

2023年 1月 1 3日

Appendix I of RNTPC
Paper No. A/YL-KTN/886

此文件在 收到・城市規劃委員會
及在收到申請人填妥表格及文件後才正式接收收到
申請人填妥表格及文件後才正式接收收到
13 JAN 2023
To: _____
From: _____
The _____
only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 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; and**
位於鄉郊地區土地上及/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**
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

& 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

2300010 3/, by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YL-KM/ 886
	Date Received 收到日期	13 JAN 2003

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

科卓電子Future Electronics

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)	D.D. 107 LOT 1471 S.B (Part) Shui Mei Tsuen, Yuen Long, N.T
(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 1430 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 230.53 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) 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/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant (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)
1	新界元朗水尾村70號地下 D.D.1071, CT 147, S.B.	23/12/2022

(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
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	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 741 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <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	擬議公共事業設施裝置(太陽能發電系統及電線杆連變壓器)

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <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>太陽能板</td> <td>300件</td> <td>2.278 (L) x 1.134 (W) x 1.5(H)</td> </tr> <tr> <td>電線杆連變壓器</td> <td>2個</td> <td>圓形, 半徑0.25m (r) 高5m (H)</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)	太陽能板	300件	2.278 (L) x 1.134 (W) x 1.5(H)	電線杆連變壓器	2個	圓形, 半徑0.25m (r) 高5m (H)			
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)											
太陽能板	300件	2.278 (L) x 1.134 (W) x 1.5(H)											
電線杆連變壓器	2個	圓形, 半徑0.25m (r) 高5m (H)											

(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

(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 約 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 area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

☐ 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)

2023年12月

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))由水尾路經小路到達 <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" 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 Private Car Parking Spaces 私家車車位 3 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/重型貨車泊車位 1 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)
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?	Yes 是 No 否	<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 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) <input checked="" type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響																																				
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																																				
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																		
	No 否	<input checked="" type="checkbox"/>																																		
<p>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>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																		
	No 否	<input type="checkbox"/>																																		
<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 Landscape</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Impact 構成景觀影響 Tree Felling</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>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> <tr> <td></td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			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 Landscape	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Impact 構成景觀影響 Tree Felling	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	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"/>		Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																	
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																		
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	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																				

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。

將水尾村該原先荒置農地發展成太陽能發電設施的理由

大力發展太陽能事業符合國家發展的方針，推動節能減排，促進環保。透過發展太陽能發電設施，有助減輕香港電力的負擔，當太陽能發電到達一定的水準時，便可以減少對化石燃料的使用。而化石燃料的使用將會產生大量的碳排放，例如溫室氣體等污染物，對環境及生態造成沉重的負擔。在今時今日，溫室效應日漸加劇，太陽能發電在使用時完全不會產生碳排放，達到源頭減廢，而且在減少對化石燃料的依賴的過程中，對發電安全、碳排放、污染等方面都產生了正面作用。

本公司申請興建太陽能發電設施能夠有效的促進環保清潔能源的發展。在香港的發展中的對化石燃料的依賴比較重，而清潔能源的占比相對很少。而透過興建大型太陽能發電設施能夠提升清潔能源使用上的占比，並有助推廣及宣傳清潔能源的使用及發展。因此透過興建大型太陽能發電設施能夠有鼓勵及推動清潔能源的使用。

在農地上興建大型發電設施，能夠有效地運用土地資源，有助減少土地的荒置。該土地本身屬於農業用途，但是使用效益不大，時常處於荒置的狀態。而公司更改使用用途，將原先荒置的土地納入公共事業的發展，既為環保事業盡一分力之餘，又為香港電力供應作出貢獻。而且太陽能發電設施並不像核能發電，或者風力發電設施一樣，會成為厭惡性設施或者對附近生態環境造成一定的負擔，所以即使在周邊的土地作其他發展都不成問題。因此，該發展將極大提升土地的使用效益。

透過發展太陽能這類清潔能源，有助提升企業形象。透過建立大型太陽能發電設施有助提升公司的可持續發展，而透過清潔能源的使用上，大大的促進了環保事業的發展。為環境的保護，為社會及地球環境呈現正向作用，為公眾樹立榜樣及正面的形象。

在可見的將來，該太陽能發電設施落成時，將有機會成為行業的指標，為電子工程行業作先導作用。像這類大型的發電設施在香港比較少，而大型的發電設施所能達到的發電效益比較高，對香港電力供應的幫助更大，該太陽能發電設施的建立，將會為香港未來在大量荒置土地上建立大型發電設施作出參考作用，例如在太陽能採集上及轉化為電能上的評估等等。

透過對農地安裝太陽能發電設施環境上的評估，安裝太陽能系統對污染物排放、噪音、光污染等方面的評估都符合環境保護的需求，不會造成環境污染等問題。長遠而言可減少本港二氧化碳排放量，逐步改善城市的空氣質素。減少能源消耗量可改善空氣質素，安裝太陽能發電設施不但可以滿足本港的用電需求，更可以減少使用化石燃料發電，減少碳排放，從而減少對環境造成的影響。

總而言之，將水尾村該原先荒置農地發展成太陽能發電設施，將會在環境保護、電力供應、土地利用、行業發展、企業形象、教育宣傳、可持續發展等方面有正面的影響。不僅不會對周邊的環境造成負擔，還有助減小碳排放。

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. 本人現准許委員會的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

Director

Fong Chi Keung

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Future Electronics

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

Date 日期

03/01/2023

(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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	D.D. 107 LOT 1471 S.B. (Part) Shui Mei Tsuen, Yuen Long, N.T.		
Site area 地盤面積	1430	sq. m 平方米	<input 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/YL-KTN/10		
Zoning 地帶	AGR		
Applied use/ development 申請用途/發展	擬議公共事業設施裝置(太陽能發電系統及電線杆連變壓器) 及填土		
(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	230.53 <input checked="" 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 block 幢數	Domestic 住用		
	Non-domestic 非住用	4個	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <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	4
	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 /Heavy Goods Vehicle Parking Spaces 中型貨車泊車位 / 重型貨車車位 : 1 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	3
	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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Land Filling Plan, Vehicle Route Map		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impacts of Development Proposal (農地安裝太陽能發電設施對環境的評估)		

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.



Re: DD107.1471 水尾村土地規劃申請26/01/2023 11:34

From: Yu Fong <

To: chtwong@pland.gov.hk, llyduen@pland.gov.hk, tpbpd@pland.gov.hk

File Ref:

Dear Sir/Madam,

Please withdraw the diagrams submitted morning earlier.

Clarify the number of building block is 3 instead of 4.

1. First container house
2. Second container house
3. 3m height canopy

Thank you for your kind attention.

Regards,

「Yu Fong <_____>」在 2023年1月26日 週四，上午11:25 寫道：

Dear Sir/Madam,

Please Clarify the number of building block is 3 instead of 4.

1. First container house
2. Second container house
3. 3m height canopy

Thank you for your kind attention.

Regards,

Devin LAI

Project Assistant | Future Electronics

Email:

Website: www.futureelectronics.com

Devin LAI

Project Assistant | Future Electronics

Email: f_____@futureelectronics.com

Website: www.futureelectronics.com

「Yu Fong <_____>」在 2023年1月26日 週四，上午9:56 寫道：

----- 轉寄的訊息 -----

寄件者：Yu Fong <_____>

日期：2023年1月20日 週五，下午8:09

寄件者：DD107.1471 水尾村土地規劃申請

收件者：Fe-Steven <Stevenlaicd@pland.gov.hk>; <tpbpd@gov.com>,<

<llyduen@pland.gov.com>, <chtwong@pland.gov.com>



Re: DD107.1471 水尾村土地規劃申請26/01/2023 12:25

From: Yu Fong <

To: chtwong@pland.gov.hk, llyduen@pland.gov.hk, tpbpd@pland.gov.hk

File Ref:

Dear Sir/Madam,

Please clarify one of the parking space is heavy goods vehicle parking space is not medium or heavy goods vehicle parking space.

Regards,

Devin LAI

Project Assistant | Future Electronics

Email: _____

Website: _____

「Yu Fong <_____.com>」在 2023 年 1 月 26 日 週四，下午 12:15 寫道：

Dear Sir/Madam,

Please clarify one of the parking space is heavy truck parking is not medium or heavy truck.

Regards,

Devin LAI

Project Assistant | Future Electronics

Email: _____

Website: _____

--

Paul Lam

Project Assistant | Future Electronics

Email: _____

Website: _____

--

Paul Lam

Project Assistant | Future Electronics

Email: _____

Website: _____

Impacts of Development Proposal(農地安裝太陽能發電設施對環境的評估)

本計劃會在該水尾村農地興建大型可再生能源發電設施。其中為三部分，一為在有電錶房及控制器的貨櫃屋上安裝約30塊太陽能板，二則是在空曠的農地上直接安裝大約214塊的太陽能板，三則是在3米的篷上安裝約56塊太陽能板，其下放置材料及系統備件。除此之外，還涉及電線杆連變壓器，以及填土工程。該土地將規劃3個私家車位及一個中型或重型貨車泊車位。

1. 環境方面

碳排放方面

太陽能屬於清潔能源，在開發及使用時對環境不會產生污染。除了太陽能光電裝置的生產外，並不會產生消耗任何的資源。此外，在農地安裝太陽能發電設施，並不會像核能一樣會釋放有害氣體和產生廢渣。而且，太陽能在使用過程中不會產生空氣污染物，更是借此減少了其他如核能發電的損耗，促進節能減排。因此安裝太陽能發電設施不僅不會對周邊的環境造成負擔，還有助減小碳排放。

噪音方面

太陽能發電系統的運作中僅有隔離器會產生不多於20分貝的聲音，完全符合環境保護署訂立的噪音管制指引。透過與環境保護署的直接查詢，得知在該地點運行太陽能發電設施所傳出的聲音是被劃分為工商業處所傳出噪音，是屬於非住用處所，非公眾地方、非建築地盤噪音。因為附件沒有工廠或者高速公路的原因，該地被劃分為A類別，即對「噪音感應強的地方」的影響程度為直接受影響，因此在夜間的可接受的噪音聲級為50dB(A)，而日間及晚間則是60dB。太陽能發電系統的運作中僅有不多於20分貝的聲音，因此完全符合環境保護處訂立的噪音準則。

https://www.epd.gov.hk/epd/noise_education/web/CHI_EPD_HTML/m2/types_5.html

再加上，據統計二萬瓦太陽能板所產生的電磁波，僅相當於一台家用電腦，對人體、環境滋擾極小。因此，太陽能發電系統箱比風力發電對生態環境的干擾更少。

光污染方面

在光污染上的評估上，採用聚光透鏡，避免光的折射以及對道路安全的影響，再加上該地點原先屬於農業用地，對市民的影響達到最小。

總而言之，在環境方面安裝太陽能系統對污染物排放、噪音、光污染等方面的評估都符合環境保護的需求，並不會造成環境污染等問題。長遠而言可減少本港二氧化碳排放量，逐步改善城市的空氣質素。減少能源消耗量可改善空氣質素，安裝太陽能發電設施不但可以滿足本港的用電需求，更可以減少使用化石燃料發電，減少碳排放，從而減少對環境造成的影響。

2.交通方面

是次計劃地點為閒置土地，並非重新開發土地而目標土地並未列入高速公路。而其周遭都是一些農田，最近的民居距離超過50米，在周圍沒有人居住情況下，較少人會出入。而且是次計劃並不會影響原有的主要道路，只會在私人土地上進行工程，不會對原有的交通系統造成負擔。除了安裝期間需要車輛出入之外，除非需要維修保養，其他時間都不需要出入。再加上太陽能板的壽命很長，需要維修的機會極少。

構成景觀影響

首先，該土地本是位於元朗區的私人農地，但現時已是荒廢農地，沒有植被，該土地或附近的土地不是分佈在主要活動頻繁樞紐，沒有行人徑或遠足徑，也沒有具價值的景觀，亦沒有自然保育價值的景觀，即使興建太陽能板，亦不會造成特有的景觀要素破壞。

其次，在景觀結構中，泥沙為面積最大的地表覆蓋物質，而將土地用途轉為太陽能板公用事業設施裝置，大面積變成無機覆蓋物。

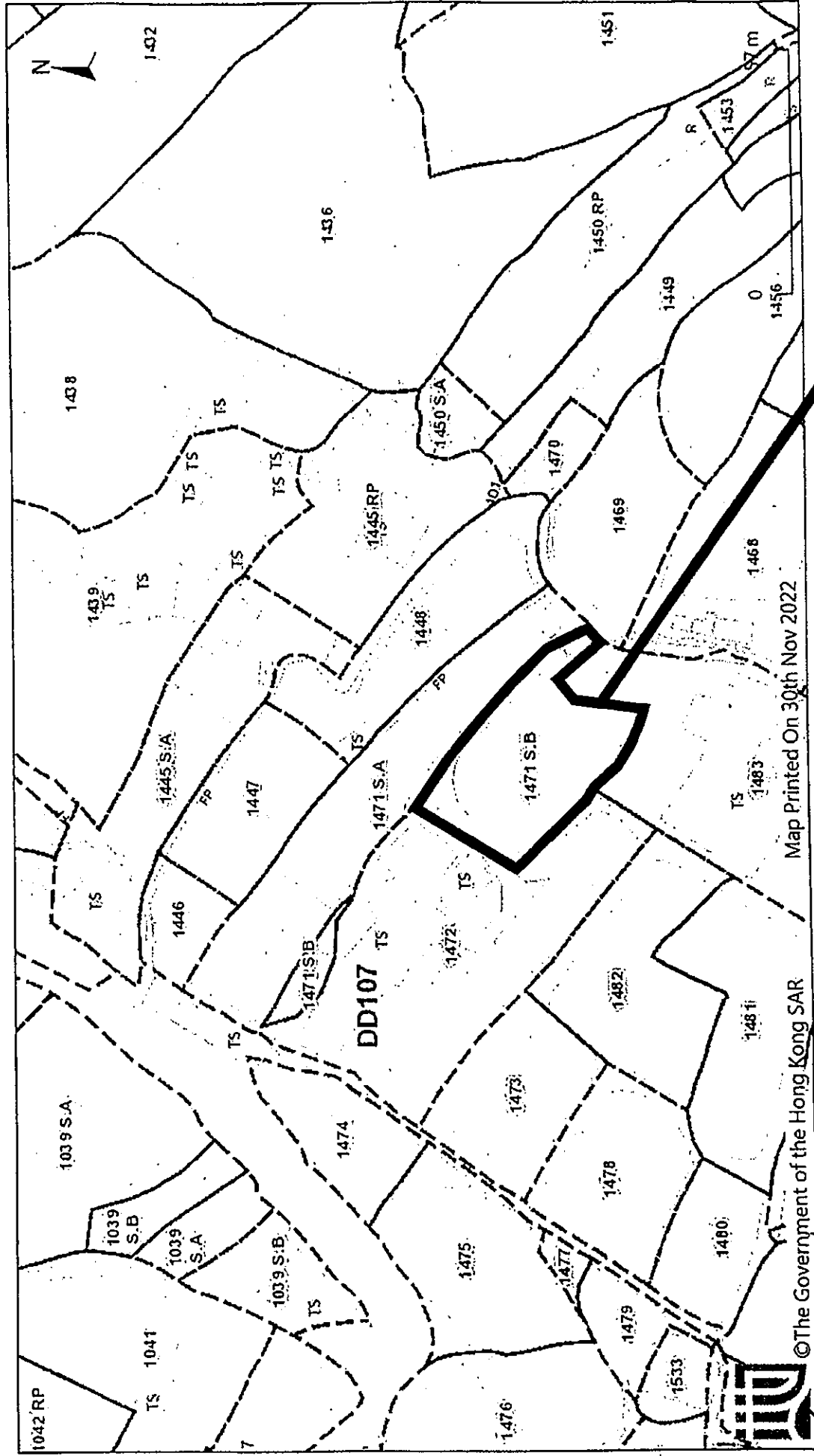
再者，相鄰位置大部份是廢置農地和康樂設施，及自然植被生長，太陽能板是零排放的綠色環保景觀產品，頂部採用特製雙玻光伏組件，能將折射的光線分散，對景觀要素能起相互作用，興建後生態建築設計能與鄉郊景觀協調，地形組合及土地範圍結合而產生的地方感，所以被投訴太陽能板而影響景觀的機會甚微。

構成視覺影響

首先，太陽能光伏系統打橫排列，呈整齊直線，太陽能板適度的將空間劃分開來又不使整體空間顯得狹小侷促，整體空間視覺效果不會有狹窄壓迫的影響，保留農地本身具有空間特性之特質。

其次，太陽能光伏系統會配合周邊低密度建築，高度亦會控制在1.5米以下，不會阻礙現有景物的視線，頂部採用鋼化玻璃雙層遮陽設計，從構築物表層覆蓋的鏡面折射的光線，不會令人目眩及感到不適，不會影響道路交通安全，更能遮陽擋雨，堅固可靠。

另外，由於太陽能光伏系統興建後可運作 20 至 30 年，景觀在結構和功能面隨著時間的變遷而產生的變化不大，對長遠景觀動態調整低。



Map Printed On 30th Nov 2022

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Powered by GeoInfo Map: <https://www.map.gov.hk>

Note: The use of this map is subject to the Terms and Conditions and the IP Rights Notice of GeoInfo Map.

Application Site



Legend

Application Site Boundary

Proposed Development Fencing

Chain Link Fencing (requested by CLP for separating Site A & Site B)

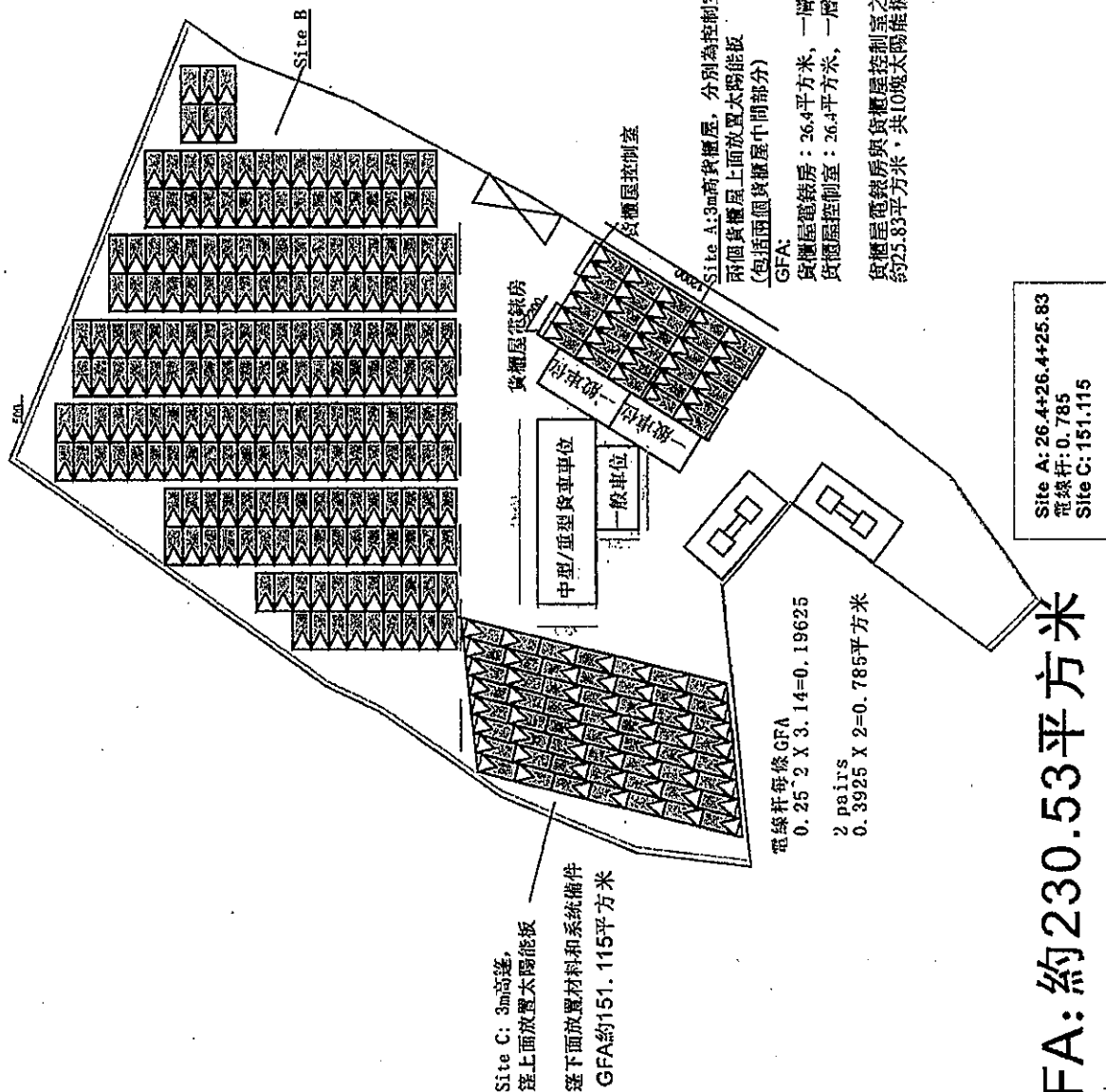
PV Panel (1134X2278)

Entrance Gate

Proposed H-pole maintained by CLP

Container for Equipment

車位



Total GFA: 約230.53平方米

FUTURE ELECTRONICS

DRAW BY: Steven Lai

Address: Lot No.1471 S.B (Part) in DD107

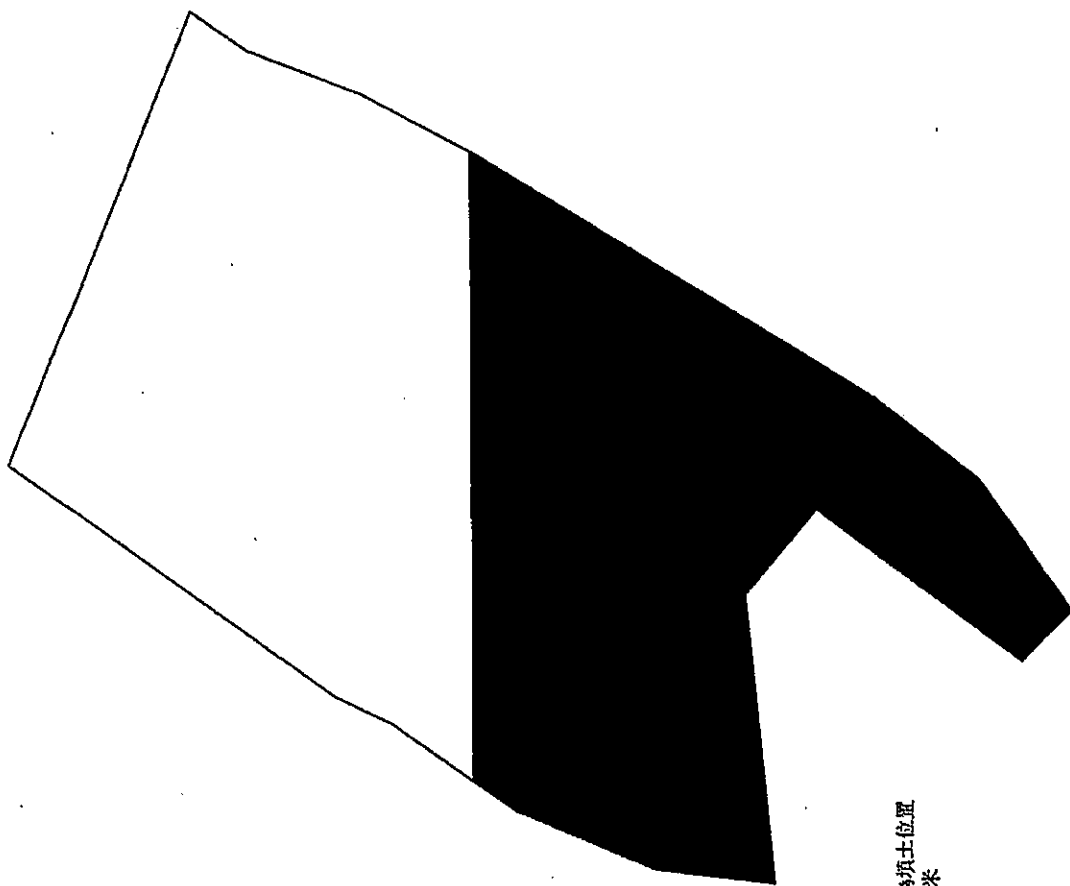
SCALE: 1:400

DRAWING No

DATE: 30-11-2022

TITLE: Indicative Layout plan of Proposed Solar Energy System

02



黑色部分為填土位置
約741平方米

FUTURE ELECTRONICS

DRAW BY: Steven Lai

Address: Lot No. 1471 S.B (Part) in D.D. 107

SCALE: 1:300

DRAWING No

03

TITLE: Land filling Plan

DESIGNED BY:

