接駁及發電至 2033 年年尾。

另，敬請查看附件為 S16-I 申請表格第 6 頁的替換頁，添加了電錶的尺寸。

謝謝您，
黃小姐

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

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

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

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="494 1366 1484 1881"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Solar Photovoltaic System</td> <td>80 panels</td> <td>2m x 1m x 1.5m</td> </tr> <tr> <td>Meter Installation</td> <td>1 pc</td> <td>0.5m x 0.25m x 0.7m</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Solar Photovoltaic System	80 panels	2m x 1m x 1.5m	Meter Installation	1 pc	0.5m x 0.25m x 0.7m			
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Solar Photovoltaic System	80 panels	2m x 1m x 1.5m											
Meter Installation	1 pc	0.5m x 0.25m x 0.7m											

**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.

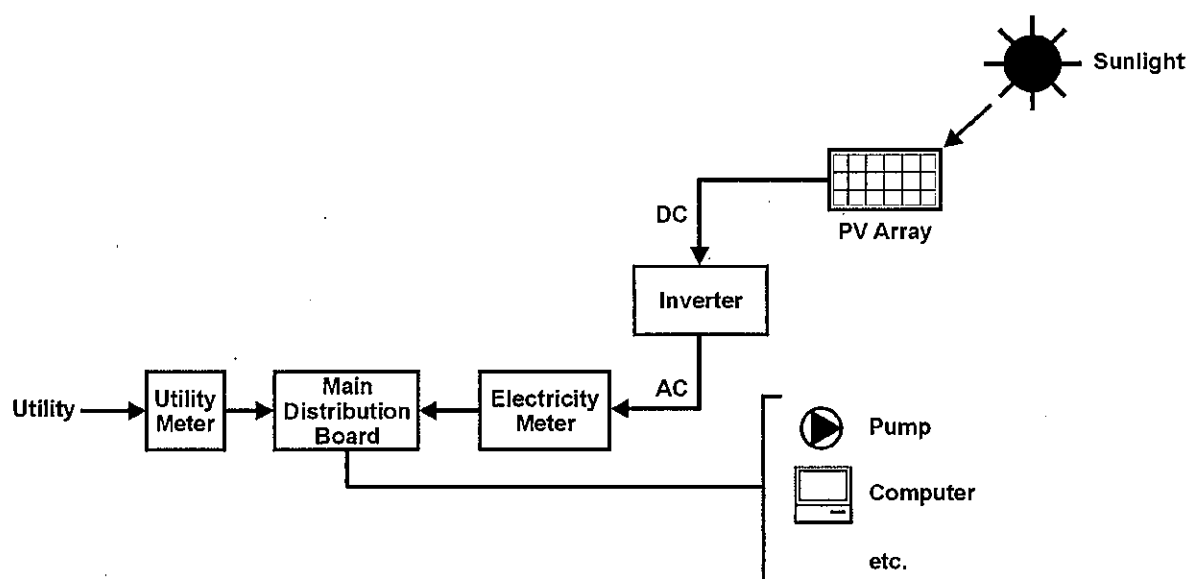
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

- 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

Previous S.16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LK/132	Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 5 Years	06/11/2020 (Revoked on 06/12/2023)

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LK/76	Proposed House (New Territories Exempted House - Small House)	09.11.2012	R1 - R3
A/NE-LK/102	Proposed House (New Territories Exempted House - Small House)	06/11/2015	R1 - R4

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the "Recreation" zone in the Luk Keng and Wo Hang area which was primarily for recreational developments for the use of the general public and encouraged the development of active and/or passive recreation and tourism/eco-tourism. There was no strong planning justification in the submission for a departure from the planning intention
- R2 Land was still available within the "Village Type Development" zone of Yim Tso Ha Village where land was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructures and services
- R3 The proposed development likely involved site formation works and might cause potential adverse ecological impacts on the natural habitats including freshwater marsh,

agricultural land and a stream. However, there was a lack of information in the subject application to address the potential ecological impacts. The applicant had failed to demonstrate that the proposed development would not have adverse ecological impact on the surrounding area.