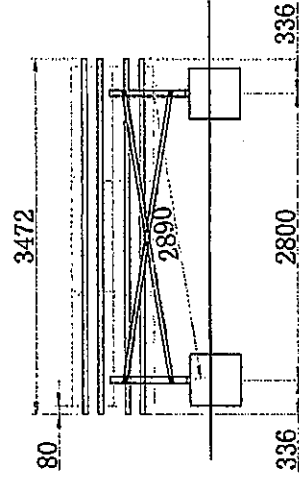
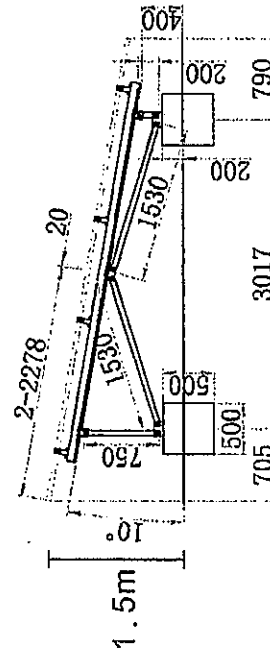
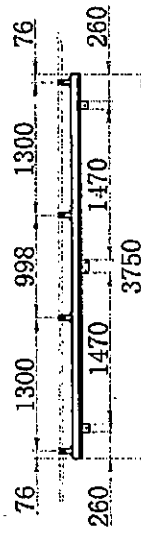
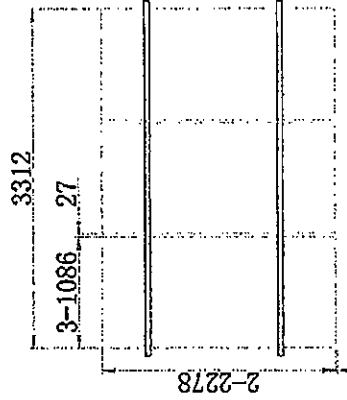
DATE: 01-12-2022

The size of one PV panel

1134mm



2278mm



FUTUTURE ELECTRONICS

DRAW BY: Devin Lai

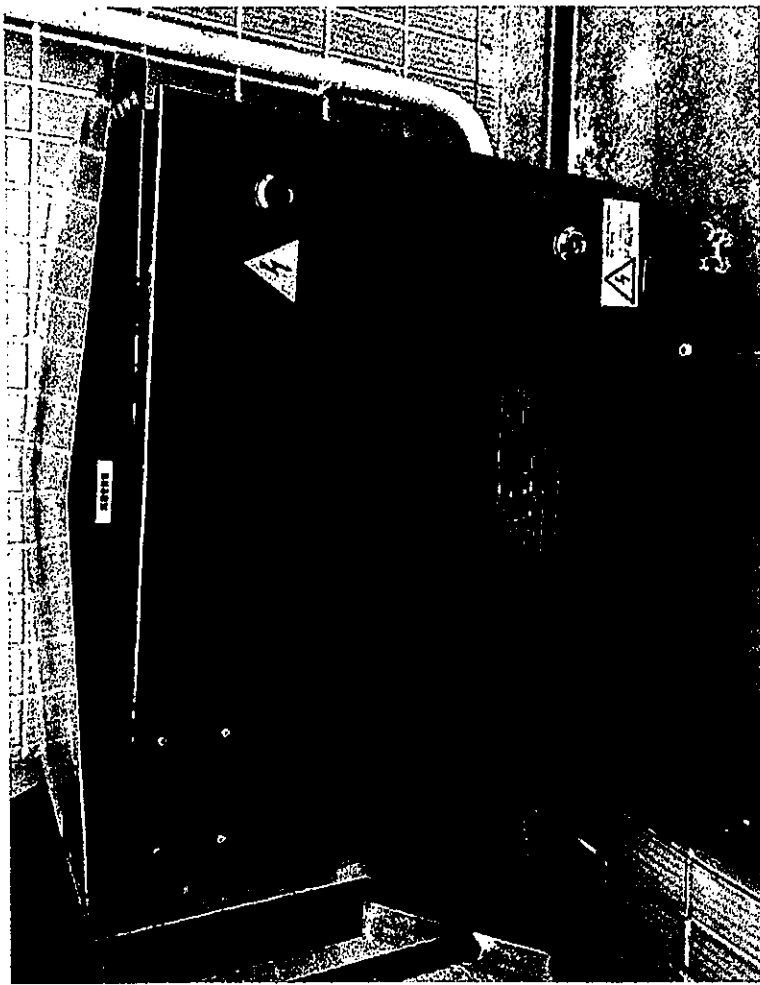
Address: Lot No. 1471 S.B in D.D. 107 (Part) SCALE: 1:400

DRAWING No

04A

Sectional Plan of each Solar Panel

DATE: 22-11-2022



DRAWING No.

04B

SCALE 1:100

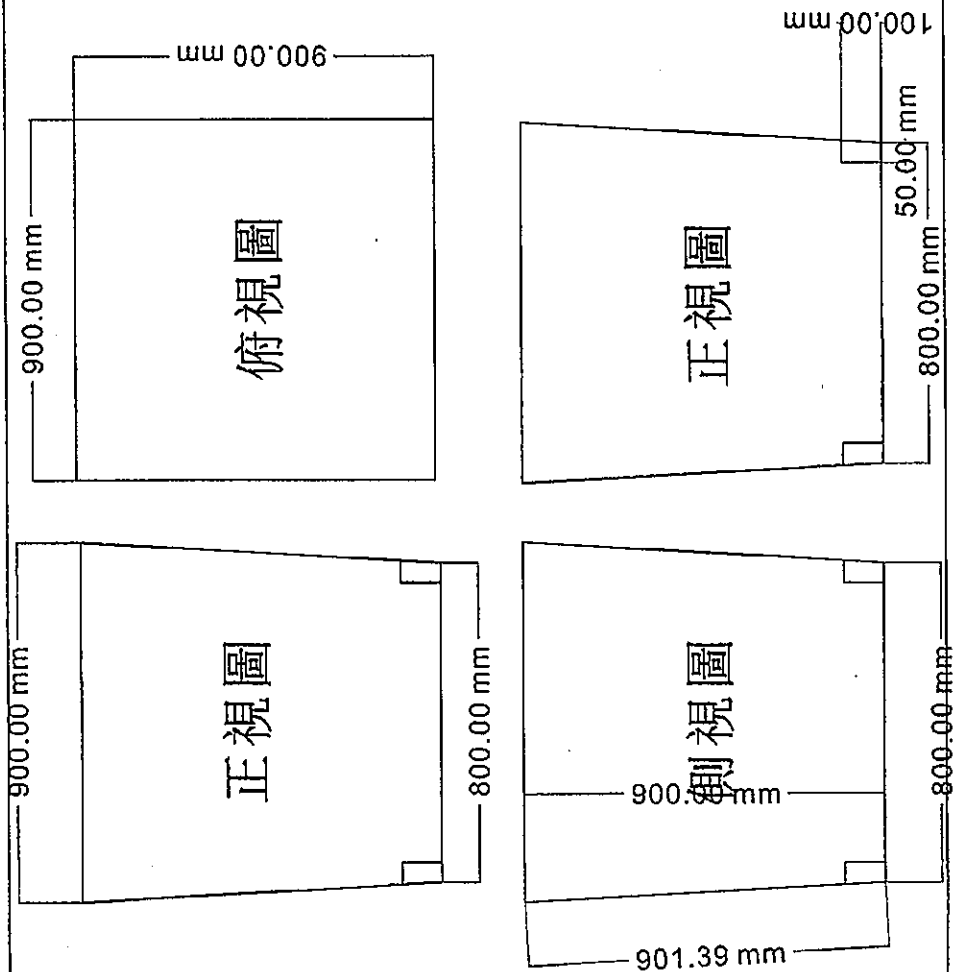
DATE 25-1-2022

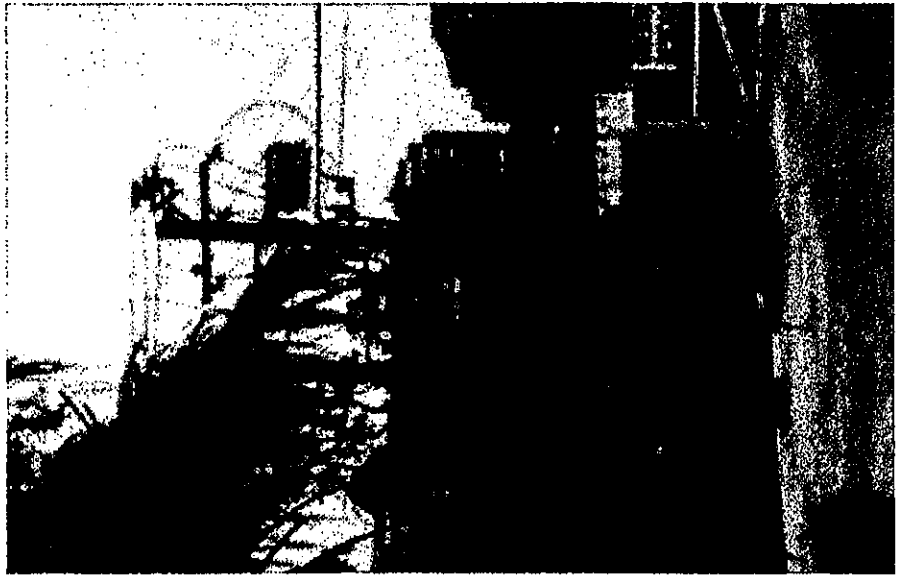
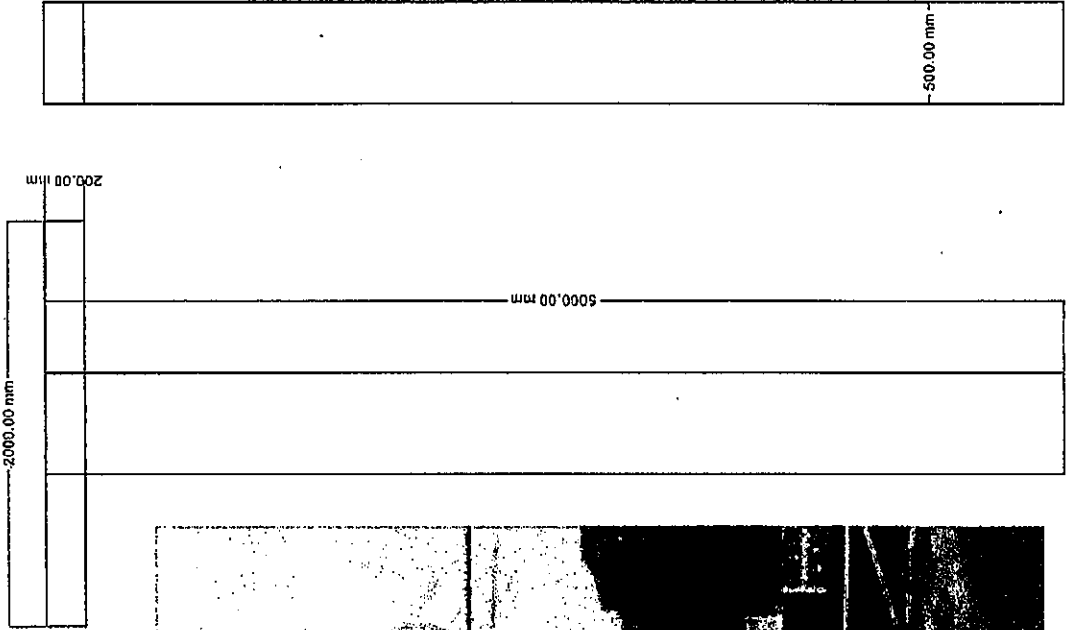
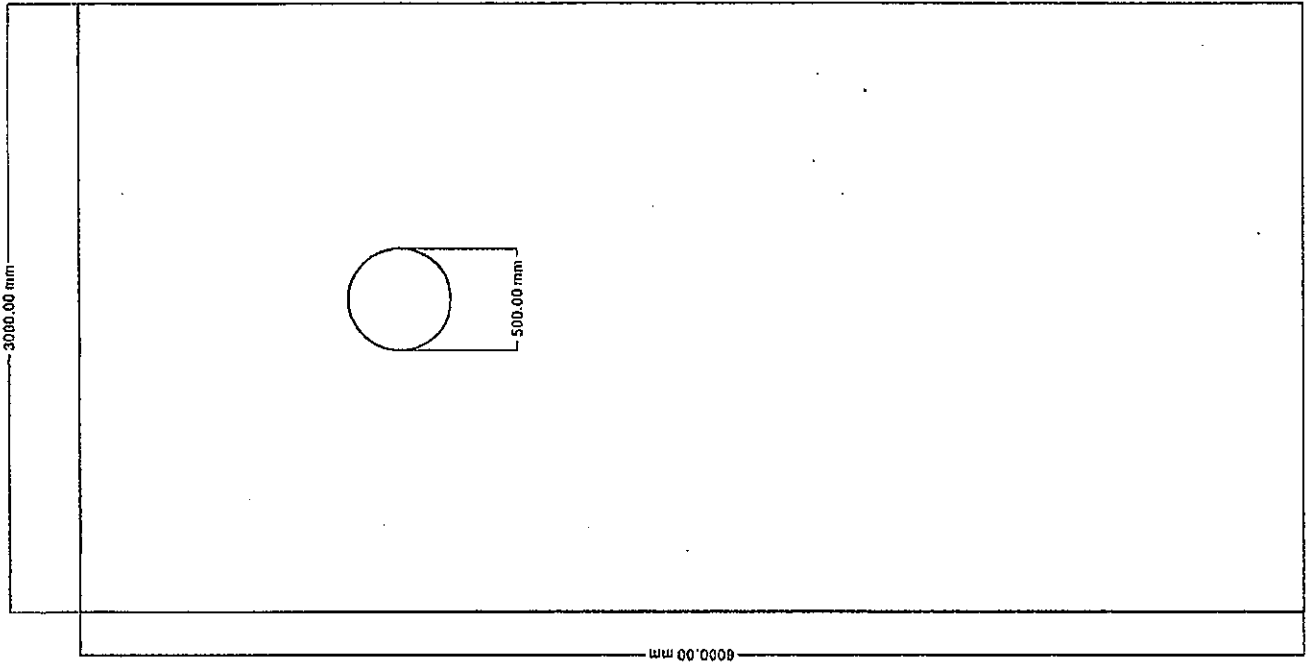
DRAWN By: David Lui

FUTURE ELECTRONICS

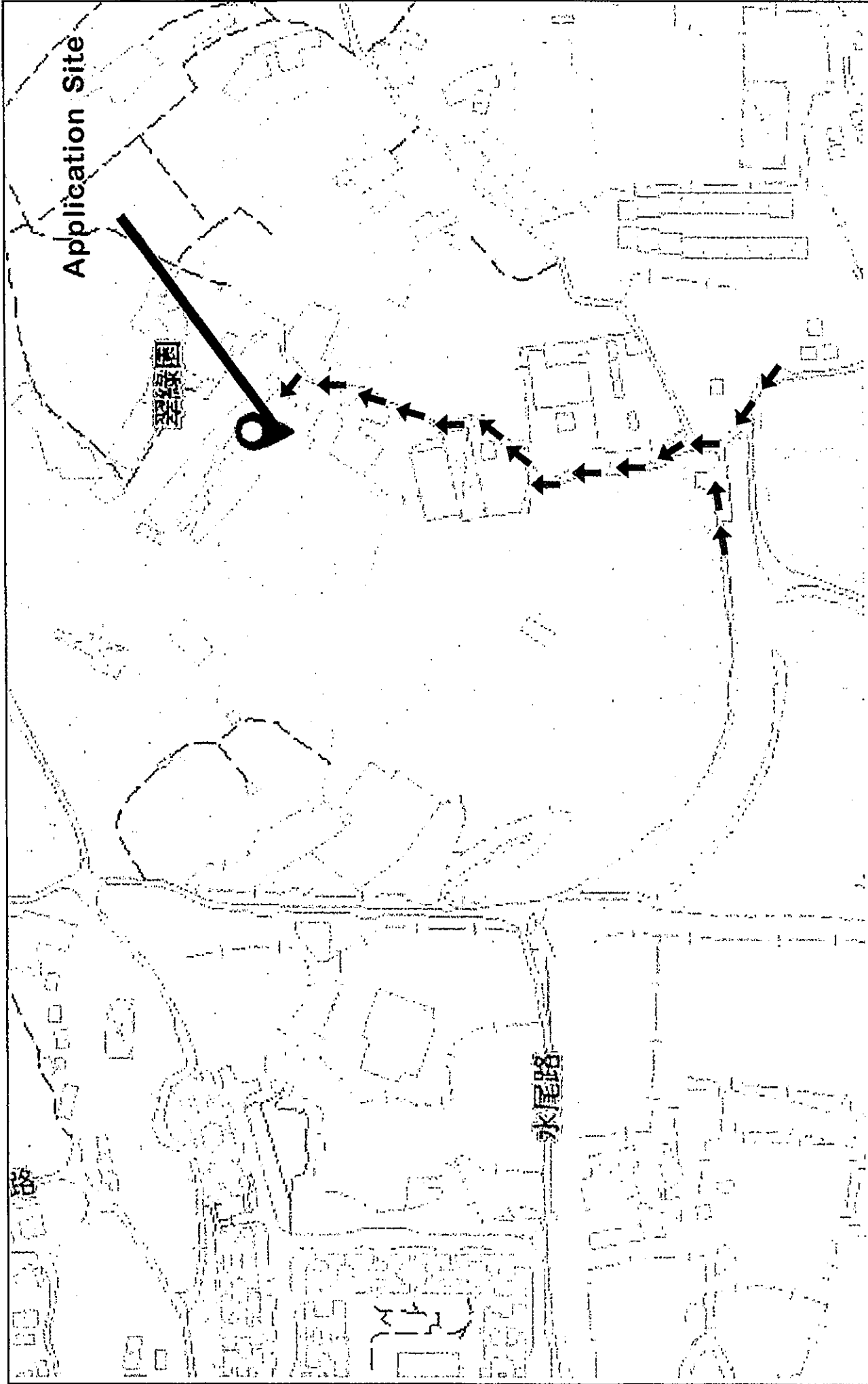
Address: Lot No. 1371 S.B. in D.D. 107 (Part)

Sectional Plan of each Transformer





FUTUTURE ELECTRONICS	DRAW BY: Devlin Lal		DRAWING No
	Address: Lot No. 1471 S.B in D.D. 107 (Part)		04C
Sectional Plan of each Pole		SCALE: 1:400	
		DATE: 22-11-2022	



FUTUTURE ELECTRONICS	DRAW BY: Steven Lai	Address: Lot No.1471 S.B (Part) in DD107	SCALE: 1:400	DRAWING No
	TITLE: Vehicle Route Map		DATE:	05

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Fw: Planning Application No. A/YL-KTN/886_Departmental Comments
05/05/2023 19:53

From: Yu Fong <
To: llyduen@pland.gov.hk

History: This message has been forwarded.

Dear Loree,

Thanks for the comments.

Urban Design and Landscape Section, PlanD (Contact person: Ms. Nicole LEE; Tel.:

a) The application site is surrounded by vacant land and agricultural land along with village houses and buildings which also installed SPV system at rooftop of 8m height structures. Our proposed structures will be in keeping with the surrounding and will not have significant adverse visual impact. Please refer to P.2-5 of A3-Supplementary Information.

b) The solar panels (thickness: 0.04m) will be placed above 3m height structures so the solar energy systems should be around 3m height in Site A and C which are shorter than 5m. In Site B, the solar panels will be installed with the bracket (height: 1.5m). A2-Impacts of Development Proposal, D2 and the Application form A1 have been revised.

c) D4 and P.2-4 of A3 demonstrate the outlook and the size of proposed components and structures will not catch the public's visual attention due to the scale and prominence of the proposed installation.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel. No.:

a) Total generating capacity: 125kW

b) Please refer to P.6 of A3-Supplementary Information.

c) We have not yet applied for the FiT scheme.

d) Please refer to D3 and P.7-8 of A3-Supplementary Information.

Transport Department (Contact person: Mr. Phil CAI; Tel. No.:

a) The trip generation and attraction will be respectively 5 pcu/day during the construction period. After that both the trip generation and attraction will be 4 pcu/day.

b) D5 shows the driving route between Castle Peak Road - Tam Mi and the Application Site.

c) Noted. Thank you.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: _____

Website: [w](#)

<llyduen@pland.gov.hk> 於 2023年5月4日週四 下午4:42寫道：

Dear Ms. To,

As requested, please find below departmental comments attached in my email dated 15.2.2023 regarding the captioned planning application. Many thanks.

Regards,
Loree Duen
for DPO/FS&YLE
Tel:3168 4037

----- Forwarded by Loree Long Yee DUEN/PLAND/HKSARG on 04/05/2023 16:39 -----

From: Loree Long Yee DUEN/PLAND/HKSARG

To: _____

Date: 15/02/2023 10:07

Subject: Planning Application No. A/YL-KTN/886_Departmental Comments

Dear Mr. Lai,

Please find below departmental comments for the captioned planning application:

Urban Design and Landscape Section, PlanD (Contact person: Ms. Nicole LEE; Tel.: 3565 3945)

- a. According to the revised Assessment Criteria for Considering Application for Solar Photovoltaic System (SPV) made under Section 16 of the Town Planning Ordinance promulgated by the Town Planning Board on 7.10.2022, the height of the proposed structures, should be in keeping with the surrounding area/developments, and the applicant has to demonstrate that the SPV system will not have significant adverse visual impact which would catch the public's visual attention due to the scale and prominence of the proposed installation.
- b. According to Section 2 of the Impacts of Development Proposal under applicant's submission, the applicant claimed that the solar energy system will not be taller than 1.5m. According to the Drawing No. 2, some solar panels are proposed to be placed

- above 3m height structures in Sites A and C. The application form stated the the non-domestic structures are not more than 5m. The said information seems not consistent. Please clarify.
- c. The applicant is advised to submit information including section drawing to demonstrate how the proposed solar energy system and other proposed structures would not result in significant adverse visual impact to the surrounding area, as well as provide any mitigation measures as appropriate.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel. No.: 3150 8195)

- a) the total generating capacity of the proposed system;
- b) any plant species to be planted at the Site so as to retain the soil quality and prevent potential soil erosion and degradation; and
- c) whether a FiT application has been submitted to the power company and has been approved by the power company (if yes, please provide a copy of the approval letter for reference); and
- d) whether hard paving will be involved so that the potential for agricultural rehabilitation of the Site after the dismantling of the solar panels could be retained and the long-term planning intention of the "AGR" zone would not be affected.

Transport Department (Contact person: Mr. Phil CAI; Tel. No.: 2399 2421)

- (a) The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Castle Peak Road-Tam Mi and the local access.
- (b) The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Castle Peak Road - Tam Mi, along the local access and within the Site.
- (c) The applicant should note the local access between Castle Peak Road - Tam Mi and the site is not managed by his department.

Regards,
Loree Duen
for DPO/FS&YLE

Tel:3168 4037



D3-DD107.1471 填土工程.pdf



A2-Impacts of Development Proposal.pdf



D4-A-C Section Plan.pdf



D5-Vehicle Route Map.pdf



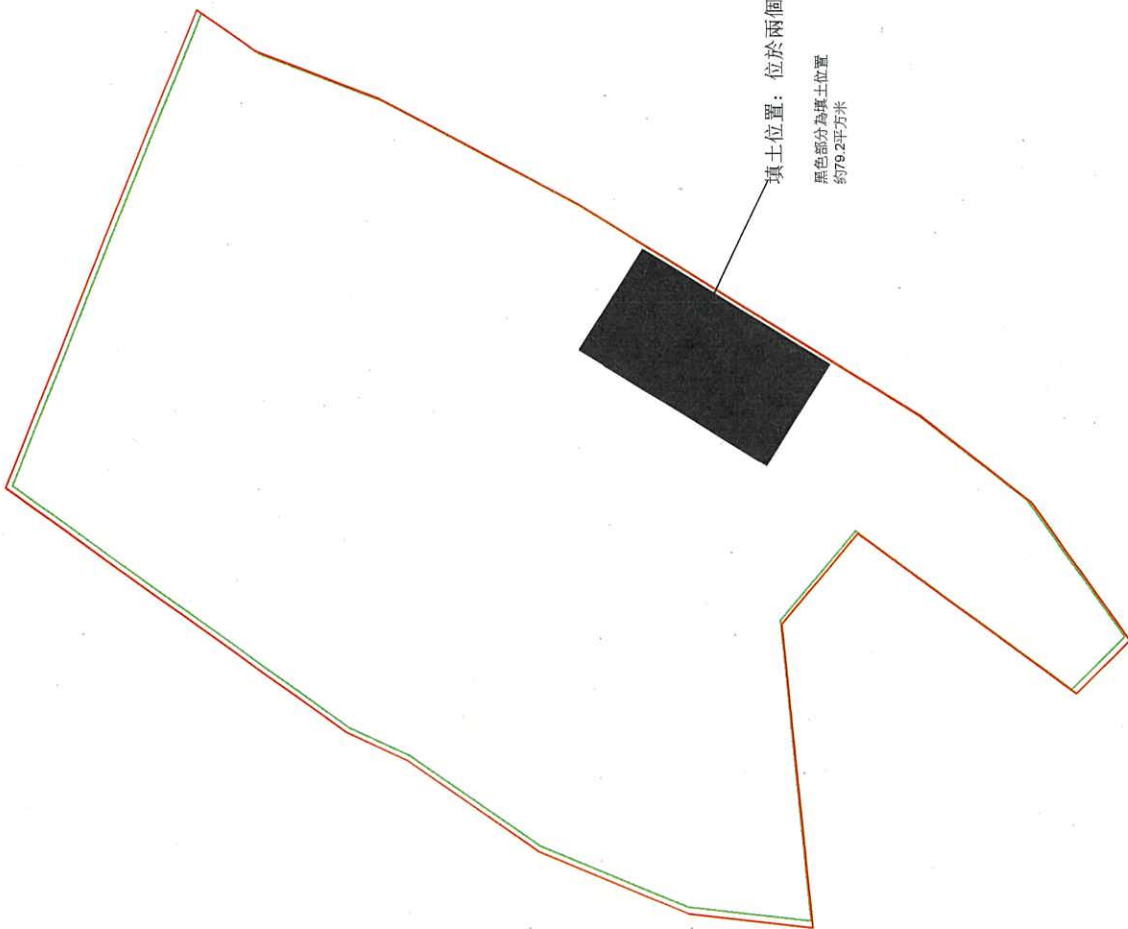
A1-土地發展規劃申請表.pdf



A3-Supplementary Information.pdf



D2-DD107.1471 LAYOUT.pdf



DRAWING No

03

SCALE: 1:400

Address: Lot No. 1471 S.B (Part) in D.D. 107

DATE: 16-03-2023

DRAW BY: Steven Lai

TITLE: Land Filling Plan

FUTUTURE ELECTRONICS

Impacts of Development Proposal(農地安裝太陽能發電設施對環境的評估)

本計劃會在該水尾村農地興建大型可再生能源發電設施。其中為三部分，一為在有電錶房及控制器的貨櫃屋上安裝約30塊太陽能板，二則是在空曠的農地上直接安裝大約214塊的太陽能板，三則是在3米的篷上安裝約56塊太陽能板，其下放置材料及系統備件。除此之外，還涉及電線杆連變壓器，以及填土工程。該土地將規劃3個私家車位及一個中型或重型貨車泊車位。

1. 環境方面

碳排放方面

太陽能屬於清潔能源，在開發及使用時對環境不會產生污染。除了太陽能光電裝置的生產外，並不會產生消耗任何的資源。此外，在農地安裝太陽能發電設施，並不會像核能一樣會釋放有害氣體和產生廢渣。而且，太陽能在使用過程中不會產生空氣污染物，更是借此減少了其他如核能發電的損耗，促進節能減排。因此安裝太陽能發電設施不僅不會對周邊的環境造成負擔，還有助減小碳排放。

噪音方面

太陽能發電系統的運作中僅有隔離器會產生不多於20分貝的聲音，完全符合環境保護署訂立的噪音管制指引。透過與環境保護署的直接查詢，得知在該地點運行太陽能發電設施所傳出的聲音是被劃分為工商業處所傳出噪音，是屬於非住用處所，非公眾地方、非建築地盤噪音。因為附件沒有工廠或者高速公路的原因，該地被劃分為A類別，即對「噪音感應強的地方」的影響程度為直接受影響，因此在夜間的可接受的噪音聲級為50dB(A)，而日間及晚間則是60dB。太陽能發電系統的運作中僅有不多於20分貝的聲音，因此完全符合環境保護處訂立的噪音準則。

https://www.epd.gov.hk/epd/noise_education/web/CHI_EPD_HTML/m2/types_5.html

再加上，據統計二萬瓦太陽能板所產生的電磁波，僅相當於一台家用電腦，對人體、環境滋擾極小。因此，太陽能發電系統箱比風力發電對生態環境的干擾更少。

光污染方面

在光污染上的評估上，採用聚光透鏡，避免光的折射以及對道路安全的影響，再加上該地點原先屬於農業用地，對市民的影響達到最小。

總而言之，在環境方面安裝太陽能系統對污染物排放、噪音、光污染等方面的評估都符合環境保護的需求，並不會造成環境污染等問題。長遠而言可減少本港二氧化碳排放量，逐步改善城市的空氣質素。減少能源消耗量可改善空氣質素，安裝太陽能發電設施不但可以滿足本港的用電需求，更可以減少使用化石燃料發電，減少碳排放，從而減少對環境造成的影響。

2.交通方面

是次計劃地點為閒置土地，並非重新開發土地而目標土地並未列入高速公路。而其周遭都是一些農田，最近的民居距離超過50米，在周圍沒有人居住情況下，較少人會出入。而且是次計劃並不會影響原有的主要道路，只會在私人土地上進行工程，不會對原有的交通系統造成負擔。除了安裝期間需要車輛出入之外，除非需要維修保養，其他時間都不需要出入。再加上太陽能板的壽命很長，需要維修的機會極少。

構成景觀影響

首先，該土地本是位於元朗區的私人農地，但現時已是荒廢農地，沒有植被，該土地或附近的土地不是分佈在主要活動頻繁樞紐，沒有行人徑或遠足徑，也沒有具價值的景觀，亦沒有自然保育價值的景觀，即使興建太陽能板，亦不會造成特有的景觀要素破壞。

其次，在景觀結構中，泥沙為面積最大的地表覆蓋物質，而將土地用途轉為太陽能板公用事業設施裝置，大面積變成無機覆蓋物。

再者，相鄰位置大部份是廢置農地和康樂設施，及自然植被生長，太陽能板是零排放的綠色環保景觀產品，頂部採用特製雙玻光伏組件，能將折射的光線分散，對景觀要素能起相互作用，興建後生態建築設計能與鄉郊景觀協調，地形組合及土地範圍結合而產生的地方感，所以被投訴太陽能板而影響景觀的機會甚微。

構成視覺影響

首先，太陽能光伏系統打橫排列，呈整齊直線，太陽能板適度的將空間劃分開來又不使整體空間顯得狹小侷促，整體空間視覺效果不會有狹窄壓迫的影響，保留農地本身具有空間特性之特質。

其次，太陽能光伏系統會配合周邊低密度建築，高度亦會控制在5米以下，不會阻礙現有景物的視線，頂部採用鋼化玻璃雙層遮陽設計，從構築物表層覆蓋的鏡面折射的光線，不會令人目眩及感到不適，不會影響道路交通安全，更能遮陽擋雨，堅固可靠。

另外，由於太陽能光伏系統興建後可運作 20 至 30 年，景觀在結構和功能面隨著時間的變遷而產生的變化不大，對長遠景觀動態調整低。

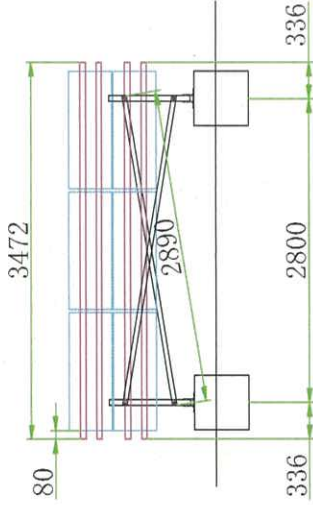
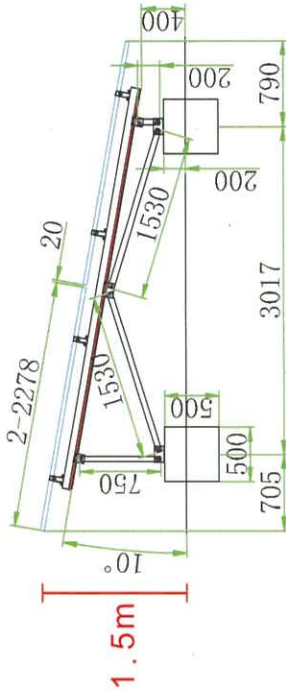
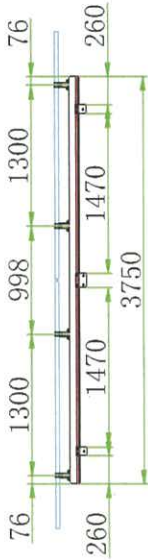
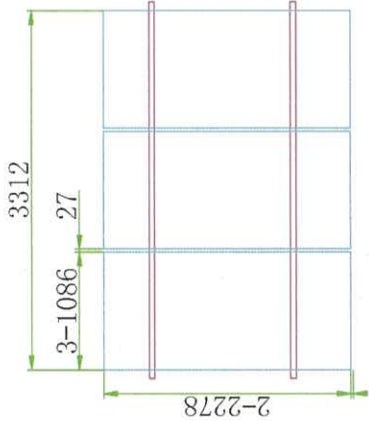
The size of one PV panel

D4-A-C Section Plan

1134mm



2278mm



FUTUTURE ELECTRONICS

DRAW BY: Devin Lai

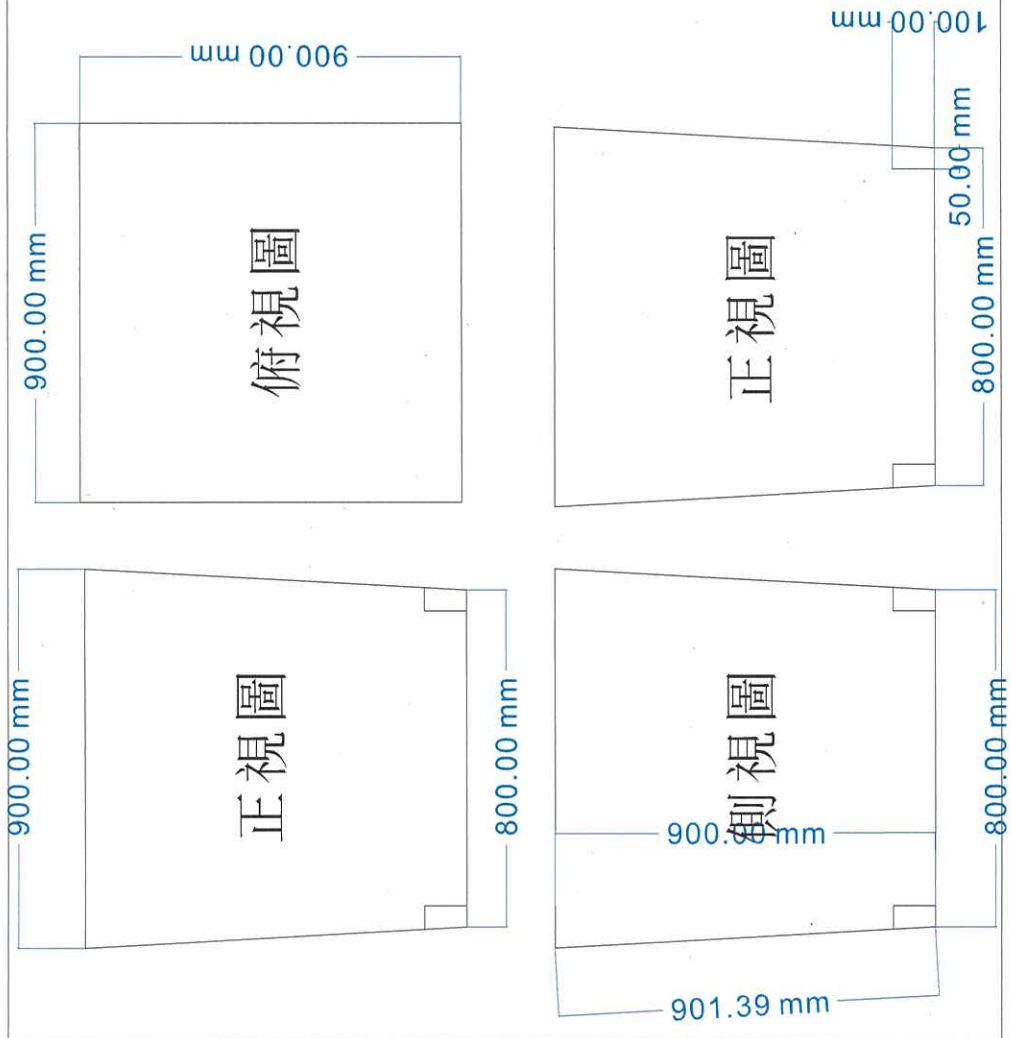
Address: Lot No. 1471 S.B in D.D. 107 (Part) SCALE: 1:400

DRAWING No

04A

Sectional Plan of each Solar Panel

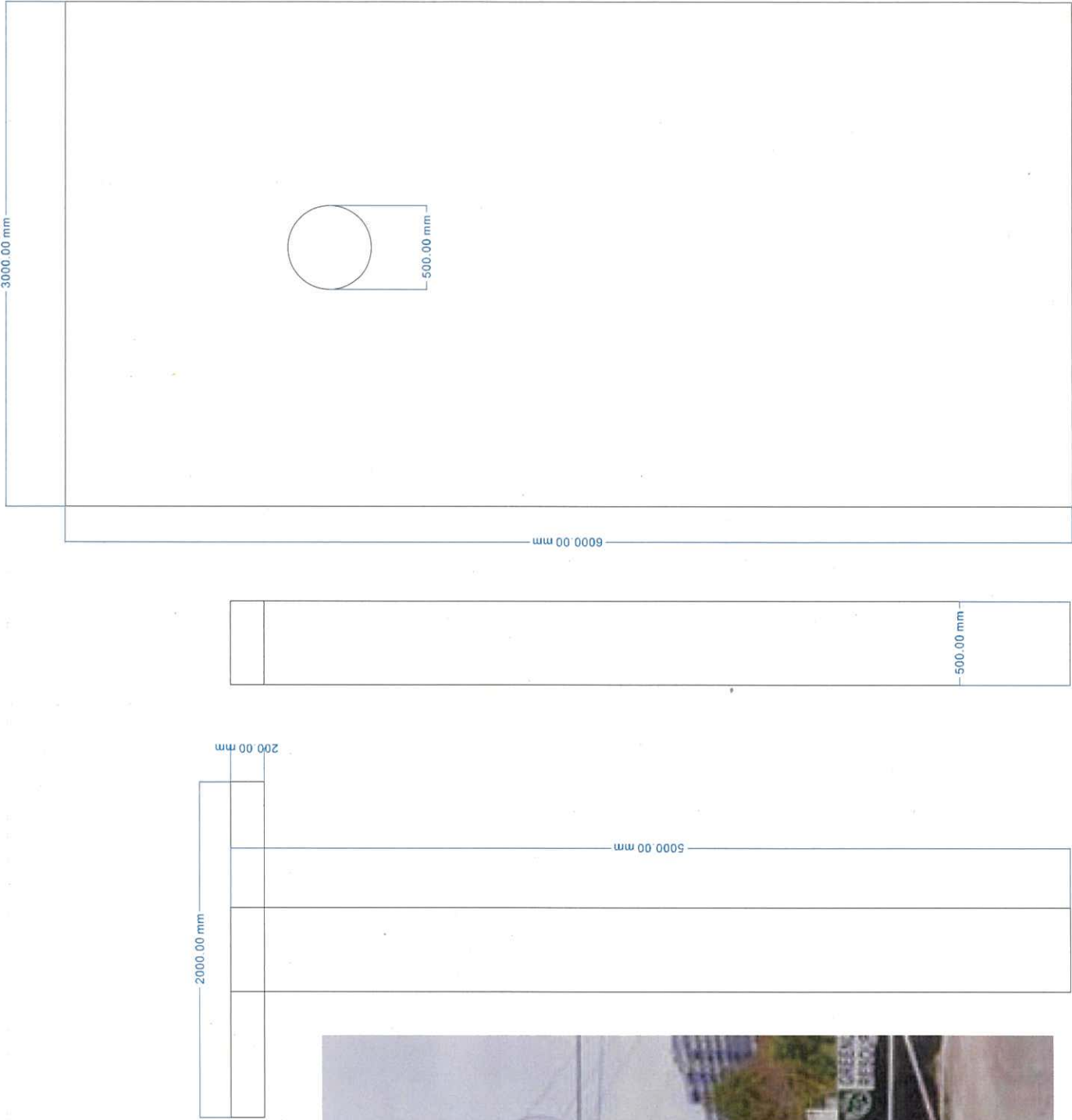
DATE: 22-11-2022



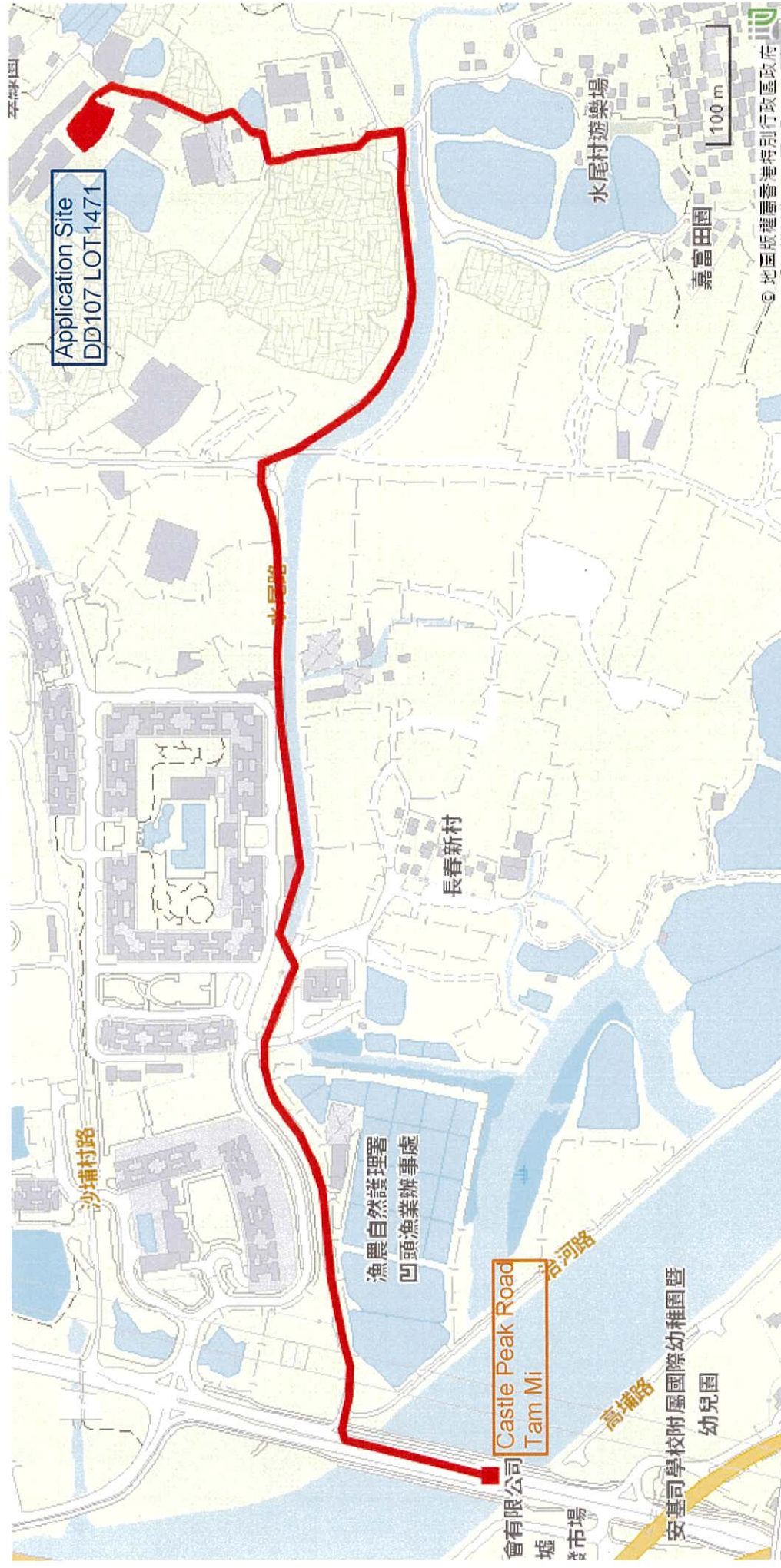
DRAWING No. 04B
 Address: Lot No. 1471 S.B. in D.D. 11/7 (Part) SCALE: 1:400
 DATE: 22-11-2022

FUTURE ELECTRONICS

Sectional Plan of each Transformer



FUTUTURE ELECTRONICS	DRAW BY: Devin Lai	Address: Lot No. 1471 S.B in D.D. 107 (Part)	DRAWING No
	Sectional Plan of each Pole		04C
		SCALE: 1:400	
		DATE: 22-11-2022	



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; and**
位於鄉郊地區土地上及/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**
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

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

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

科卓電子Future Electronics

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)	D.D. 107 LOT 1471 S.B (Part) Shui Mei Tsuen, Yuen Long, N.T
(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 1430 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 230.53 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) 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/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant (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 1 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)
1	新界元朗水尾村70號地下 D.D.107 LOT 1471 S.B	23/12/2022

(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
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	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 79.2 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <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	擬議公共事業設施裝置(太陽能發電系統及電線杆連變壓器)

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
	太陽能板	86件	2.278 (L) x 1.134 (W) x 0.04(H)
	太陽能板連支架	214件	2.278 (L) x 1.134 (W) x 1.54(H)
	電線杆連變壓器	2套	圓形, 半徑0.25m (r) 高5m (H)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