- R4 The approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease. The private lot is covered by Short Term Waiver (STW) No. 1649 for the purpose of solar photovoltaic (SPV) system and meter rooms. No right of access via Government land (GL) is granted to the Site; and
- the Site is already being used for the uses under the application. The structures erected tally with the permission under the STW but not tally with the proposed layout of this application.

2. Environment

Comments of the Director of Environment Protection (DEP):

- no comments from environmental perspective; and
- no environmental complaint against the Site has been received over the past three years.

3. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be imposed 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. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation; and
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the applied use.

4. Traffic

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

- noting that the development parameters of the current application remain unchanged from the last approved application, he has no comment on the application from a traffic engineering viewpoint.

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

- no comments on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the Site is paved and solar panels are installed. He has no comment on the application from nature conservation perspective.

6. Fire Safety

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

- no objection in principal to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

7. Building Matters

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

- no objection to the application;
- there is no record of approval by the Building Authority (BA) for the buildings/structures existing at the Site;
- it is noted that 80 solar panels (each about 2m(L) x 1m(W) x 1.5m(H)) will be installed on metal stand. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- for UBW erected on lease land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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; and
- the installation of the proposed solar panels may fall within the Minor Works Control System (MWCS) provided that the requirements of minor works items 1.50 or 3.50 under the MWCS are met. Otherwise prior approval and consent of the BA should be obtained and comments under the BO in Part B should be observed.

8. Other Departments

The following government departments have no comments on the application:

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N) of CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C of WSD); and
- (d) Commissioner for Police (C for P).

Recommended Advisory Clauses

- (a) to note the comments of the Secretary of Environment and Ecology that the applicant is further reminded to observe the relevant requirements as set for the in statutory provisions an 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.
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N of LandsD) that the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease. The private lot is covered by Short Term Waiver (STW) No. 1649 for the purpose of solar photovoltaic (SPV) system and meter rooms. No right of access via Government land (GL) is granted to the Site.
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimize potential environmental nuisance to the surrounding area; and
 - (ii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (d) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the applicant should rectify the drainage system if it is found to be inadequate/ ineffective during operation;
 - (ii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed development; and
 - (iii) the applicant is reminded to observe DSD’s guideline when preparing the drainage submission: “Technical Note to Prepare a Drainage Submission (relating to applications for temporary change of land use such as temporary storage areas, car parks, workshops, small factories...etc. under S.16 of the Town Planning Ordinance)” (available at: https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_Guidelines/Drainage_Submission.pdf).
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD) that the access road adjacent to the Site is not maintained by HyD.
- (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 service installations (FSIs) are anticipated to be required. 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 FSIs to be installed should be clearly marked on the layout plans;
- (ii) the applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW of BD) that:
 - (i) there is no record of approval by the Building Authority (BA) for the buildings/structures existing at the Site;
 - (ii) it is noted that 80 solar panels (each about 2m(L) x 1m(W) x 1.5m(H)) will be installed on metal stand. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on lease land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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;
 - (iv) as per paragraph (ii) above, the installation of the proposed solar panels may fall within the Minor Works Control System (MWCS) provided that the requirements of minor works items 1.50 or 3.50 under the MWCS are met. Otherwise prior approval and consent of the BA should be obtained and comments under the BO in Part B should be observed;
 - (v) the Site shall be provided with means of obtaining access thereto from a street under the Regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the Regulation 41D of the B(P)R;
 - (vi) the Site is not abutting a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vii) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect disposal of foul water and surface water respectively; and
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable

building design guideline (SBD), etc. will be formulated at the formal 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

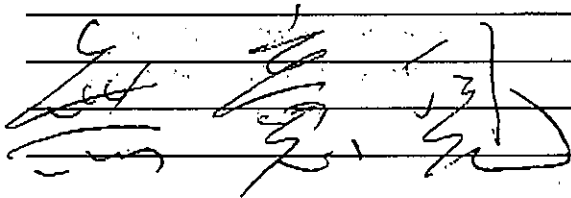
By Fax : 2877 0245 or 2522 8426

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-LK/161

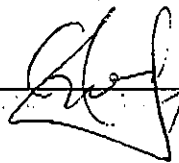
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2024.6.25