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

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
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

(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 約 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 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ 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)

2023年12月

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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....由水尾路經小路到達</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>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 checked="" 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 _____ 3 _____</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 _____ 1 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</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																																				
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																																				
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																		
	No 否	<input checked="" type="checkbox"/>																																		
<p>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>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																		
	No 否	<input type="checkbox"/>																																		
<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 Landscape</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Impact 構成景觀影響 Tree Felling</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>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> <tr> <td></td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			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 Landscape	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Impact 構成景觀影響 Tree Felling	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	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"/>		Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	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"/>																																		
	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																				

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。

將水尾村該原先荒置農地發展成太陽能發電設施的理由

大力發展太陽能事業符合國家發展的方針，推動節能減排，促進環保。透過發展太陽能發電設施，有助減輕香港電力的負擔，當太陽能發電到達一定的水準時，張可以減少對化石燃料的使用。而化石燃料的使用將會產生大量的碳排放，例如溫室氣體等污染物，對環境及生態造成沉重的負擔。在今時今日，溫室效應日漸加劇，太陽能發電在使用裝完全不會產生碳排放，達到源頭減廢，而且在減少對化石燃料的依賴的過程中，對發電安全、碳排放、污染等方面都產生了正面作用。

本公司申請興建太陽能發電設施能夠有效的促進環保清潔能源的發展。在香港的發展中的對化石燃料的依賴比較重，而清潔能源的占比相對很少。而透過興建大型太陽能發電設施能夠提升清潔能源使用上的占比，並有助推廣及宣傳清潔能源的使用及發展。因此透過興建大型太陽能發電設施能夠有鼓勵及推動清潔能源的使用。

在農地上興建大型發電設施，能夠有效地運用土地資源，有助減少土地的荒置。該土地本身屬於農業用途，但是使用效益不大，時常處於荒置的狀態。而公司更改使用用途，將原先荒置的土地納入公共事業的發展，既為環保事業盡一分力之餘，又為香港電力供應作出貢獻。而且太陽能發電設施並不像核能發電，或者風力發電設施一樣，會成為厭惡性設施或者對附近生態環境造成一定的負擔，所以即使在周邊的土地作其他發展都不成問題。因此，該發展將極大提升土地的使用效益。

透過發展太陽能這類清潔能源，有助提升企業形象。透過建立大型太陽能發電設施有助提升公司的可持續發展，而透過清潔能源的使用上，大大的促進了環保事業的發展。為環境的保護，為社會及地球環境呈現正向作用，為公眾樹立榜樣及正面的形象。

在可見的將來，該太陽能發電設施落成時，將有機會成為行業的指標，為電子工程行業作先導作用。像這類大型的發電設施在香港比較少，而大型的發電設施所能達到的發電效益比較高，對香港電力供應的幫助更大，該太陽能發電設施的建立，將會為香港未來在大量荒置土地上建立大型發電設施作出參考作用，例如在太陽能採集上及轉化為電能上的評估等等。

透過對農地安裝太陽能發電設施環境上的評估，安裝太陽能系統對污染物排放、噪音、光污染等方面的評估都符合環境保護的需求，不會造成環境污染等問題。長遠而言可減少本港二氧化碳排放量，逐步改善城市的空氣質素。減少能源消耗量可改善空氣質素，安裝太陽能發電設施不但可以滿足本港的用電需求，更可以減少使用化石燃料發電，減少碳排放，從而減少對環境造成的影響。

總而言之，將水尾村該原先荒置農地發展成太陽能發電設施，將會在環境保護、電力供應、土地利用、行業發展、企業形象、教育宣傳、可持續發展等方面有正面的影響。不僅不會對周邊的環境造成負擔，還有助減小碳排放。

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

FONG CHI KEUNG

Name in Block Letters
姓名（請以正楷填寫）

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
- ☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
- ☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
- ☐ RPP 註冊專業規劃師
- Others 其他

on behalf of
代表

Future Electronics

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

Date 日期

04/11/2022

(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，或亦會向其他人上披露，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。

11. Declaration 聲明

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Signature
簽署




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

Fong Chi Keung

Director

Name in Block Letters
姓名（請以正楷填寫）

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職位（如適用）

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☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Future Electronics

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

Date 日期

30/12/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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(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。

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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	D.D. 107 LOT 1471 S.B (Part) Shui Mei Tsuen, Yuen Long, N.T		
Site area 地盤面積	1430	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/YL-KTN/10		
Zoning 地帶	AGR		
Applied use/ development 申請用途/發展	擬議公共事業設施裝置(太陽能發電系統及電線杆連變壓器) 及填土		
(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	230.53 <input checked="" 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 block 幢數	Domestic 住用		
	Non-domestic 非住用	4個	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <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	4
	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 /Heavy Goods Vehicle Parking Spaces 中型貨車泊車位 / 重型貨車車位 : 1 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	3
	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

	<u>Chinese</u> 中文	<u>English</u> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) Location Plan, Land Filling Plan, Vehicle Route Map	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) Impacts of Development Proposal (農地安裝太陽能發電設施對環境的評估)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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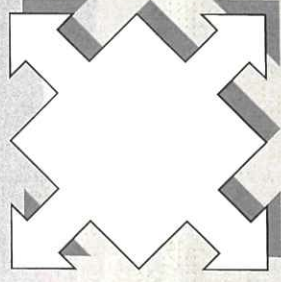
本計劃會在該水尾村農地興建大型可再生能源發電設施，包括：

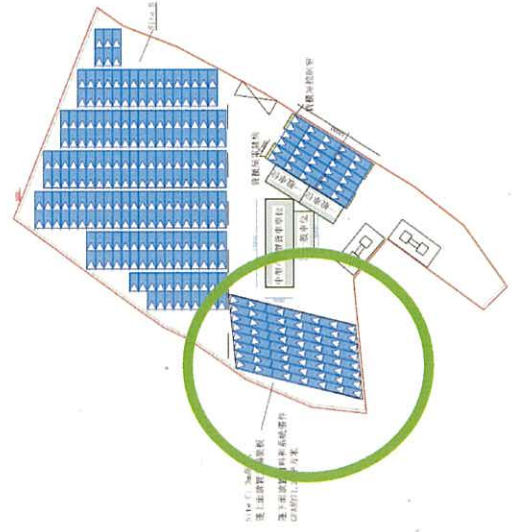
- 在有電錶房及控制器的貨櫃屋上安裝約30塊太陽能板，
- 在空曠的農地上直接安裝大約200塊的太陽能
- 在3米的篷上安裝約70塊太陽能板

共安裝300塊太陽能板，該發電設施能夠供應1.65MWh每年。

水尾村農地土地規劃項目

水尾農地的固有圍牆

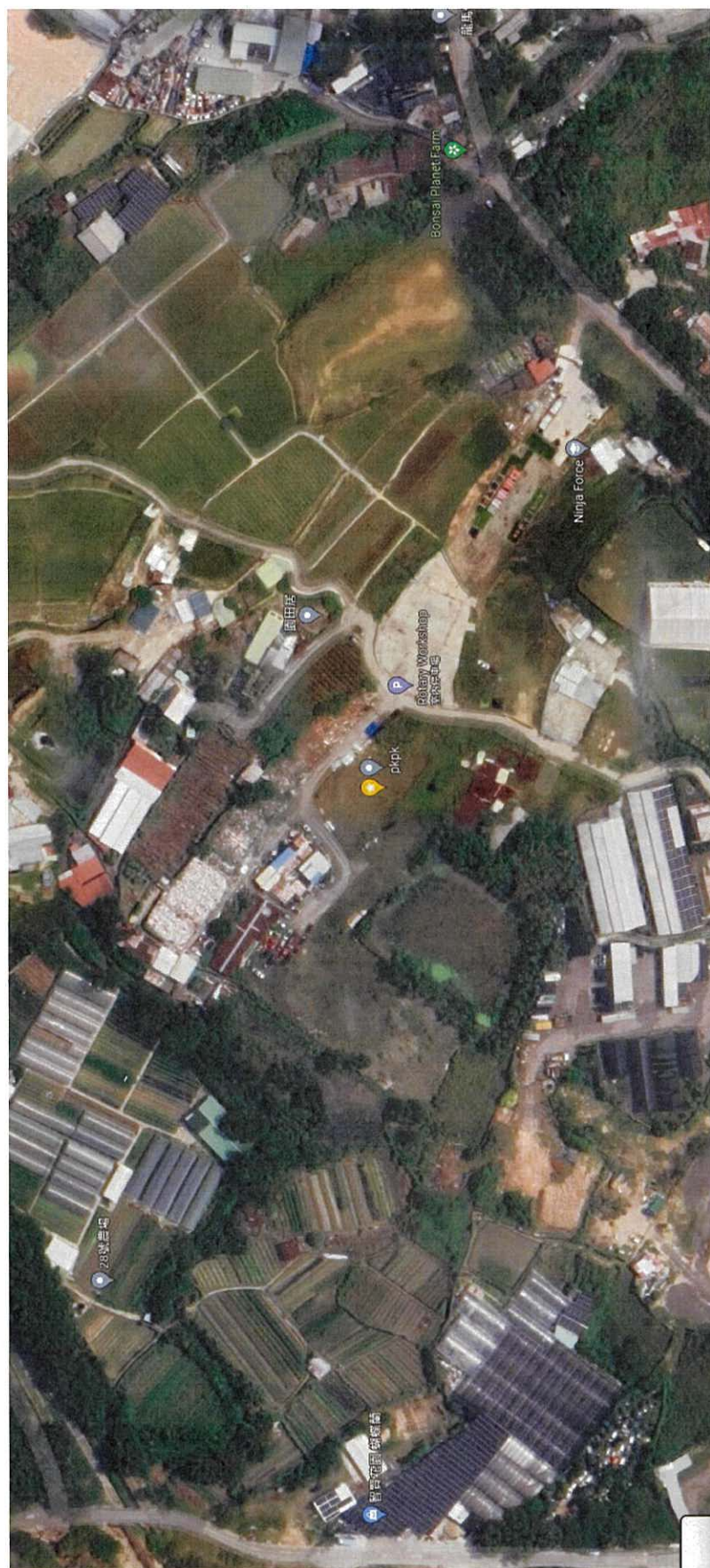




- 設置3米高帳篷
- 上面放置太陽能板
 - 提升發電效能（太陽能光吸收）
 - 符合中電需求
- 下面放置鋁料（如圖所示）

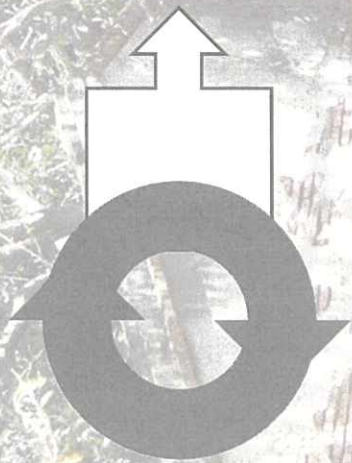


- 約71.22平方米
- 高度3米
- 附件20米內都沒有農地
- 不會因為帳篷高度3米而造成其他負面影響



- 附近部份建築有設置太陽能系統

原本已是荒置農地



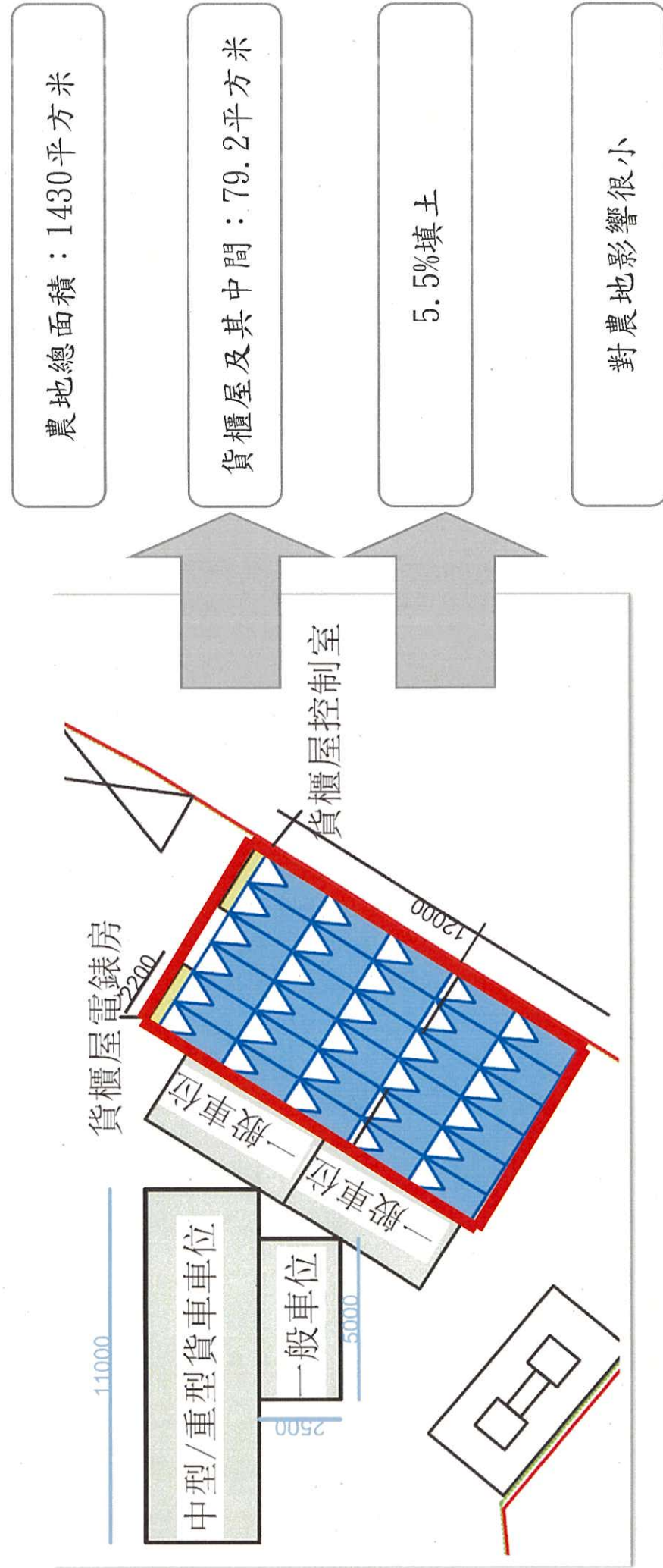
極小面積填土

以有規模，有部署的種植

防止水土再度流失，起鞏固作用

令這原本荒置的農地，慢慢恢復土壤活力

填土工程



不會在農地上進行批蕩

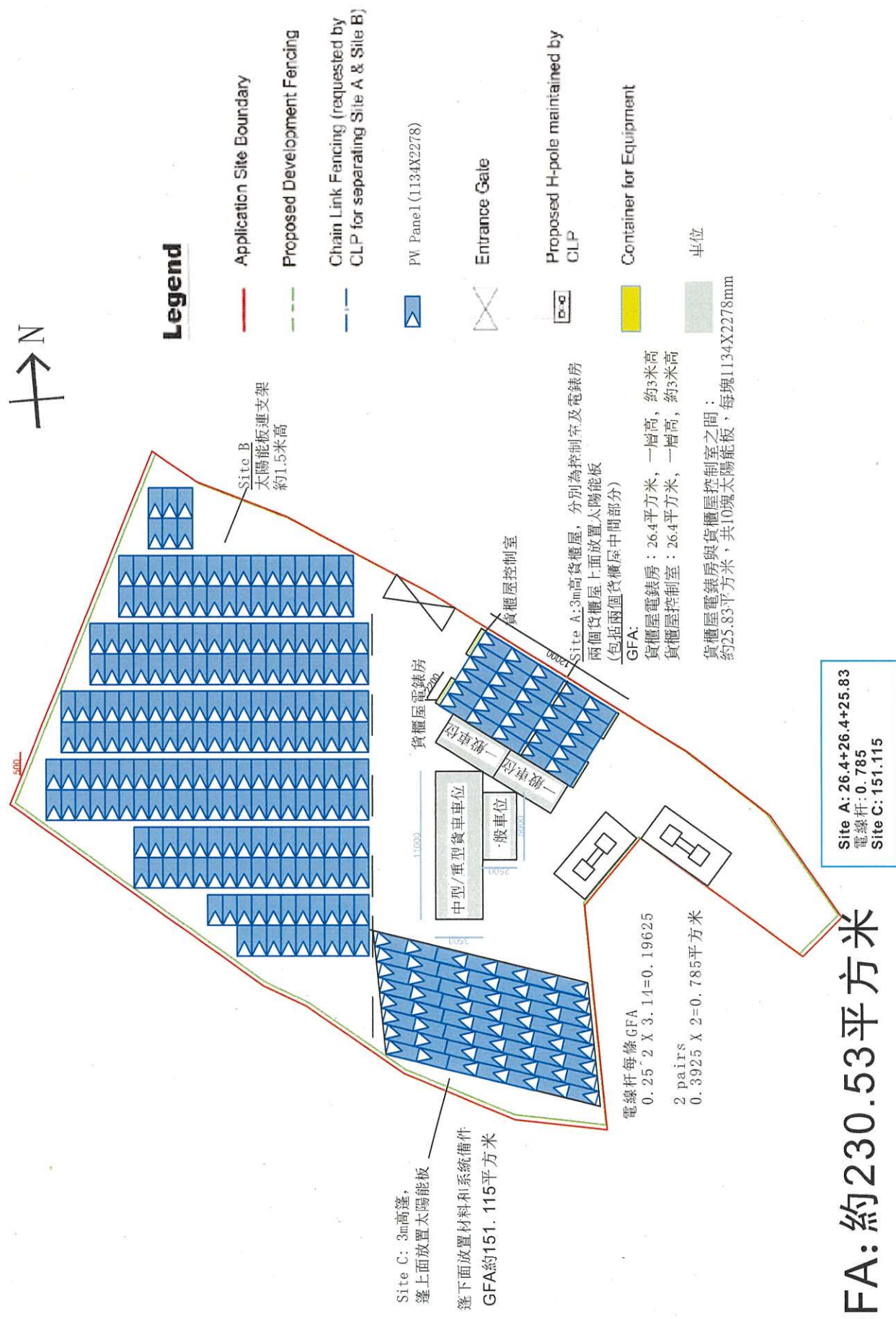
使太陽能板有支撐點

只是建立石屎躉

因此對農地的長遠發展不會有負面的影響

都能夠恢復“農耕”的用途。

即使未來拆除太陽能發電系統



Total GFA: 約230.53平方米



中華電力有限公司
CLP Power Hong Kong Limited

北區
North Region

Future Electronics

Chun, N.T.

本函編號： 2004081496

(計劃書編號：)

覆函請註明上述之計劃書編號

敬啟者：

電力供應條款信函

DD 107 Lot 1471 SB, Shui Mei Tsuen, Kam Tin Yuen Long, N.T.

申請編號：2004081496 FIT no. 20210608001

就 閣下/或閣下代表向本公司申請於上述地址的有關物業/物業發展之供電事宜，本公司現謹通知閣下，本公司將於上述地址的有關物業/物業發展就供電會進行所有必須的工程，以確保有關裝置可以應付低壓三相四線 380/220 伏特 50 赫茲的電力供應，惟有關裝置須符合本公司不時修訂、修改或重新發出的「供電則例」內之條款(有關本公司之「供電則例」全文可參閱本公司網頁 (www.clp.com.hk)) 及以下條款及條件：-

1. 須取得有關政府部門及所有相關私人物業業主的許可及批准讓本公司於指定的供電路線範圍進行所有必要的設備安裝和接駁的工作並鋪設地下電纜，以便向有關物業/物業發展供電。閣下可能需要協助本公司取得上述許可及批准。

如有需要在上述地址的有關物業/物業發展範圍內進行與此供電事宜有關的工程，閣下須獲得相關政府部門(例如城市規劃委員會，地政總署，屋宇署和漁農自然護理署等)的許可和批准(如適用)，並向本公司提交有關許可和批准的副本，方可讓本公司進行安裝電錶箱及木棧和從由閣下提供的鉛水喉管及沙井中鋪設地下電纜等工作。有關設備及裝置的設計圖則如附圖所示(附圖編號：YL210569)。

第一頁



續第一頁

本函編號： 1

2. 所有由本公司提供之設施及裝置均屬本公司所擁有，並由本公司保持其狀況良好。
3. 閣下須提供及促使相關私人物業業主向本公司提供一條在任何時間內可通往本公司相關供電設備及上述地址的有關物業/物業發展之暢通無阻的行車通道，以便本公司工程人員、代理人、承辦商及其他獲本公司授權之人士可在有關物業/物業發展內隨時進行安裝、接駁、操作、檢查、維修及/或更換本公司之相關供電設備。
4. 閣下須自行承擔及負責上述地址的有關物業/物業發展範圍內與此供電事宜有關的所有修復工程的費用。
5. 閣下須在上述地址的有關物業/物業發展內向本公司免費提供及安裝適當之裝置，可供引入及容納本公司之電錶及電纜終端，例如標準電錶箱、金屬門用雙鎖、喉管及沙井，請參考附圖編號：
YL210569
T/GEN/25500/D/E33/0288/01/A/A
T/GEN/25500/D/E33/0238/01/B/A
T/GEN/25500/D/E33/0267/01/-/A
NR-G-2011-44
閣下亦須自費保持上述設備狀況良好和進行適當的維修。當電纜安裝完成後，在任何情況下，所有電纜之入口喉通要密封，而拉線井要用篩選分過的沙泥或沙包填滿。
6. 閣下須在供電設施範圍內標示邊界並設置適當的障礙物，以防止任何車輛或人為干擾、物料堆疊或任何不安全行為。其尺寸應為寬 3 米 x 長 6.3 米，如附圖所示 (附圖編號：YL210569 及 NR-G-2011-44)。閣下亦必須確保所有相關的承辦商和工人遵守附件上的「於電纜和架空線附近工作的承辦商指南」。

第二頁



續第二頁

本函編號： 1

7. 閣下必須遵守相關的法定安全距離許可要求，並於供電地段內進行足夠和有效的控制措施，確保與供電設備的任何帶電部件保持至少 2.8 米安全距離的淨空區。在帶電設備的部件 2.8 米範圍內的淨空區，不得進行任何工作和堆疊物料、容器或車輛。本公司或會因 閣下任何不符合安全距離許可要求的行為而拒絕或截斷上述地址的有關物業/物業發展內電力供應。
8. 於與本公司已協議的供電線路附近或上方，不得進行任何形式的進一步的發展，包括安裝花壇或種植灌木和灌木叢等。如 閣下 於與本公司已協議的供電線路附近或上方有任何發展計劃，請立即通知本公司，以確保本公司在通往和維修有關設備時不會受到任何阻礙。
9. 閣下須根據「電力供應規例」，於工程完成時向本公司遞交「完工證明書」。
10. 為了盡快提供電力到上述地址的有關物業/物業發展，如有需要， 閣下須免費為本公司改建，或拆除任何圍欄或任何障礙物，如物料推疊、金屬棚架和工地設施等，以便於上述地址的有關物業/物業發展內進行壕坑工程、電纜安裝、運送或拆除掛棟變壓器和設備等工作。
11. 閣下須至少要在供電目標日期之前三個月內以書面形式通知本公司，以便本公司安排相關的工程物料及上述地址的有關物業/物業發展相關工程計劃之進度。倘若 閣下未能依照上述特定條件，因而引致對上述地址的有關物業/物業發展延遲供電，本公司對此概不負責。
12. 如果有任何合法方在供電後的任何時間要求本公司撤出、移走或搬遷位於上述地址的有關物業/物業發展內或鄰近的私人土地/建築物上的相關設備，除非閣下能提供本公司認為合適的其他地方安裝該些設備，否則本公司可能會被迫中止或截斷上述地址的有關物業/物業發展的電力供應。

第三頁



續第三頁

本函編號：

13. 儘管在本函內有任何其他條款規定，非本公司或閣下(即上述地址的有關物業/物業發展的註冊客戶)的任何人士(‘任何第三方’)不得根據《合約(第三者權利)條例》(第 623 章)所列明之權利以執行本函內任何條款。任何更改、撤銷或取消本函的內容均無須獲任何第三方同意。本條款不會影響上述條例以外對任何第三方現已擁有的權利。
14. 在本函內所包含的條款和條件一經接受，即表示對現時的有關物業/物業發展之擁有人及其繼任人及受讓人及任何藉着或透過上述人仕而獲得有關業權的人士均具有約束力。

鑑於這供電申請之比鄰已有或將有由另一個供電點所提供之電力，因此閣下須於此供電申請之範圍上架設適當之隔離設施(如用鐵網建造之圍牆等等)以清楚地界定該供電範圍。

閣下敬請留意及遵守供電則例第 217 條。現節錄該則例第 217 條如下：

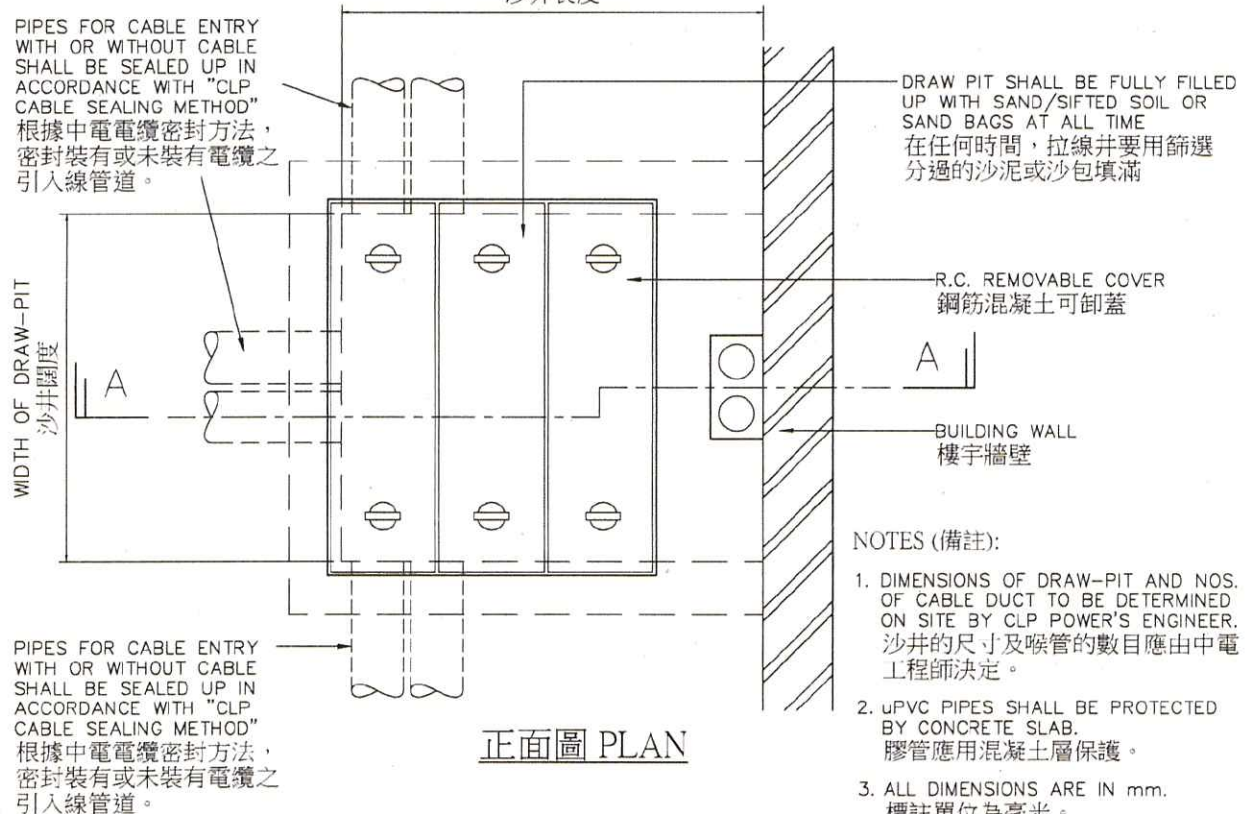
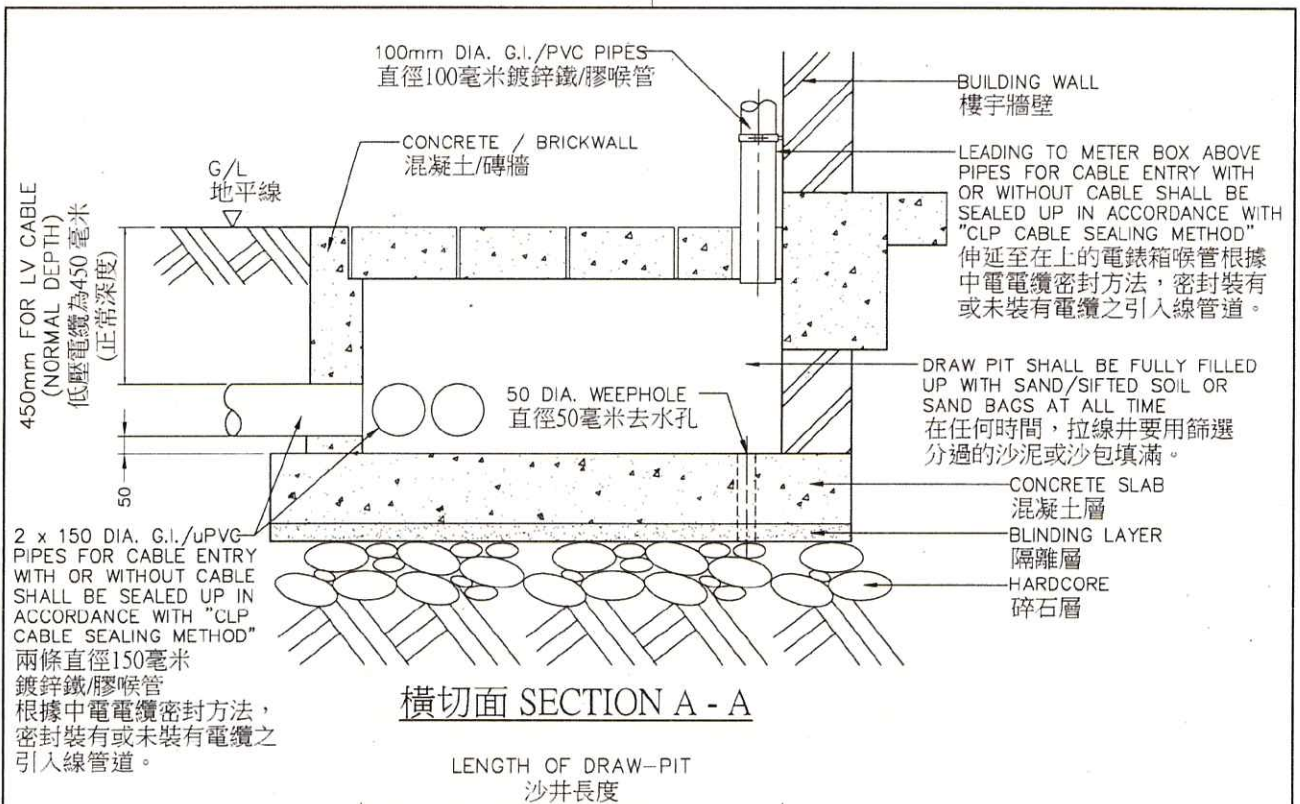
『除非事先獲本公司書面同意並遵照本公司可能規定的條件之外，客戶不得將取自本公司的電力供給第三者或與其共用，亦不得促使或准許將取自本公司的電力，供給或轉移或延伸至並非客戶專用的任何屋宇。』

本函內之條款及條件由本函發出日起計三個月內有效。如本公司在此有效期內仍未收到閣下之確認回覆，此供電申請將被視作無效及會被取消。

如閣下同意本函內之條款及條件，請簽署本函及從速交回本公司以便進行有關工程。

請注意，本公司只有在閣下遵守本函內之條款及條件的前提下，才會為上述地址的有關物業/物業發展提供電力供應。

第四頁



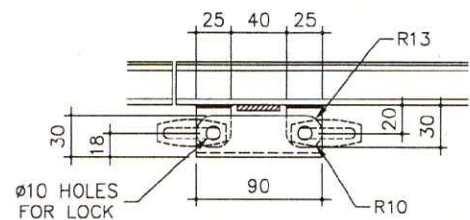
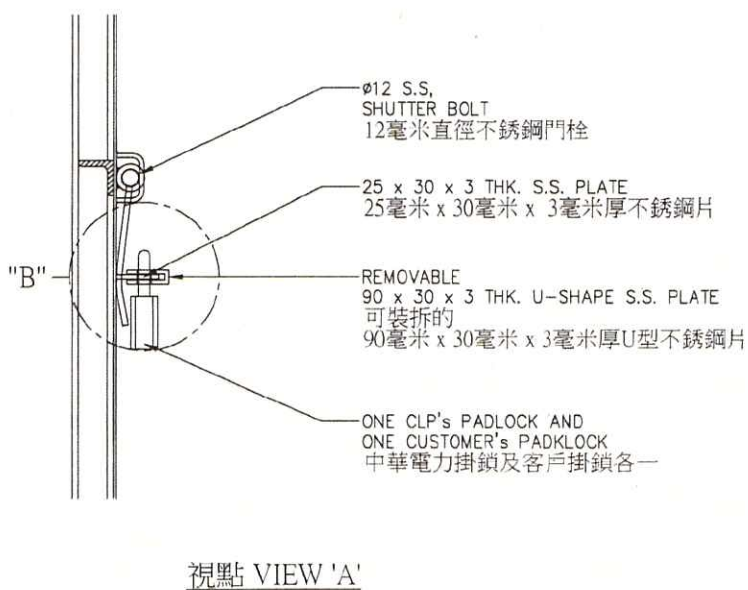
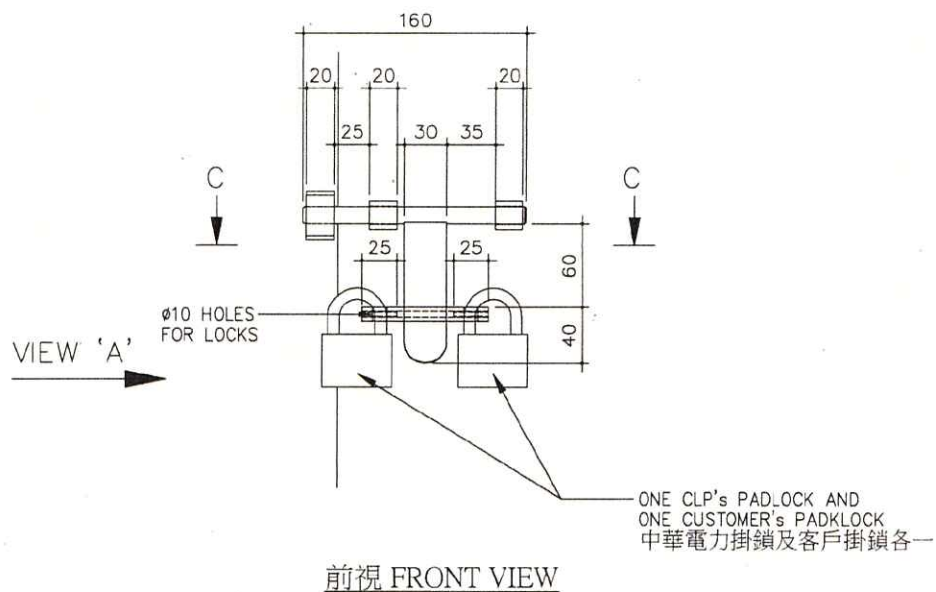
CLP 中電

DRAWN: C W WONG DATE: 17 MAR., 2008
CHECKED: TOMMY HOI APPROVED: W B LEE

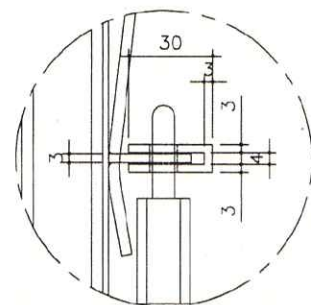
SCALE: 1:20 SHEET(S) IN SET: 1

ASSET MANAGEMENT

REVS.	A		B		C		D		E		F		G		H		J		K		L		
INITIAL																							
TITLE : TYPICAL DETAIL OF CABLE DRAW-PIT FOR VILLAGE HOUSES IN APPLICATION OF PIPES 村屋的標準地線沙井的標準圖樣																							
PROJECT NO.												CONTRACT NO.											
DRG. NO.		T	G	E	N	2	5	5	0	0	D	E	3	3	0	2	6	7	0	1	-	A	



剖視 SECTION C-C



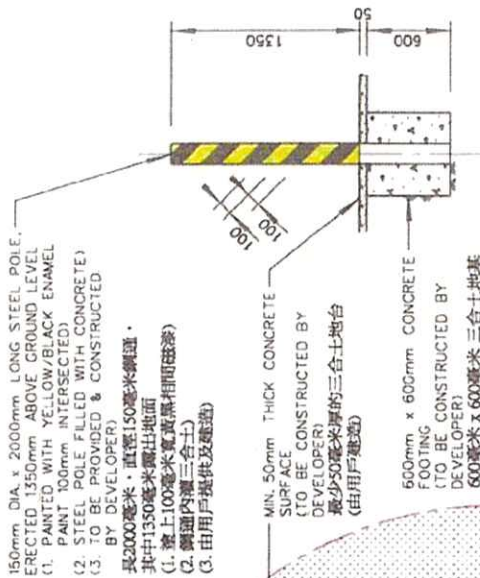
DETAILS 'B'

NOTE: ALL DIMENSIONS ARE IN mm.
(備註) 所有尺寸均為毫米

B DESIGN CHANGED		A GENERAL REVISED	
CLP 中電		REVS. 30.09.14 07.11.19 INITIAL RAY. K KYLE NG TITLE : DUAL LOCKS FOR METALLIC DOOR 金屬門用雙鎖	
DRAWN: C W WONG	DATE: 30 APR., 2008		
CHECKED: TOMMY HOI	APPROVED: W B LEE		
SCALE: N. T. S.	SHEET(S) IN SET:	PROJECT NO.	CONTRACT NO.
A S S E T M A N A G E M E N T		D R G . N O . T G E N 2 5 5 0 0 D E 3 3 0 2 3 8 0 1 B A	

INFORMATION CLASS: PROPRIETARY

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



SECTION A-A

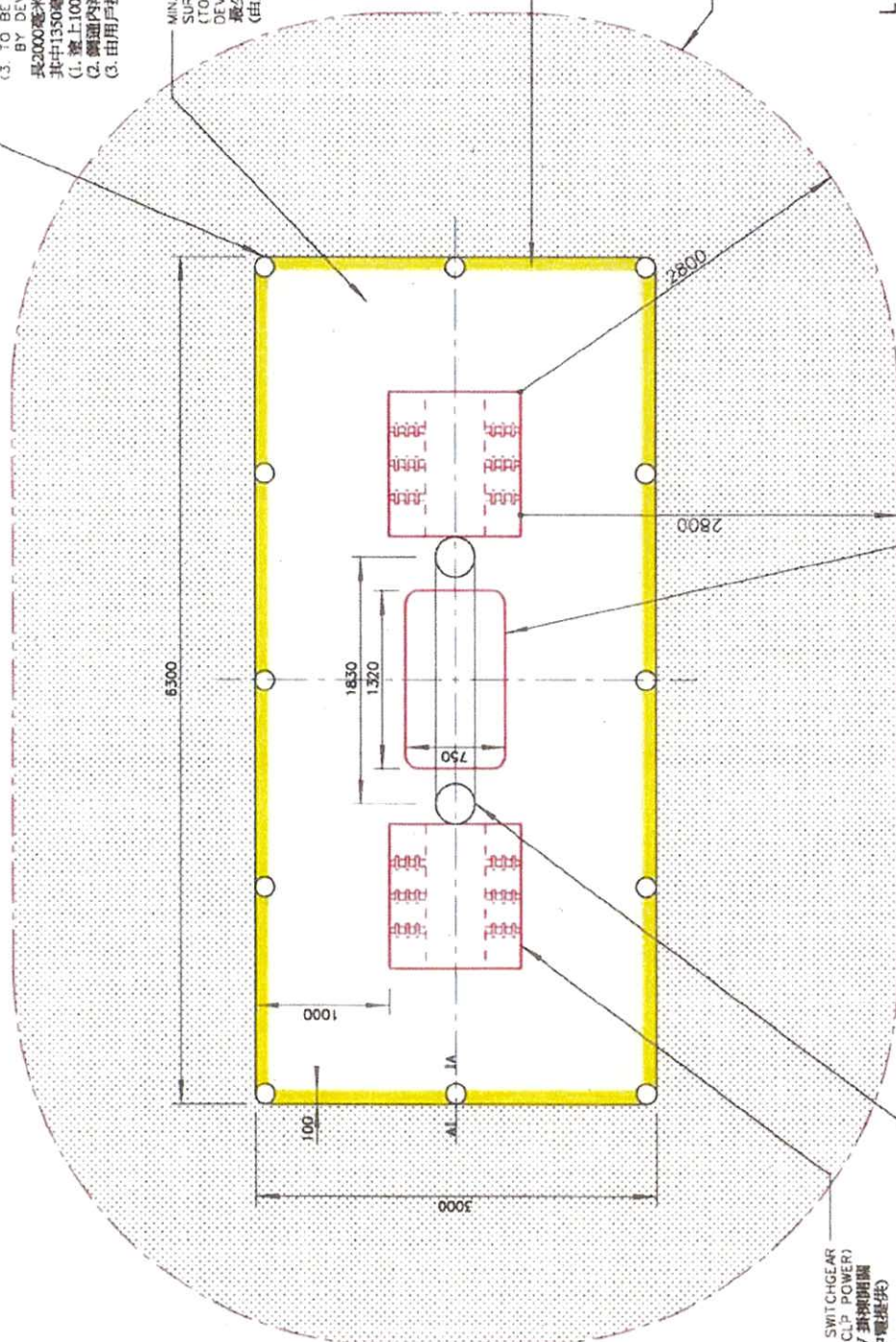
YELLOW ENAMEL STRIP 100mm PAINTED ON MIN. 50mm THICK CONCRETE SURFACE (TO BE PAINTED BY DEVELOPER)
100毫米寬黃色漆條塗在最少50毫米厚的三合土地基上 (由用戶建造)

2800mm MINIMUM SAFETY CLEARANCE ZONE (CLEAR FROM CLP LIVE PARTS) NO STACKING OF MATERIAL ALLOWED
2800毫米最少安全距離區間 (區間內不得堆放或置高物料)

LEGENDS



2800mm MINIMUM SAFETY CLEARANCE ZONE (CLEAR FROM CLP LIVE PARTS) NO STACKING OF MATERIAL ALLOWED
2800毫米最少安全距離區間 (區間內不得堆放或置高物料)



PLAN

TITLE :

OUTDOOR H-POLE WITH 11kV SWITCHGEAR DEMARCATION
戶外 H 形木架連 11KV 掛架開關界限圖

DRAWING NO.

NR-G-2011-44

SCALE: 1: 50mm(A4)

SHEET 1 OF 1

PLANNING & DESIGN - NORTH REGION

DRAWN: CY KWOK DATE: 23-NOV-2011

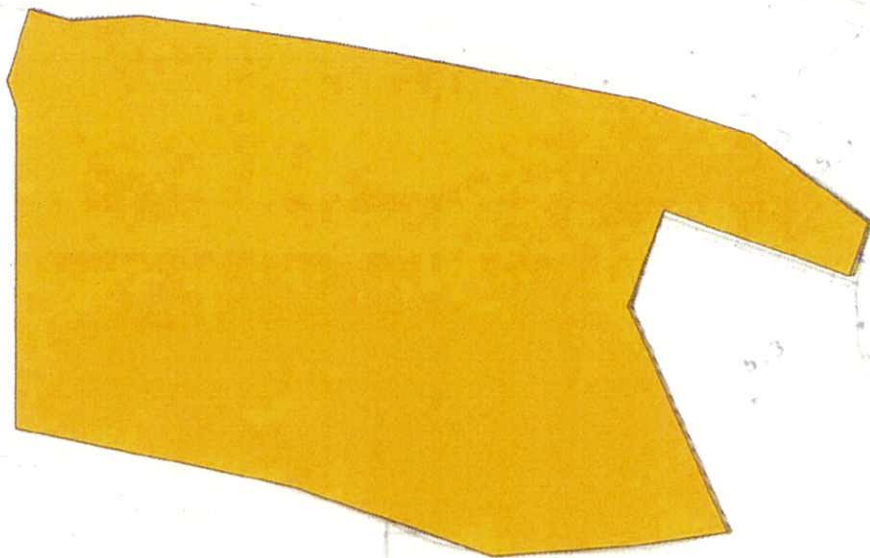
CHECKED: *[Signature]* DATE: 23 NOV 2011

APPROVED: *[Signature]* DATE: 28-11-2011

CLP 中電

[PROPRIETARY]

LOT No. 1471
S.B
IN D.D. 107
水尾村



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Planning Application No. A/YL-KTN/886_Departmental Comments
14/06/2023 16:34

From: Yu Fong <llyduen@pland.gov.hk>
To: llyduen@pland.gov.hk

History: This message has been forwarded.

Dear Loree,

Thank you so much for the comments.

Urban Design and Landscape Section of Planning Department
(Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

- a. We re-considered reducing the SPV height at Site C to 2.5m.
- b. The existing 3m tall peripheral fence located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

We will erect new fences for the gaps and rest of the border. Chain-link fencing of 2m high will be used, and the existing vegetation will be conserved and protected as mitigation measures to soften the edge. We decide to use green chain-link fencing and green canopies to keep with the surroundings. In addition, we plan to plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B. Please refer to attachment S1 P.1 for the location of fences, P.3-4 for the vegetation condition of the application site on 13/6/2023, P.5-6 for the illustration of the proposed structure and P.7-10 for the plant's information.

- e. Please check S1 P.1-6. There are the section drawings, information and photos demonstrating the construction plan.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

We re-considered reducing the SPV height at Site C to 2.5m. The existing 3m tall peripheral fence is located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

Landscape Unit of Urban Design and Landscape Section of Planning Department (Contact person: Mr. Samuel HUI; Tel.: 3565 3957)

Attachment S1 P.3-4 shows the environment of the application site. We will conserve and protect the existing vegetation. We will plant groups of climbers on the peripheral fence.

For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B which provides visuals that keep with the "AGR" zone. Please refer to attachment S1 P.6-9 for the plant's information.

The SPV does not emit any chemical pollutants during operation or after abandonment. The vegetation will prevent soil erosion and degradation so that after the dismantling of structures and fertilizing, the physical state of land will be suitable for agriculture.

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

1

Website: www.futureelectronics.com

<llyduen@pland.gov.hk> 於 2023年6月6日 週二 下午6:42寫道：

Dear Mr. Fong,

I refer to the captioned planning application.

Please find below departmental comment on your further information submitted on 5.5.2023 and 9.5.2023:

Urban Design and Landscape Section of Planning Department
(Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

- a. According to the FI submission, the proposed development with a total of 300 solar panels, including 30 solar panels above two one-storey structures of 3m high for control room and electric meter room in Site A, 200 solar panels with bracket resulting 1.5m high in Site B, 70 solar panels above 3m high structures for storage in Site C, and two poles with transformers of 5m high.
- b. Our previous comments in paras. c and e provided are still valid. According to the FI, there is an existing fence of 3m high. The applicant should clarify whether the proposed development involves (1) an existing periphery fence around the entire site, and (2) erection of new fence wall or keeping the existing one. To further soften the edge and provide visual interest, the applicant is advised to improve the design of the boundary fencing and explore more mitigation measures such as peripheral planting.