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

A/NE-LK/161

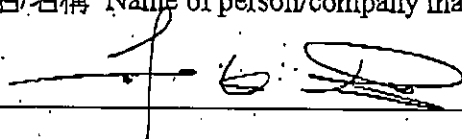
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見：1

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

簽署 Signature



日期 Date

3/7/2024

From:
Sent: 2024-07-11 星期四 02:50:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:
Subject: A/NE-LK/161 DD 39 Yim Tso Village Recreation Solar Farm FiT

Dear TPB Members,

132 Approved 6 November 2021 but conditions still not fulfilled.

Members should request aerial images of the site and inquire into what is going on.

Mary Mulvihill

From: tpbpd <tpbpd@pland.gov.hk>
To:
Cc:
Date: Wednesday, 6 January 2021 2:41 PM HKT
Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Mary,

I acknowledge receipt of your email dated 31.12.2020. Your comments are noted.
(Cherry CHAN)
Town Planning Board Secretariat

From:
To: tpbpd <tpbpd@pland.gov.hk>
Cc: stndpo <stndpo@pland.gov.hk>,
Date: 31/12/2020 22:47
Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Carman,

While your message is very detailed, it does not address the issue. This is not about the zoning per se or the process.

The issue is that it was being considered under the FiT scheme when there was **no discussion or community approval that the programme be extended beyond the parameters of FiT as presented to and approved by the Legislative Council.**

Of course TPB can consider such applications but not related to the intentions of FiT. Reference to FiT is ultra vires.

In addition there is a history of 'Destroy to Build' on this site and it is surrounded by naturally vegetated lots. TPB has now opened the door to development of the entire stretch of the coast line and this will certainly have a disastrous effect not only on the enjoyment of the community of the natural scenery, but will also impact flora and fauna.

Regards
Mary

From: "tpbpd" <tpbpd@pland.gov.hk>
To:
Cc: "stndpo" <stndpo@pland.gov.hk>
Sent: Thursday, December 31, 2020 6:27:07 PM
Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Mary,

I refer to your email dated 11.12.2020 regarding the captioned.

After the introduction of Feed-in Tariff (FiT) under the post-2018 Scheme of Control Agreements between the Government and the two power companies, the Town Planning Board (TPB) has promulgated an Assessment Criteria for Considering Applications for Solar Photovoltaic System Made under Section 16 of the Town Planning Ordinance (Assessment Criteria) in 2020 [https://www.info.gov.hk/tpb/en/forms/Technical_Doc/Assessment%20Criteria_promulgation%20\(English\)%20\(21.7.2020\).pdf](https://www.info.gov.hk/tpb/en/forms/Technical_Doc/Assessment%20Criteria_promulgation%20(English)%20(21.7.2020).pdf).

Relevant TPB papers and minutes of the TPB meetings on 27.3.2020 and 3.7.2020 for discussion on the Assessment Criteria can be accessed via the following links:

TPB paper No. 10643
https://www.info.gov.hk/tpb/en/papers/TPB/1219-tpb_10643.pdf
TPB Meeting on 27.3.2020
https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1219tpb_e.pdf

TPB paper No. 10657
https://www.info.gov.hk/tpb/en/papers/TPB/1225-tpb_10657.pdf
TPB Meeting on 3.7.2020
https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1226tpb_e.pdf

According to the Assessment Criteria, solar photovoltaic (SPV) systems are commonly found on rooftop of New Territories Exempted House and rooftop of private buildings; and vacant land. Installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme would be regarded as 'Public Utility Installation' ('PUI') and planning application is required if 'PUI' is a Column 2 use under the statutory plan concerned. 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 may be frustrated by the proposed use.