Previous Comments in paras. c and e provided are extracted below:

c. According to the revised Assessment Criteria for Considering Application for Solar Photovoltaic System (SPV) made under Section 16 of the Town Planning Ordinance promulgated by the Town Planning Board on 7.10.2022, the height of the proposed structures, should be in keeping with the surrounding area/developments, and the applicant has to demonstrate that the SPV system will not have significant adverse visual impact which would catch the public's visual attention due to the scale and prominence of the proposed installation.

e. The applicant is advised to submit information including section drawing to demonstrate how the proposed solar energy system and other proposed structures would not result in significant adverse visual impact to the surrounding area, as well as provide any mitigation measures as appropriate.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

According to the Further Information provided by the applicant dated 5.5.2023, the solar panels will be installed at a height of 1.5m at Site B which is considered as a reasonable height for solar panel systems. But at Site C, the solar panels will be mounted at a height of 3m which is considered rather excessive. The applicant shall re-consider reducing the system height at Site C to 1.5m.

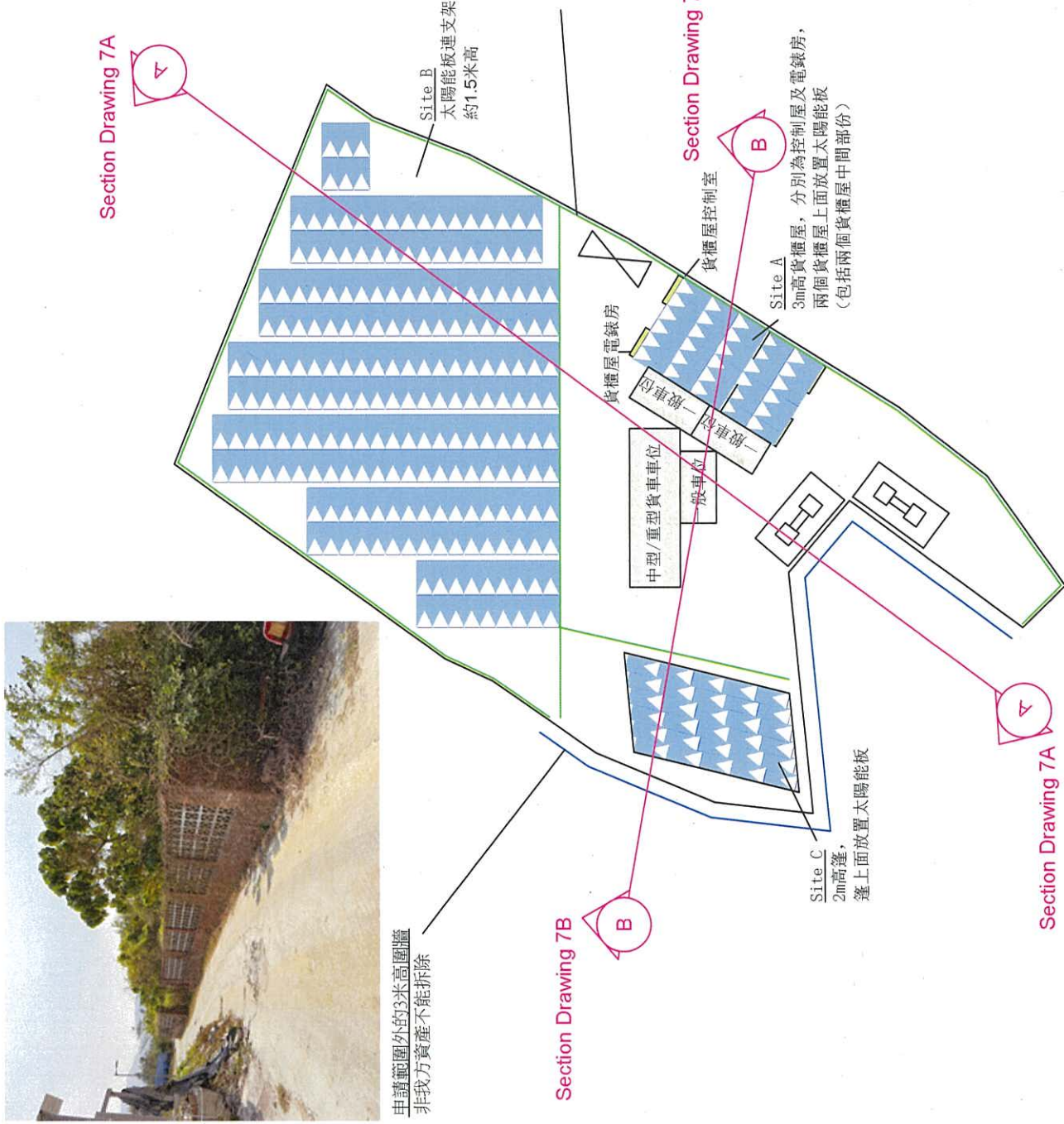
Regards,
Loree Duen
for DPO/FS&YLE



Tel:3168 4037 S1.pdf



申請範圍外的3米高圍牆
非我方資產不能拆除



Section Drawing 7B

Section Drawing 7B

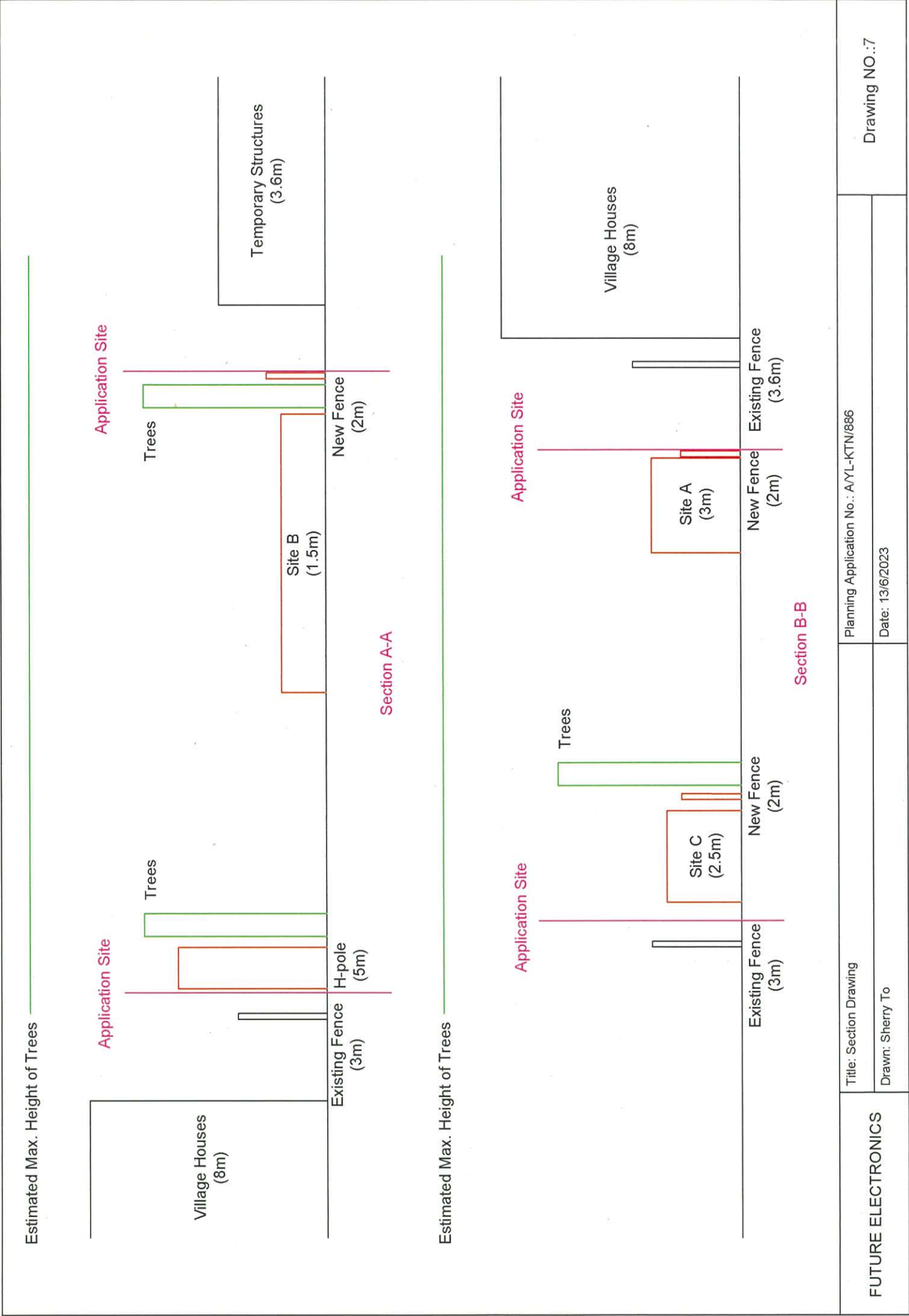
Section Drawing 7A

Legend

- Application Site Boundary
- Existing Fence of 3m High (outside application site)
- Chain Link Fencing of 2m high to be Erected
- Entrance Gate
- PV Panel (1134*2278)
- Proposed H-pole maintained by CLP

2米高鐵絲圍欄
申請用地將保留現有植物及加種樹木，
預計完工後可以透過圍欄觀賞植物，
與鄰近土地外觀一致





FUTURE ELECTRONICS

Title: Section Drawing

Planning Application No.: AYL-KTN/886

Date: 13/6/2023

Drawn: Sherry To

Drawing NO.:7



Figure 1, vegetation at entrance gate. (photo taken on 13/6/2023)



Figure 2, vegetation near existing 3.6m fencing and 8m village house. (photo taken on 13/6/2023)



Figure 3, vegetation near existing 3m fencing. (photo taken on 13/6/2023)



Figure 4, vegetation near existing 3m fencing and 8m village house. (photo taken on 13/6/2023)



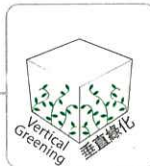
Figure 5, sample picture of solar panel with bracket of 1.5m high and vegetation. (Site B)



Figure 6, sample picture of solar canopies of 2.5m high. (Site C)



Figure 7, illustration of proposed construction. (photo taken on 15/6/2021)
The red buildings located on the right were removed and became the structure showed in Figure 2.



科 Family: 桑科 Moraceae

學名 Scientific Name: *Ficus pumila*

英文名 Common Name: Creeping Fig

中文名 Chinese Name: 薜荔 (文頭郎)

可忍受的生長環境 Tolerance:

本土 Native

外來 Exotic

常綠 Evergreen

落葉 Deciduous



強風 Wind 鹽霧 Salt Spray 乾旱 Drought 污染 Pollution 陰暗 Shade

應用例子 Applications



位於鑽石山火葬場的垂直綠化植物組合
Vertical greening with other species at Diamond Hill Crematorium



自行攀緣於沙田污水處理廠的外牆上
Self clinging on wall at Shatin Sewage Treatment Works



位於小西灣綜合大樓和東涌游泳池場館的垂直綠化
Vertical greening at Siu Sai Wan Complex and Tung Chung Swimming Pool Complex

技術資料 Technical Information

建議泥土深度 (mm)
Recommended Soil Depth

100 - 200
200 - 300
300 - 450
450 - 600
1200 - 1400

觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flower												
葉 Leaf												
果 Fruit												

灌溉要求 Irrigation Demand



垂直綠化的支撐方法
Support for Vertical Greening



自行攀緣
Self Clinging



提供支撐
With Support

肥料要求 Fertilising Demand



修剪要求 Pruning Demand



層架式花槽 專用的預製組件
Stack Planters Modular Panels

特點/Features



花葉薜荔的葉呈現不同的顏色
Variegated leaf of *Ficus pumila*
cv. variegata



科 Family: 忍冬科 **Caprifoliaceae**

學名 Scientific Name: *Lonicera japonica*

英文名 Common Name: Honeysuckle

中文名 Chinese Name: 忍冬 (金銀花)

可忍受的生長環境 Tolerance:

本土 Native
常綠 Evergreen

外來 Exotic
落葉 Deciduous



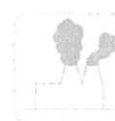
強風 Wind



鹽霧 Salt Spray



乾旱 Drought



污染 Pollution



陰暗 Shade

應用例子 Applications



位於政府總部以鋼線作支撐的垂直綠化
Planting with wire support at Central Government Offices



位於沙田污水處理廠以金屬網作支撐的垂直綠化
Vertical greening on metal mesh at Sha Tin Sewage Treatment Works



於房屋署的項目用作陰棚植物
Planting on shelters at Housing Department's project

技術資料 Technical Information

建議泥土深度 (mm)
Recommended Soil Depth

100 - 200
200 - 300
300 - 450
450 - 600
1200 - 1400

觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flower				✿	✿							
葉 Leaf												
果 Fruit												

灌溉要求 Irrigation Demand



肥料要求 Fertilising Demand



修剪要求 Pruning Demand



垂直綠化的支撐方法

Support for Vertical Greening



自行攀緣
Self Clinging



提供支撐
With Support



層架式花槽
Stack Planters



專用的預製組件
Modular Panels

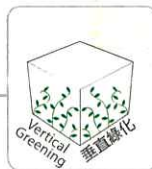
特點/Features



纏繞的習性
Twining habit



芳香的黃色及白色花
Scented yellow and white flowers



科 Family: 夾竹桃科 Apocynaceae

學名 Scientific Name: *Trachelospermum jasminoides*

英文名 Common Name: Star Jasmine

中文名 Chinese Name: 絡石

可忍受的生長環境 Tolerance:

本土 Native

外來 Exotic

常綠 Evergreen

落葉 Deciduous



強風 Wind



鹽霧 Salt Spray



乾旱 Drought



污染 Pollution



陰暗 Shade

應用例子 Applications



作陰棚植物
Planting on shelter



位於沙田污水處理廠的垂直綠化
Vertical greening at Sha Tin Sewage Treatment Works

技術資料 Technical Information

建議泥土深度 (mm)
Recommended Soil Depth

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觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flower			✿	✿	✿	✿						
葉 Leaf												
果 Fruit												

灌溉要求 Irrigation Demand



垂直綠化的支撐方法
Support for Vertical Greening



自行攀緣
Self Clinging



提供支撐
With Support

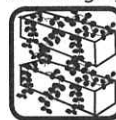
肥料要求 Fertilising Demand



修剪要求 Pruning Demand



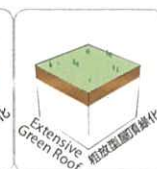
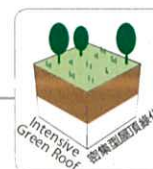
層架式花槽 專用的預製組件
Stack Planters Modular Panels



特點/Features



香氣馥郁的星形花朵
Very fragrant star-shaped flowers



科 Family:

禾本科 Poaceae

學名 Scientific Name:

Cynodon dactylon

英文名 Common Name:

Couch Grass

中文名 Chinese Name:

狗牙根

本土 Native

外來 Exotic

常綠 Evergreen

落葉 Deciduous

可忍受的生長環境 Tolerance:



強風 Wind 鹽霧 Salt Spray 乾旱 Drought 污染 Pollution 陰暗 Shade

應用例子 Applications



位於香港濕地公園訪客中心的粗放型屋頂綠化
Extensive green roof on Hong Kong Wetland Park Visitor Centre

技術資料 Technical Information

建議泥土深度 (mm)

Recommended Soil Depth

100 - 200
200 - 300
300 - 450
450 - 600
1200 - 1400

觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flower												
葉 Leaf												
果 Fruit												

灌溉要求 Irrigation Demand



肥料要求 Fertilising Demand



修剪要求 Pruning Demand



特點 Features



提供良好的地面覆蓋
Provide good ground coverage

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Planning Application No. A/YL-KTN/886_Departmental Comments
22/08/2023 18:16

From: Yu Fong <llyduen@pland.gov.hk>
To: llyduen@pland.gov.hk

History: This message has been forwarded.

Dear Loree,

Thank you thank you.

1) Please refer to attachment D8 for the planting plan and S1 shows the species information.

2) The proposed development will join CLP Feed-in Tariff scheme until 2033.

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

Website:

Yu Fong <llyduen@pland.gov.hk> 於 2023年6月14日週三 下午4:37寫道：

Dear Loree,

Here is the FiT approval letter by CLP. Thank you.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: llyduen@pland.gov.hk

Website: www.futureelectronics.com

Yu Fong <llyduen@pland.gov.hk> 於 2023年6月14日週三 下午4:33寫道：

Dear Loree,

Thank you so much for the comments.

Urban Design and Landscape Section of Planning Department
(Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

- a. We re-considered reducing the SPV height at Site C to 2.5m.
- b. The existing 3m tall peripheral fence located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

We will erect new fences for the gaps and rest of the border. Chain-link fencing of 2m high will be used, and the existing vegetation will be conserved and protected as mitigation measures to soften the edge. We decide to use green chain-link fencing

and green canopies to keep with the surroundings. In addition, we plan to plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B. Please refer to attachment S1 P.1 for the location of fences, P.3-4 for the vegetation condition of the application site on 13/6/2023, P.5-6 for the illustration of the proposed structure and P.7-10 for the plant's information.

e. Please check S1 P.1-6. There are the section drawings, information and photos demonstrating the construction plan.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

We re-considered reducing the SPV height at Site C to 2.5m. The existing 3m tall peripheral fence is located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

Landscape Unit of Urban Design and Landscape Section of Planning Department (Contact person: Mr. Samuel HUI; Tel.: 3565 3957)

Attachment S1 P.3-4 shows the environment of the application site. We will conserve and protect the existing vegetation. We will plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B which provides visuals that keep with the "AGR" zone. Please refer to attachment S1 P.6-9 for the plant's information.

The SPV does not emit any chemical pollutants during operation or after abandonment. The vegetation will prevent soil erosion and degradation so that after the dismantling of structures and fertilizing, the physical state of land will be suitable for agriculture.

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

Website: fe.com

<llyduen@pland.gov.hk> 於 2023年6月6日週二 下午6:42寫道：

Dear Mr. Fong,

I refer to the captioned planning application.

Please find below departmental comment on your further information submitted on 5.5.2023 and 9.5.2023:

Urban Design and Landscape Section of Planning Department
(Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

- a. According to the FI submission, the proposed development with a total of 300 solar panels, including 30 solar panels above two one-storey structures of 3m high for control room and electric meter room in Site A, 200 solar panels with bracket resulting 1.5m high in Site B, 70 solar panels above 3m high structures for storage in Site C, and two poles with transformers of 5m high.
- b. Our previous comments in paras. c and e provided are still valid. According to the FI, there is an existing fence of 3m high. The applicant should clarify whether the proposed development involves (1) an existing periphery fence around the entire site, and (2) erection of new fence wall or keeping the existing one. To further soften the edge and provide visual interest, the applicant is advised to improve the design of the boundary fencing and explore more mitigation measures such as peripheral planting.

Previous Comments in paras. c and e provided are extracted below:

c. According to the revised Assessment Criteria for Considering Application for Solar Photovoltaic System (SPV) made under Section 16 of the Town Planning Ordinance promulgated by the Town Planning Board on 7.10.2022, the height of the proposed structures, should be in keeping with the surrounding area/developments, and the applicant has to demonstrate that the SPV system will not have significant adverse visual impact which would catch the public's visual attention due to the scale and prominence of the proposed installation.

e. The applicant is advised to submit information including section drawing to demonstrate how the proposed solar energy system and other proposed structures would not result in significant adverse visual impact to the surrounding area, as well as provide any mitigation measures as appropriate.

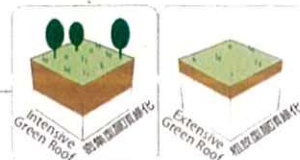
Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

According to the Further Information provided by the applicant dated 5.5.2023, the solar panels will be installed at a height of 1.5m at Site B which is considered as a reasonable height for solar panel systems. But at Site C, the solar panels will be mounted at a height of 3m which is considered rather excessive. The applicant shall re-consider reducing the system height at Site C to 1.5m.

Regards,
Loree Duen
for DPO/FS&YLE



Tel:3168 4037 S2.pdf D8-Planting Plan.pdf



科 Family:

禾本科 Poaceae

學名 Scientific Name:

Cynodon dactylon

英文名 Common Name:

Couch Grass

中文名 Chinese Name:

狗牙根

本土 Native

常綠 Evergreen

可忍受的生長環境 Tolerance:



強風 Wind



鹽霧 Salt Spray



乾旱 Drought



污染 Pollution

草本植物 Grass

應用例子 Applications



位於香港濕地公園訪客中心的粗放型屋頂綠化
Extensive green roof on Hong Kong Wetland Park Visitor Centre

技術資料 Technical Information

建議泥土深度 (mm)

Recommended Soil Depth

100 - 200

200 - 300

300 - 450

450 - 600

1200 1400

觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flower												
葉 Leaf												
果 Fruit												

灌溉要求 Irrigation Demand



肥料要求 Fertilising Demand



修剪要求 Pruning Demand



特點 Features



提供良好的地面覆蓋
Provide good ground coverage



本土 Native
常綠 Evergreen

外來 Exotic
落葉 Deciduous

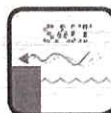
科 Family: 桑科 Moraceae

學名 Scientific Name: *Ficus pumila*

英文名 Common Name: Creeping Fig

中文名 Chinese Name: 薐荔 (文頭郎)

可忍受的生長環境 Tolerance:



強風 Wind 鹽霧 Salt Spray 乾旱 Drought 污染 Pollution 陰暗 Shade

攀緣植物 Climber

應用例子 Applications



位於鑽石山火葬場的垂直綠化植物組合
Vertical greening with other species at Diamond Hill Crematorium



自行攀緣於沙田污水處理廠的外牆上
Self clinging on wall at Shatin Sewage Treatment Works



位於小西灣綜合大樓和東涌游泳池場館的垂直綠化
Vertical greening at Siu Sai Wan Complex and Tung Chung Swimming Pool Complex

技術資料 Technical Information

建議泥土深度 (mm)

Recommended Soil Depth

100 - 200
200 - 300
300 - 450
450 - 600
1200 - 1400

觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flowers												
葉 Leaf												
果 Fruit												

灌溉要求 Irrigation Demand



垂直綠化的支撐方法
Support for Vertical Greening



自行攀緣
Self Clinging



提供支撐
With Support

肥料要求 Fertilising Demand



修剪要求 Pruning Demand



層架式花槽 專用的預製組件
Stack Planters Modular Panels

特點/Features



花葉薐荔的葉呈現不同的顏色
Variegated leaf of *Ficus pumila* cv. *variegata*



科 Family: 忍冬科 Caprifoliaceae

學名 Scientific Name: *Lonicera japonica*

英文名 Common Name: Honeysuckle

中文名 Chinese Name: 忍冬 (金銀花)

本土 Native

常綠 Evergreen

可忍受的生長環境 Tolerance:



強風 Wind



乾旱 Drought



陰暗 Shade

攀緣植物 Climber

應用例子 Applications



位於政府總部以鋼線作支撐的垂直綠化
Planting with wire support at Central Government Offices



位於沙田污水處理廠以金屬網作支撐的垂直綠化
Vertical greening on metal mesh at Sha Tin Sewage Treatment Works



於房屋署的項目用作陰棚植物
Planting on shelters at Housing Department's project

技術資料 Technical Information

建議泥土深度 (mm)
Recommended Soil Depth

100 - 200
200 - 300
300 - 450
450 - 600
1200 - 1400

觀賞季節 In Season

月份 Month	1	2	3	4	5	6	7	8	9	10	11	12
花 Flower					✿	✿						
葉 leaf												
果 fruit												