The concerned planning application No. A/NE-LK/132 is for a temporary 'PUI' (solar energy system) for a period of five years in the "Recreation" ("REC") zone on the approved Luk Keng and Wo Hang OZP No. S/NE-LK/11. As 'PUI' is a Column 2 use within the "REC" zone, planning permission from the TPB is required. Details of the planning considerations and assessments of the application could be found in RNTPC Paper No. A/NE-LK/132. Although the proposed development is not entirely in line with the planning intention of the "REC" zone, it is only on a temporary basis for a period of five years and approval of the application would not frustrate the long-term planning intention of the "REC" zone. The planning application is considered and approved by the Rural and New Town Planning Committee (RNTPC) of the TPB on 6.11.2020 with

regard to the Assessment Criteria. Some Members considered that the proposed SPV system was acceptable as there was no programme for development at the application site and the application was on a temporary basis. The links to TPB's website for the RNTPC Paper and the minutes of the RNTPC meeting are recapitulated below:

RNTPC Paper No. A/NE-LK/132

https://www.info.gov.hk/tpb/en/papers/RNTPC/STN/A_NE-LK_132/A_NE_LK_132%20main%20paper.pdf

659th RNTPC Minutes on 6.11.2020

https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m659rnt_e.pdf

Thank you for your attention to the matter.

Ms Carman Cheung
Town Planning Board Secretariat

From:

To: [tpbpd <tpbpd@pland.gov.hk>](mailto:tpbpd@pland.gov.hk)

Cc: [stndpo <stndpo@pland.gov.hk>](mailto:stndpo@pland.gov.hk)

Date: 11/12/2020 13:36

Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Christina,

I waited two weeks to read the Minutes and my objection was based on information contained in both documents.

The operation does not comply with the guidelines of the FiT scheme as described in the papers and approved by Legco.

Members erred in considering the application as FiT compliant.

Your response has not addressed this issue.

Regards
Mary

From: "tpbpd" <tpbpd@pland.gov.hk>

To:

Cc: "stndpo" <stndpo@pland.gov.hk>

Sent: Friday, December 11, 2020 11:05:45 AM

Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Mary,

I refer to your email dated 21.11.2020 regarding the captioned.

The captioned planning application for temporary public utility installation (solar energy system) for a period of five years was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (TPB) on 6.11.2020.

Members of RNTPC have considered the application with regard to the Assessment Criteria for Considering Applications for Solar Photovoltaic System ([https://www.info.gov.hk/tpb/en/forms/Technical_Doc/Assessment%20Criteria_promulgation%20\(English\)%20\(21.7.2020\).pdf](https://www.info.gov.hk/tpb/en/forms/Technical_Doc/Assessment%20Criteria_promulgation%20(English)%20(21.7.2020).pdf)), public comments received during statutory publication period including your comments dated 14.10.2020 as well as departmental comments. Details of the planning considerations and assessment and RNTPC's considerations could be found in the RNTPC Paper No. A/NE-LK/132 and the Minutes of the RNTPC meeting on 6.11.2020 which have been uploaded onto the TPB's website as follows:

RNTPC Paper No. A/NE-LK/132

https://www.info.gov.hk/tpb/en/papers/RNTPC/STN/A_NE-LK_132/A_NE_LK_132%20main%20paper.pdf

659th RNTPC Minutes

https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m659rnt_e.pdf

Thank you for your attention to the matter.

(Christina TSE)

Town Planning Board Secretariat

From:

To: tpbbpd <tpbbpd@pland.gov.hk>

Date: 21/11/2020 04:07

Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear TPB Members,

The board has erred in its approval of this application on 6 November. It is ultra vires for CLP to collaborate with this application under the Feed in Tariff scheme.

It is quite clear from the Legco and other papers that the intention of scheme as per the presentation materials was to encourage the erection of solar panels on the roof tops of village house and other buildings. There was no mention of encouraging the development of solar farms and incursion onto sites intended for recreation, community facilities or the general enjoyment of the community.

<https://www.legco.gov.hk/research-publications/english/1718in04-feed-in-tariff-for-solar-power-in-selected-places-20180117-e.pdf>

Programmes quoted from Australia, Japan and Korea all focus on rooftop installation.

<https://www.legco.gov.hk/yr18-19/english/panels/ea/papers/ea20181126cb1-189-4-e.pdf>

8. Under the FIT Scheme, distributed electricity generated by RE systems invested by the private sector and the community can be sold at a rate higher than the normal electricity tariff rate to the power companies.
11. Members opined that the Administration should introduce initiatives dedicated specifically to generating RE on a large scale locally, such as making use of restored landfills for developing solar plants, instead of relying on waste treatment initiatives (such as ORRCs) to increase the use of RE for power generation as a secondary goal.

13. The Administration advised that according to the experiences of other places, the contribution from distributed RE systems to the overall electricity demand was limited. Nevertheless, it was expected that implementation of the FiT Scheme would be conducive to the development of RE in Hong Kong by promoting public participation. The Administration would continue to explore further measures to facilitate installation of distributed RE systems in both new and existing buildings in collaboration with relevant professional bodies, such as the Hong Kong Green Building Council.

14. The Administration also advised that further support and facilitation would be provided to individuals and organizations participating in RE development, including suitably relaxing the restrictions on installation of PV systems on the rooftop of New Territories exempted houses ("NTEHs"). Moreover, the Administration would consider making appropriate relaxations for other private buildings, in particular the low-rise ones.

15. As regards incentive measures to attract non-business sectors to pursue the adoption of environmental protection installations to further promote green buildings, the Administration informed Members that it would introduce a new programme in 2019 to provide financial and technical support to assist schools (except government and profit-making schools) and non-governmental welfare organizations in installing small RE systems, such as conducting site visits and providing technical assessments, as well as installation and testing of the system.

<https://www.legco.gov.hk/yr18-19/english/panels/ea/papers/ea20181126cb1-189-4-e.pdf>

Support for the scheme was based on this principle. There has been no consultation with the public or Legco with regard to converting GIC, GB, OS and Recreation zoned sites to solar farms.

That EPD is supporting applications like this is both irresponsible and a failure on its part to protect our natural environment and ecosystems.

FiT is at best a cosmetic distraction whereby EPD pretends it is doing something to resolve our environmental issues while failing to follow through on the many initiatives that gone through years of consultation and obfuscation.

Not only are 'solar farms' outside the scope and intention of FiT, the board has now set a 'undesirable precedent'. The site is a small part of a large stretch of 'Recreation' zoning along the shores of Plover Cove. The cumulative impact of this and future applications the approval justifies will have a considerable impact on the sensitive ecology of the area. "Recreation" does not necessarily have to be 'developed', it can provide passive enjoyment via the pleasure and relaxation that exposure to the natural landscape generates.

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission

In addition the board has rewarded a 'Destroy to Build' application as some panels have already been installed and all vegetation stripped from the site.

Development of SPV systems at the expense of the natural landscape should not be supported and will not be by the community.

The board has erred in principle and must take steps to rectify its divergence from the parameters of the FiT scheme.

Mary Mulvihill

From: "tpbpd" <tpbpd@pland.gov.hk>

To:

Sent: Thursday, November 12, 2020 5:38:13 PM

Subject: RE: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Mary,

I refer to your email dated 9.11.2020 regarding the planning application No. A/NE-LK/132.

Due to the large size of the files, the paper, plans and appendices are uploaded onto the Town Planning Board's website separately. You may wish to access them in the following url:

Plans (Page 5 for Plan A-3 and Page 6 for Plan A-4)

https://www.info.gov.hk/tpb/en/papers/RNTPC/STN/A_NE-LK_132/A_NE_LK_132_Plan.pdf

Paper

https://www.info.gov.hk/tpb/en/papers/RNTPC/STN/A_NE-LK_132/A_NE_LK_132%20main%20paper.pdf

Appendices

https://www.info.gov.hk/tpb/en/papers/RNTPC/STN/A_NE-LK_132/A_NE_LK_132%20appendix%20B.pdf

(Christina TSE)