灌溉要求 Irrigation Demand



肥料要求 Fertilising Demand



修剪要求 Pruning Demand



垂直綠化的支撐方法
Support for Vertical Greening



自行支撐
Self-supporting



提供支撐
With Support



格架式花槽
Special Planters



專用的預製組件
Modular Panels

特點/Features



纏繞的習性
Twining habit



芳香的黃色及白色花
Scented yellow and white flowers



科 Family:

夾竹桃科 Apocynaceae

學名 Scientific Name:

Trachelospermum jasminoides

英文名 Common Name:

Star Jasmine

中文名 Chinese Name:

絡石

可忍受的生長環境 Tolerance:



強風 Wind



鹽霧 Salt Spray



乾旱 Drought



陰暗 Shade

本土 Native
常綠 Evergreen

攀緣植物 Climber

應用例子 Applications



作陰棚植物
Planting on shelter



位於沙田污水處理廠的垂直綠化
Vertical greening at Sha Tin Sewage Treatment Works

技術資料 Technical Information

建議泥土深度 (mm)

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100	200
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1200	1400

觀賞季節 In Season

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灌溉要求 Irrigation Demand



垂直綠化的支撐方法
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自行攀緣
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修剪要求 Pruning Demand



層架式花槽 專用的預製組件
Stack Planters Modular Panels

特點/Features

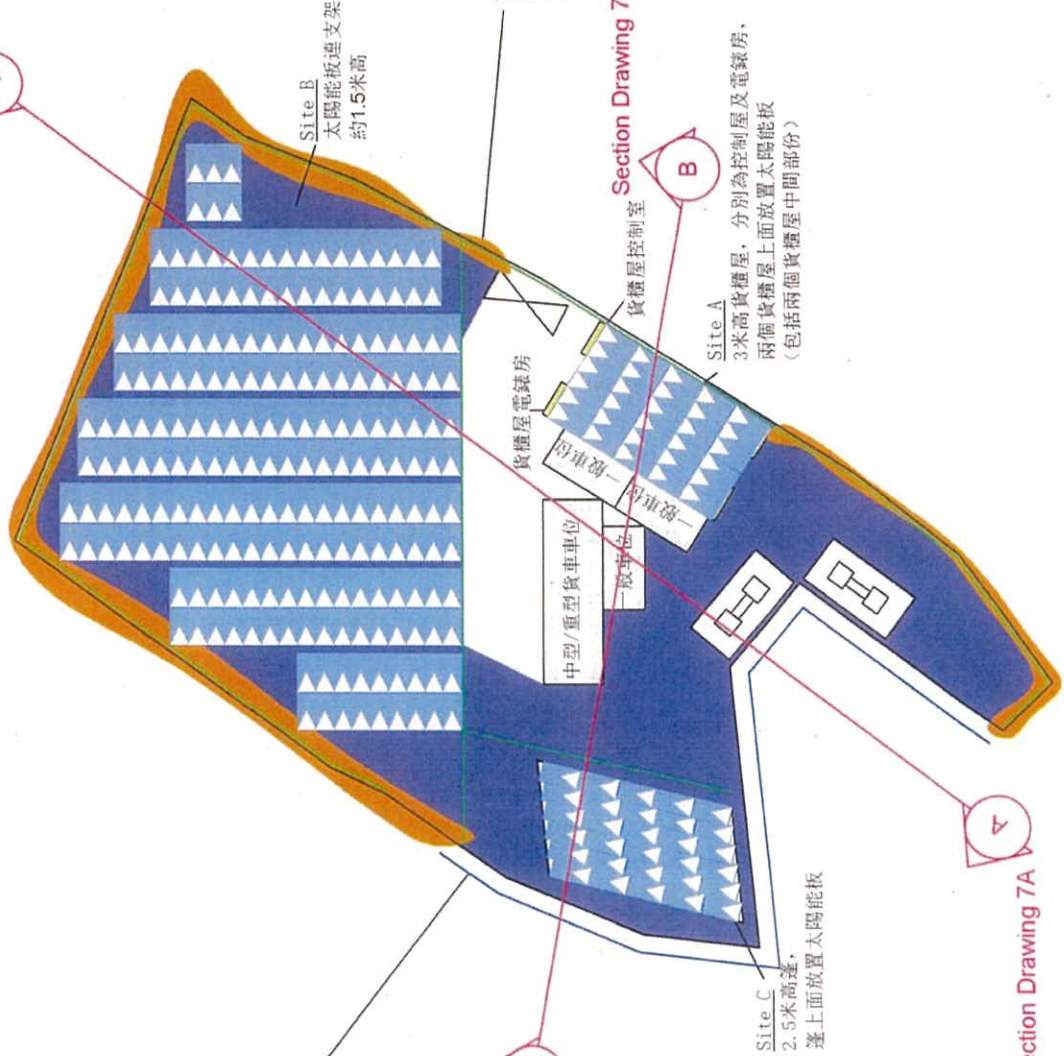


香氣馥郁的星形花朵
Very fragrant star-shaped flowers

Legend

- Application Site Boundary
- Existing Fence of 3m-High (outside application site)
- Chain Link Fencing of 2m high to be Erected
- Entrance Gate
- PV Panel (1134*2278)
- Proposed H-pole maintained by CLP
- Area proposed to plant Couch Grass (S2 page 1)
- Area proposed to plant Creeping Fig, Honeysuckle or Star Jasmine (S2 page 2-4)

Section Drawing 7A



Section Drawing 7B



Section Drawing 7C



Section Drawing 7A

FUTURE ELECTRONICS	Title: Planting Plan	Planning Application No.: A/YL-KTN/886	Drawing NO.: 8
	Drawn: Sherry To		

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Planning Application No. A/YL-KTN/886_Departmental Comments
04/10/2023 13:02

From: Yu Fong <lyduen@pland.gov.hk>
To: lyduen@pland.gov.hk

History: This message has been forwarded.

Dear Loree,
Thank you.

- 1) No application will be submitted to other government departments.
- 2) Please refer to D9 for the revised planting plan.
- 3) The lease agreement between Future Electronics and the land owner (鄧仲怡先生) only permits us to use the application site until 2033 Dec. After 2033, the use of land will be decided by Mr Tang and the new tenant.

If Future Electronics successfully renews the contract with Mr Tang, whether CLP extends the Fit scheme or not, we will maintain the proposed structure and keep supplying electricity from our RE system to the utility grid and other end users.

If a new tenant moves in, we will advocate Mr Tang's wishes. The proposed structure will be kept on the condition that Mr Tang is willing to utilize the facilities. Otherwise, we will demolish all the construction, including the filled land, and rehabilitate the site to agricultural land.

- 4) D10 shows the section drawing of structures in Site A and C.
- 5) The size of one dry cargo container is 12.2m x 2.5m x 2.5m (length x width x height). One container is planned to be a meter room. Attachment S3 shows the inverters, transformers, switch boxes and Fit meter box of a similar scale of PV system. In S3, the equipment takes 7m x 3m (length x height). Because of the size of the container proposed, the PV system equipment needs the spacing of 10m x 2m (length x height). The application site requires two sets of three phase power distribution boxes and switches shown in S4, so the three-phase system should be 6m long. Besides, a CLP meter box with 1m long will be placed in this container. To keep the best efficiency of generating and converting power, the ideal room temperature is 25°C. The transformers may rise to 70°C. Therefore, the electrical equipment should not be placed tightly.

Another one will be a control room. Half of the container will be the CCTV system and the security guard house. The rest of the space will be used to store the land owner's belongings like pallet trucks and farm tools.

- 6) The proposed development rated output is 125kW. The peak sun hour is 3.91hrs as reported by the HK Observatory. According to EMSD, the average electricity consumption per household per month is about 275kWh.

Therefore, the number of domestic household that the proposed RE system can support should be: $125 \times 3.91 \times 365 / (275 \times 12) = 54$

In addition, the renewable energy that 272 pieces of solar panel generated equals to the

amount of carbon dioxide that 816 trees absorb per year. As stated by The University of Hong Kong and City University of Hong Kong, a 5m tall tree can remove around 23kg per year. That means the proposed development helps reduce around 18.768tons of carbon emission per year.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: [f](#)

31

Website: [w](#)

Yu Fong <> 於 2023年8月22日週二 下午6:16寫道：

Dear Loree,

Thank you thank you.

1) Please refer to attachment D8 for the planting plan and S1 shows the species information.

2) The proposed development will join CLP Feed-in Tariff scheme until 2033.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: [fu](#)

Website:

Yu Fong <> 於 2023年6月14日週三 下午4:37寫道：

Dear Loree,

Here is the FiT approval letter by CLP. Thank you.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: / Te

Website: 1

Yu Fong 於 2023年6月14日週三 下午4:33寫道：

Dear Loree,

Thank you so much for the comments.

Urban Design and Landscape Section of Planning Department
(Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

a. We re-considered reducing the SPV height at Site C to 2.5m.

b. The existing 3m tall peripheral fence located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for

ensuring receiving enough sunlight to generate electricity.

We will erect new fences for the gaps and rest of the border. Chain-link fencing of 2m high will be used, and the existing vegetation will be conserved and protected as mitigation measures to soften the edge. We decide to use green chain-link fencing and green canopies to keep with the surroundings. In addition, we plan to plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B. Please refer to attachment S1 P.1 for the location of fences, P.3-4 for the vegetation condition of the application site on 13/6/2023, P.5-6 for the illustration of the proposed structure and P.7-10 for the plant's information.

e. Please check S1 P.1-6. There are the section drawings, information and photos demonstrating the construction plan.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

We re-considered reducing the SPV height at Site C to 2.5m. The existing 3m tall peripheral fence is located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

Landscape Unit of Urban Design and Landscape Section of Planning Department (Contact person: Mr. Samuel HUI; Tel.: 3565 3957)

Attachment S1 P.3-4 shows the environment of the application site. We will conserve and protect the existing vegetation. We will plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B which provides visuals that keep with the "AGR" zone. Please refer to attachment S1 P.6-9 for the plant's information.

The SPV does not emit any chemical pollutants during operation or after abandonment. The vegetation will prevent soil erosion and degradation so that after the dismantling of structures and fertilizing, the physical state of land will be suitable for agriculture.

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

Website: [y](#) [m](#)

<llyduen@pland.gov.hk> 於 2023年6月6日週二 下午6:42寫道：

Dear Mr. Fong,

I refer to the captioned planning application.

Please find below departmental comment on your further information submitted on 5.5.2023 and 9.5.2023:

Urban Design and Landscape Section of Planning Department
(Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

- a. According to the FI submission, the proposed development with a total of 300 solar panels, including 30 solar panels above two one-storey structures of 3m high for control room and electric meter room in Site A, 200 solar panels with bracket resulting 1.5m high in Site B, 70 solar panels above 3m high structures for storage in Site C, and two poles with transformers of 5m high.
- b. Our previous comments in paras. c and e provided are still valid. According to the FI, there is an existing fence of 3m high. The applicant should clarify whether the proposed development involves (1) an existing periphery fence around the entire site, and (2) erection of new fence wall or keeping the existing one. To further soften the edge and provide visual interest, the applicant is advised to improve the design of the boundary fencing and explore more mitigation measures such as peripheral planting.

Previous Comments in paras. c and e provided are extracted below:

c. According to the revised Assessment Criteria for Considering Application for Solar Photovoltaic System (SPV) made under Section 16 of the Town Planning Ordinance promulgated by the Town Planning Board on 7.10.2022, the height of the proposed structures, should be in keeping with the surrounding area/developments, and the applicant has to demonstrate that the SPV system will not have significant adverse visual impact which would catch the public's visual attention due to the scale and prominence of the proposed installation.

e. The applicant is advised to submit information including section drawing to demonstrate how the proposed solar energy system and other proposed structures would not result in significant adverse visual impact to the surrounding area, as well as provide any mitigation measures as appropriate.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

According to the Further Information provided by the applicant dated 5.5.2023, the solar panels will be installed at a height of 1.5m at Site B which is considered as a reasonable height for solar panel systems. But at Site C, the solar panels will be mounted at a height of 3m which is considered rather

excessive. The applicant shall re-consider reducing the system height at Site C to 1.5m.

Regards,
Loree Duen
for DPO/FS&YLE











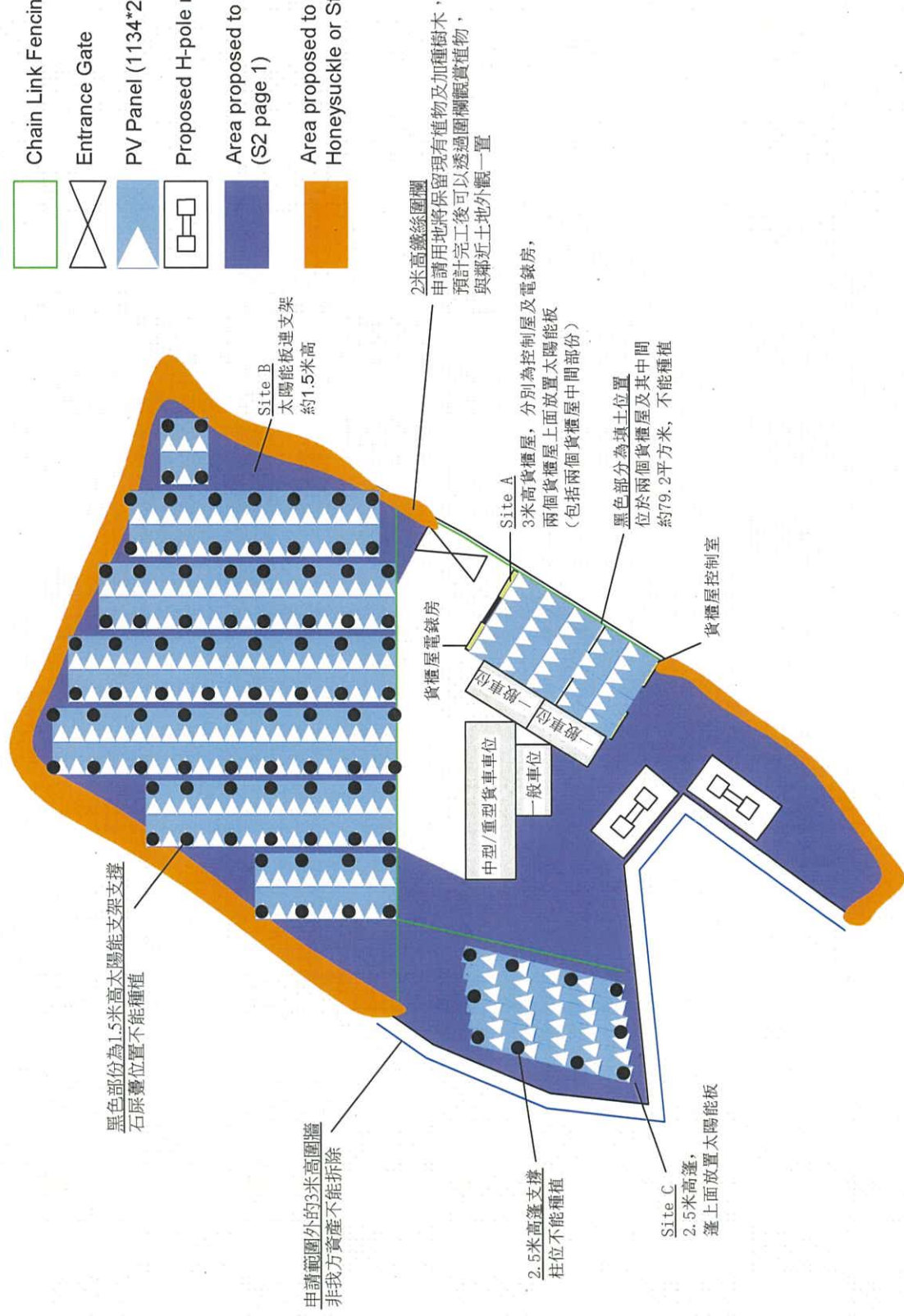
Tel:3168 4037  D10-Section Drawing of Site A & C Structures.pdf  D9-Revised Planting Plan.pdf



 S3 PV System.pdf  S4 Three Phase System.pdf

Legend

-  Application Site Boundary
-  Existing Fence of 3m High (outside application site)
-  Chain Link Fencing of 2m high to be Erected
-  Entrance Gate
-  PV Panel (1134*2278)
-  Proposed H-pole maintained by CLP
-  Area proposed to plant Couch Grass (S2 page 1)
-  Area proposed to plant Creeping Fig, Honeysuckle or Star Jasmine (S2 page 2-4)



Title: Revised Planting Plan

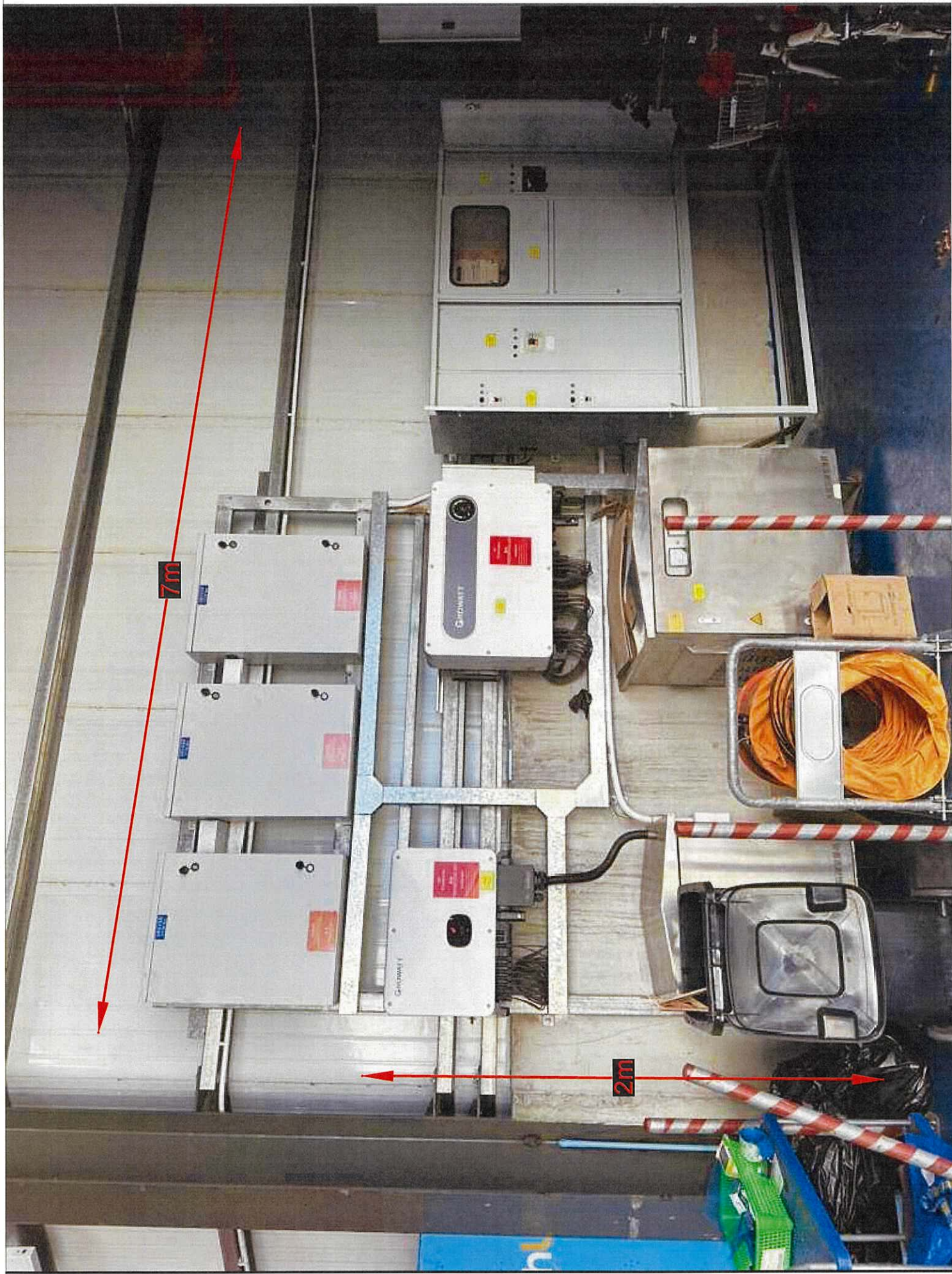
Planning Application No.: AY/L-KTN/886

Drawn: Sherry To

Date: 3/10/2023

Drawing NO.: 9

FUTURE ELECTRONICS





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Re: Planning Application No. A/YL-KTN/886_Departmental Comments
06/10/2023 12:29

From: Yu Fong <ut
To: llyduen@pland.gov.hk

Dear Loree,

Thank you, thank you.

1. We confirmed that the filling of land will be only operated at Site A as shown in attachment D3. The area is about $79.2m^2$ and the depth is about 0.15m.
2. As indicated in S5, LONGi Solar Technologie GmbH calculated their products' reflectance according to ISO9050, the specular reflectance is below 2.4% and the diffuse reflectance is below 3.2%. Since LONGi uses anti-reflective (AR) solar glass and AR coating on the PV module, the panel surface is polished which means specular reflection is more likely to occur in proposed development and the reflective rate is always lower than 5%. S6 is the datasheet of the solar panel.
3. After 2033, if CLP terminates the Fit Scheme, we will demolish all the construction, including the filled land, and rehabilitate the site to agricultural land.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: sherry.to@futureelectronics.com

Website: www.futureelectronics.com

Yu Fong

於 2023年10月4日週三 下午1:02寫道：

Dear Loree,

Thank you.

- 1) No application will be submitted to other government departments.
- 2) Please refer to D9 for the revised planting plan.
- 3) The lease agreement between Future Electronics and the land owner (鄧仲怡先生) only permits us to use the application site until 2033 Dec. After 2033, the use of land will be decided by Mr Tang and the new tenant.

If Future Electronics successfully renews the contract with Mr Tang, whether CLP extends the Fit scheme or not, we will maintain the proposed structure and keep supplying electricity from our RE system to the utility grid and other end users.

If a new tenant moves in, we will advocate Mr Tang's wishes. The proposed structure will be kept on the condition that Mr Tang is willing to utilize the facilities. Otherwise, we will demolish all the construction, including the filled land, and rehabilitate the site to agricultural land.

- 4) D10 shows the section drawing of structures in Site A and C.
- 5) The size of one dry cargo container is 12.2m x 2.5m x 2.5m (length x width x height). One container is planned to be a meter room. Attachment S3 shows the inverters, transformers, switch boxes and Fit meter box of a similar scale of PV system. In S3, the equipment takes 7m x 3m (length x height). Because of the size of the container proposed, the PV system equipment needs the spacing of 10m x 2m (length x height). The application site requires two sets of three phase power distribution boxes and switches shown in S4, so the three-phase system should be 6m long. Besides, a CLP meter box with 1m long will be placed in this container. To keep the best efficiency of generating and converting power, the ideal room temperature is 25 °C. The transformers may rise to 70 °C. Therefore, the electrical equipment should not be placed tightly.
- Another one will be a control room. Half of the container will be the CCTV system and the security guard house. The rest of the space will be used to store the land owner's belongings like pallet trucks and farm tools.
- 6) The proposed development rated output is 125kW. The peak sun hour is 3.91hrs as reported by the HK Observatory. According to EMSD, the average electricity consumption per household per month is about 275kWh.

Therefore, the number of domestic household that the proposed RE system can support should be: $125 \times 3.91 \times 365 / (275 \times 12) = 54$

In addition, the renewable energy that 272 pieces of solar panel generated equals to the amount of carbon dioxide that 816 trees absorb per year. As stated by The University of Hong Kong and City University of Hong Kong, a 5m tall tree can remove around 23kg per year. That means the proposed development helps reduce around 18.768tons of carbon emission per year.