Town Planning Board Secretariat

From:

Sent: Saturday, November 7, 2020 2:25 PM

To: tpbpd <tpbpd@pland.gov.hk>

Cc:

Subject: Re: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear Secretariat,

Pls forward the following attachments

https://www.info.gov.hk/tpb/en/papers/RNTPC/STN/A_NE-LK_132/A_NE_LK_132%20main%20paper.pdf

Plan A-3 Aerial Photo

Plan A-4 Site Photos

Regards

Mary

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc:

Sent: Wednesday, October 14, 2020 3:12:18 AM

Subject: A/NE-LK/132 DD 39 Yim Tso Village Recreation Solar Farm

Dear TPB Members,

Application 130 was withdrawn. Objections upheld to new application.

This area is zoned Recreation to preserve its outstanding beauty and ecology for the enjoyment of all the community. Allowing one development of this nature would open up the entire area to destruction of the habitat, flora and fauna.

There is no justification for solar panel farms on Green Belt, Coastal Protection, Recreation or arable land.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc:

Sent: Friday, July 10, 2020 2:55:25 AM

Subject: A/NE-LK/130 dd 39 Yim Tso Village Recreation Solar Farm

A/NE-LK/130

Lot 2048 S.B (Part) in D.D. 39, Yim Tso Ha Village, Sha Tau Kok

Site area : About 230sq.m

Zoning : "Recreation"

Applied use : 80x400W Solar Energy Panels

Dear TPB Members,

Strong objections. Same site less the VTD element.

Application 102 was rejected on the following grounds:

the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application from the landscape planning perspective. Approval of the application might set an undesirable precedent of spreading village house development into the "Recreation" ("REC") zone;

THE PROPOSED STRUCTURES ARE MORE INVASIVE THAN A VTD AS THEY COVER THE ENTIRE SITE

the Director of Agriculture, Fisheries and Conservation (DAFC) had reservation on the application as the site and its vicinity were rural in nature and **within a large piece of freshwater marsh, and there was a stream about 60m to the south of the site flowing to Starling Inlet.** The proposed development would likely involve site formation works and might cause **potential adverse ecological impacts on the habitats.**

INDEED WOULD INTERFERE WITH THE NATURAL ELEMENTS OF THE AREA, OBSTRUCT WILDLIFE AND CAUSE GLARE

Recreation: This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

SOLAR FARM DOES NOT TICK ANY OF THE BOXES

Hong Kong we are told every day has a land shortage problem. Therefore it is unacceptable that any plans to turn precious land resources into solar panel farms should be nipped in the bud. This kind of green initiative is only appropriate for regions with vast expanses of spare land. TPB should send out a clear message that this type of 'green wash' will not succeed.

TPB must reject this application and CLP should also make it quite clear that the Feed-in-Tariff initiative will not be extended to commercial enterprises like this. CLP customers, including committed greenies like me who do not even have air con in their homes, will not tolerate that they have to pay more for their power supply in order to subsidize lining the pockets of cunning operators.

Moreover it should be made clear to applicants that commercial operations like this are fully taxable, exemption is only for residential roof top panels. Unlike the usual brownfield operations, solar panels feeding into the grid will be calculated. The operation must have a business licence and Inland Revenue can demand a full accounting of the revenue remitted by CLP.

Approval of applications like this could result in all Recreation land in the territory being covered in solar panels and the community deprived of the opportunity to relax and enjoy nature and recreational activities.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, October 14, 2015 12:58:24 AM

Subject: A/NE-LK/102 Sha Tau Kok

A/NE-LK/102

Lot 2048 S.B in D.D. 39, Yim Tso Ha Tsuen, Sha Tau Kok,

Site area ; About 250.00m²

Zoning : "Recreation" and "Village Type Development

Proposed Development: NET House

Dear TPB Members,

I urge you to reject applications again in line with your decision of 9/11/2012.

No justification has been provided for further consideration. The site is obvious rural in character with no other residence nearby.

Approval would set an undesirable precedent

Mary Mulvihill

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