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

Website: [v](#)

Yu Fong < > 於 2023年8月22日週二 下午6:16寫道：

Dear Loree,

Thank you thank you.

1) Please refer to attachment D8 for the planting plan and S1 shows the species information.

2) The proposed development will join CLP Feed-in Tariff scheme until 2033.

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

Website: [v](#)

Yu Fong <

[m](#)> 於 2023年6月14日週三 下午4:37寫道：

Dear Loree,

Here is the FiT approval letter by CLP. Thank you.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: _____

1

Website: [w](#)

Yu Fong · _____

> 於 2023年6月14日週三 下午4:33寫道：

Dear Loree,

Thank you so much for the comments.

**Urban Design and Landscape Section of Planning
Department (Contact person: Ms. Nicole LEE: Tel.: 3565 3945)**

- a. We re-considered reducing the SPV height at Site C to 2.5m.
- b. The existing 3m tall peripheral fence located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

We will erect new fences for the gaps and rest of the border. Chain-link fencing of 2m high will be used, and the existing vegetation will be conserved and protected as mitigation measures to soften the edge. We decide to use green chain-link fencing and green canopies to keep with the surroundings. In addition, we plan to plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B. Please refer to attachment S1 P.1 for the location of fences, P.3-4 for the vegetation condition of the application site on 13/6/2023, P.5-6 for the illustration of the proposed structure and P.7-10 for the plant's information.

- e. Please check S1 P.1-6. There are the section drawings, information and photos demonstrating the construction plan.

Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

We re-considered reducing the SPV height at Site C to 2.5m. The existing 3m tall peripheral fence is located outside the application site which is not our property. Therefore, the SPV cannot be shorter than 2.5m for ensuring receiving enough sunlight to generate electricity.

Landscape Unit of Urban Design and Landscape Section of Planning Department (Contact person: Mr. Samuel HUI; Tel.: 3565 3957)

Attachment S1 P.3-4 shows the environment of the application site. We will conserve and protect the existing vegetation. We will plant groups of climbers on the peripheral fence. For example, Creeping Fig, Honeysuckle or Star Jasmine. Couch Grass will be planted under the brackets at Site B which provides visuals that keep with the "AGR" zone. Please refer to attachment S1 P.6-9 for the plant's information.

The SPV does not emit any chemical pollutants during operation or after abandonment. The vegetation will prevent soil erosion and degradation so that after the dismantling of structures and fertilizing, the physical state of land will be suitable for agriculture.

Regards,

Sherry To

Project Assistant | Future Electronics

Email: fu...@futureelectronics.com

Website:

<llyduen@pland.gov.hk> 於 2023年6月6日 週二 下午6:42 寫道：

Dear Mr. Fong,

I refer to the captioned planning application.

Please find below departmental comment on your further information submitted on 5.5.2023 and 9.5.2023:

Urban Design and Landscape Section of Planning Department (Contact person: Ms. Nicole LEE: Tel.: 3565 3945)

- a. According to the FI submission, the proposed development with a total of 300 solar panels, including 30 solar panels above two one-storey structures of 3m high for control room and electric meter room in Site A, 200 solar panels with bracket resulting 1.5m high in Site B, 70 solar panels above 3m high structures for storage in Site C, and two poles with transformers of 5m high.
- b. Our previous comments in paras. c and e provided are still valid. According to the FI, there is an existing fence of 3m high. The applicant should clarify whether the proposed development involves (1) an existing periphery fence around the entire site, and (2) erection of new fence wall or keeping the existing one. To further soften the edge and provide visual interest, the applicant is advised to improve the design of the boundary fencing and explore more mitigation measures such as peripheral planting.

Previous Comments in paras. c and e provided are extracted below:

c. According to the revised Assessment Criteria for Considering Application for Solar Photovoltaic System (SPV) made under Section 16 of the Town Planning Ordinance promulgated by the Town Planning Board on 7.10.2022, the height of the proposed structures, should be in keeping with the surrounding area/developments, and the applicant has to demonstrate that the SPV system will not have significant adverse visual impact which would catch the public's visual attention due to the scale and prominence of the proposed installation.

e. The applicant is advised to submit information including section drawing to demonstrate how the proposed solar energy system and other proposed structures would not result in significant adverse visual impact to the surrounding area, as well as provide any mitigation measures as appropriate.

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According to the Further Information provided by the applicant dated 5.5.2023, the solar panels will be installed at a height of 1.5m at Site B which is considered as a reasonable height for solar panel systems. But at Site C, the solar panels will be mounted at a height of 3m which is considered rather excessive. The applicant shall re-consider reducing the system height at Site C to 1.5m.

Regards,
Loree Duen
for DPO/FS&YLE



Tel:3168 4037 S5-Reflectivity of LONGi Solar PV modules.pdf D3-Filling of Land.pdf



S6-HiMO5m LR5-72HPH 540-560M.pdf

August 30th, 2018

Reflectivity of LONGi Solar PV modules

LONGi Green Energy Technology Co., Ltd. (LONGi Solar) produces photovoltaic (PV) modules complying to many international standards including IEC 61215:2016 (Design qualification and type approval) and IEC 61730:2016 (Photovoltaic module safety qualification).

To optimize energy production and reduce light reflexion from the PV module, the solar glass and additionally the solar cells have been equipped with an anti-reflection layer.

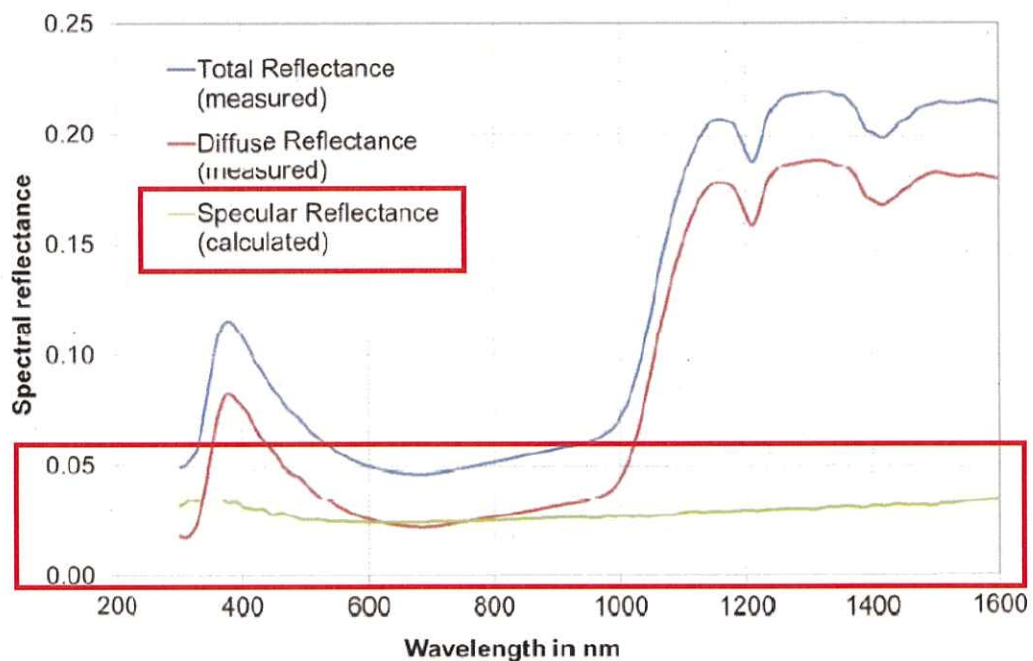


Figure 1: PV module reflectance according ISO 9050

This visible light for humans does have a wave length from 400 – 700 nanometer and ranges from ultra violet with high frequency to infrared with low frequency.

Figure 1 shows spectral reflectance measured over a wide spectrum divided into diffuse reflectance and regular reflectance over the wavelength. Figure 2 shows the visible part of the spectrum.

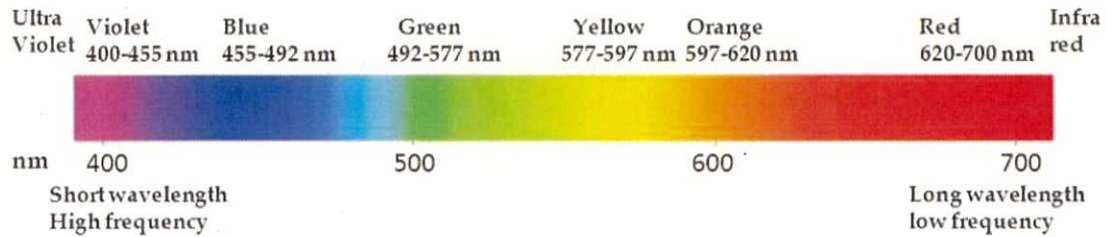


Figure 2: Visible light spectrum

The total accumulated external light reflectance can be found in figure 3:

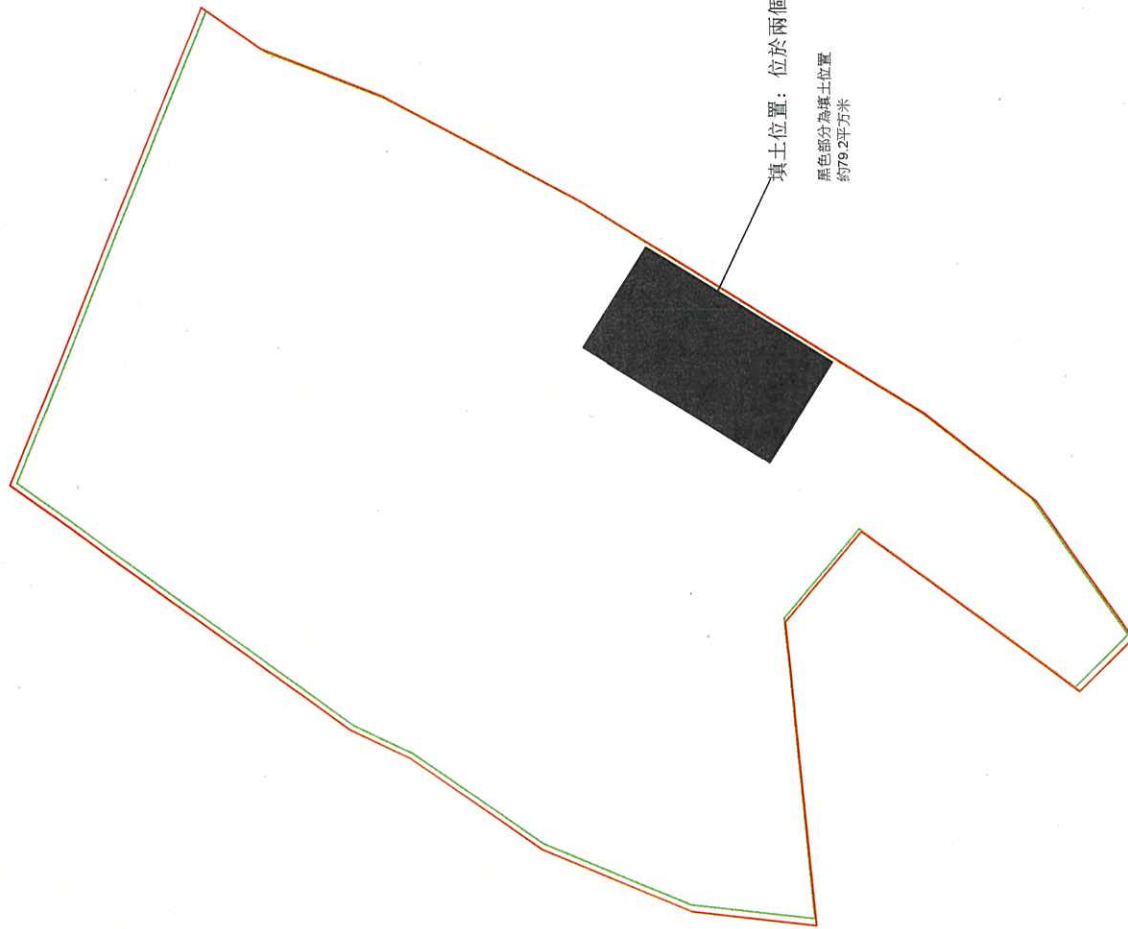
Diffuse reflectance (measured)	<3,2 %
Regular reflectance (calculated)	<2,4 %
Total reflectance (measured)	<5,6 %

Figure 3: Reflectance of PV module according ISO 9050

The direct light reflectance (regular reflectance) of a PV module using anti-reflective (AR) solar glass and AR coating on the solar cells is below 1/40 of the incoming light.

For the simplicity of explanation, the incoming sun light has over the year a maximum of 100.000 lumen (lux/m²) light intensity, the total reflectance of the PV module at 5%, the measured light intensity in 1 meter distance from the PV module is below 20.000 cd/m².

i.A. Winfried Wahl
Chief Engineer, Head of Product Management



Hi-MO 5_m

(G2)

LR5-72HPH 540~560M

- Based on M10 wafer, best choice for ultra-large power plants
- Advanced module technology delivers superior module efficiency
 - M10 Gallium-doped Wafer • Integrated Segmented Ribbons • 9-busbar Half-cut Cell
- Excellent outdoor power generation performance
- High module quality ensures long-term reliability



12-year Warranty for
Materials and Processing



25-year Warranty for Extra
Linear Power Output

Complete System and Product Certifications

IEC 61215, IEC 61730, UL 61730

ISO9001:2015: ISO Quality Management System

ISO14001: 2015: ISO Environment Management System

ISO45001: 2018: Occupational Health and Safety

IEC62941: Guideline for module design qualification and type approval

LONGI



21.7%
MAX MODULE
EFFICIENCY

0~3%
POWER
TOLERANCE

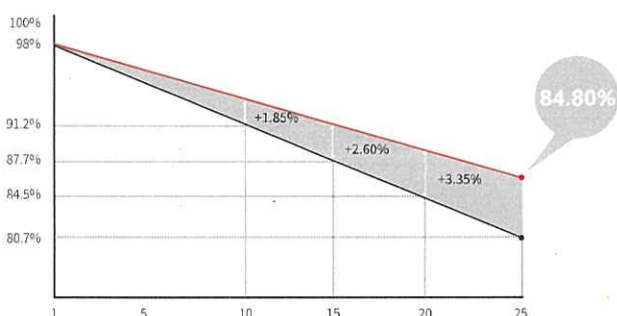
<2%
FIRST YEAR
POWER DEGRADATION

0.55%
YEAR 2-25
POWER DEGRADATION

HALF-CELL
Lower operating temperature

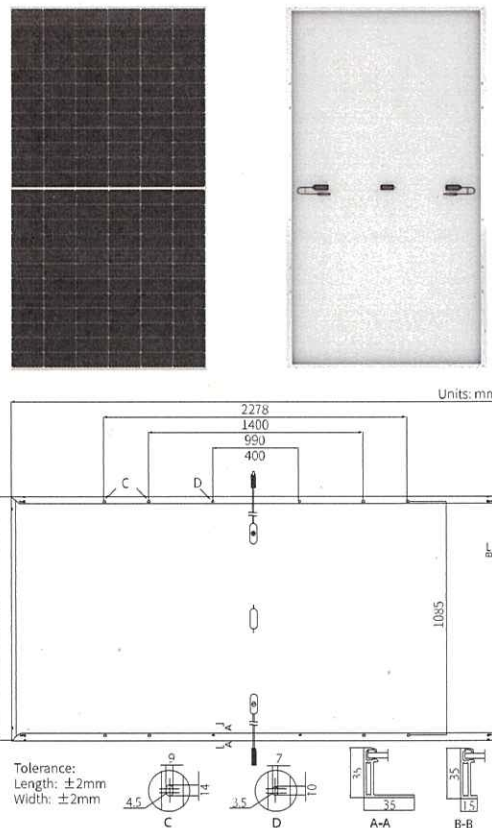
Additional Value

25-Year Power Warranty



Mechanical Parameters

Cell Orientation	144 (6×24)
Junction Box	IP68, three diodes
Output Cable	4mm ² , +400, -200mm/±1400mm length can be customized
Glass	Single glass, 3.2mm coated tempered glass
Frame	Anodized aluminum alloy frame
Weight	27.5kg
Dimension	2278×1134×35mm
Packaging	31pcs per pallet / 155pcs per 20' GP / 620pcs per 40' HC



Electrical Characteristics

STC: AM1.5 1000W/m² 25°C

NOCT: AM1.5 800W/m² 20°C 1m/s

Test uncertainty for P_{max}: ±0.5%

Module Type	LR5-72HPH-540M		LR5-72HPH-545M		LR5-72HPH-550M		LR5-72HPH-555M		LR5-72HPH-560M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (P _{max} /W)	540	403.6	545	407.4	550	411.1	555	414.8	560	418.6
Open Circuit Voltage (V _{oc} /V)	49.50	46.54	49.65	46.68	49.80	46.82	49.95	46.97	50.10	47.11
Short Circuit Current (I _{sc} /A)	13.85	11.20	13.92	11.25	13.98	11.31	14.04	11.35	14.10	11.40
Voltage at Maximum Power (V _{mp} /V)	41.65	38.69	41.80	38.83	41.95	38.97	42.10	39.11	42.25	39.25
Current at Maximum Power (I _{mp} /A)	12.97	10.43	13.04	10.49	13.12	10.56	13.19	10.61	13.26	10.67
Module Efficiency(%)	20.9		21.1		21.3		21.5		21.7	

Operating Parameters

Operational Temperature	-40°C ~ +85°C
Power Output Tolerance	0 ~ 3%
V _{oc} and I _{sc} Tolerance	±3%
Maximum System Voltage	DC1500V (IEC/UL)
Maximum Series Fuse Rating	25A
Nominal Operating Cell Temperature	45±2°C
Protection Class	Class II
Fire Rating	UL type 1 or 2 IEC Class C

Mechanical Loading

Front Side Maximum Static Loading	5400Pa
Rear Side Maximum Static Loading	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

Temperature Ratings (STC)

Temperature Coefficient of I _{sc}	+0.050%/°C
Temperature Coefficient of V _{oc}	-0.265%/°C
Temperature Coefficient of P _{max}	-0.340%/°C

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.

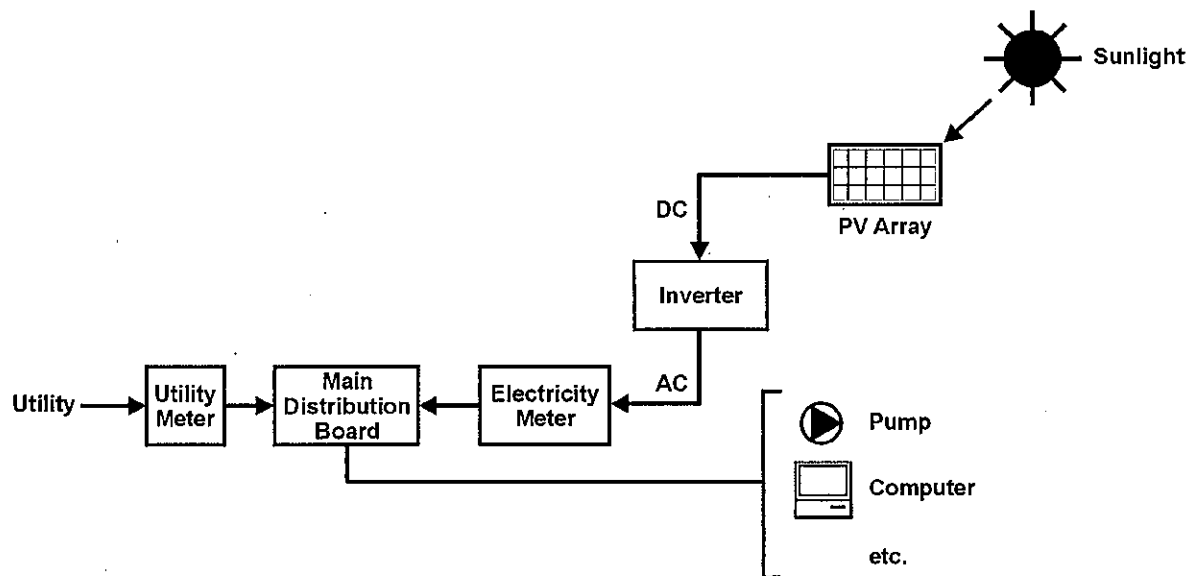
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

- 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

Similar s.16 Application within the same “AGR” Zone on the Kam Tin North OZP

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTN/785	Proposed Public Utility Installation (Solar Energy System) and Filling of Land	18.3.2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTN/886 DD 107, Shui Mei Tsuen, Yuen Long Solar Farm
14/02/2023 02:24

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/886

Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long

Site area : About 1,430sq.m

Zoning : "Agriculture"

Applied use : Solar Farm – 300 Solar Panels / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections. Agriculture land is for growing food. I would remind both government officials and members of TPB that it is the duty of the Hong Kong SAR to follow the advice of the Central Government to preserve arable land for the cultivation of crops. Patriots would ensure that good land is fully utilized to provide food to ensure that China is self-sufficient. Are the pretty flowers in the images edible?

Concerns about food supply have heightened in China this year amid reports of grain shortages and a call from President Xi Jinping to cut back on "shocking" food waste as concerns grow about crop shortages.

<https://www.scmp.com/economy/china-economy/article/3111623/china-food-security-hows-it-going-and-whys-it-important>

That our government departments, particularly EPD, are supporting the conversion of farmland to solar farms is certainly not compatible with the national interest and mandate.

The board has erred in its approval of commercial solar farms under the umbrella of the Feed in Tariff programme. It is ultra vires for CLP to collaborate with such application under the FiT 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 or on arable farm land.

<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.
9. 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.
10. 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.
11. 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.
12. 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, Recreation and Agriculture 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. TPB in approving these solar farms is setting precedents that could see large swathes of farm land covered in solar panels.

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.

In addition the application appears intended to extend the Destroy to Build application 713 for Animal Boarding on adjoining lots. Approval was revoked last May.

Reminders:

Unless with strong justifications, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond are generally not supported.

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.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (b) note the comments of the Secretary of Environment and Ecology (SEE) that:
 - the applicant is reminded to observe the relevant requirements as set forth in statutory provisions and various design and maintenance guidelines, and conduct regular inspections and check-ups in order to ensure the electrical and structural safety as well as resilience of solar panels amid the impact of extreme weather conditions (such as super typhoons) throughout their lifespan;
- (c) note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - the lot owner will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site. If the proposed use is temporary in nature, the applicant has to apply for a short term waiver. If the proposed use is intended for permanent use, the applicant has to apply for a land exchange. Applications of any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including amongst others the payment of rent or fee or premium, as may be imposed by the LandsD;
- (d) note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle should be allowed to queue back to or reverse onto / from public road;
- (e) note the comments of the the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - Shui Mei Road is and shall not be maintained by HyD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is reminded to strictly comply with relevant pollution control ordinances, including Waste Disposal Ordinance and Water Pollution Control Ordinance and to implement appropriate pollution control measures to minimise any potential environmental impacts during construction of the project. Reference could be made to relevant publications/guidelines including the followings:
 - Recommended Pollution Control Clauses for Construction Contracts; and
 - Professional Persons Environmental Consultative Committee (ProPECC) PN 1/94, "Construction Site Drainage";
- (g) note the comments of the Director of Food, Environment and Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected; and
 - proper licence/ permit issued by FEHD is required if there is any catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
- (h) note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) CBS/NTW, BD that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - the erection of supporting structure(s) for a solar PV system is building works subject to control under the BO. It may be carried out under the simplified requirements of the Minor Works(MW) Control System provided that the supporting structure is not higher than 1.5m MW items 3.50 and 1.50). Otherwise, BD's prior approval of plans for such building works and consent for commencement of such works are required;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - if the Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and

- detailed checking under the BO will be carried out at the building plan submission stage; and
- (i) note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authorities.

