

RNTPC Paper No. A/YL-KTN/886B
For Consideration by
the Rural and New Town
Planning Committee
on 13.10.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/886

<u>Applicant</u>	:	Future Electronics
<u>Site</u>	:	Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long, New Territories
<u>Site Area</u>	:	About 1,430 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10
<u>Zoning</u>	:	"Agriculture" ("AGR")
<u>Application</u>	:	Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed public utility installation (solar photovoltaic (SPV) system) and filling of land at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned "AGR" on the Kam Tin North OZP. According to the Notes of the OZP, 'Public Utility Installation' ('PUI') is a Column 2 use within the "AGR" zone, which requires planning permission from the Town Planning Board (the Board). Filling of land within "AGR" zone also requires planning permission from the Board. The Site is currently mainly vacant, partly fenced and paved, and partly deposited with some construction materials and partly covered with weeds (**Plans A-2 to A-4**).
- 1.2 According to the applicant, the proposed SPV system is anticipated to be operated under the Feed-in Tariff (FiT) Scheme until end 2033. The total capacity of the proposed SPV system is about 125kW and all electricity generated will be sold to the CLP Power Hong Kong Limited (CLP) on commercial basis. The proposed development comprises not more than 300 SPV panels (2.278m (L) x 1.134m (W) each) which are separated in 3 groups and accommodated at Sites A, B and C (**Drawing A-1**). The SPV panels will be mounted atop 2 container structures at Site A in the southeast; on concrete plinths above ground at Site B in the north; and atop a storage shed at Site C in the southwest (**Drawing A-2**). The 2 container structures at Site A and the

storage shed at Site C, all in single-storey with height of not more than 3m and a total floor area of about 230.5m², will accommodate ancillary E&M facilities and storage of equipment. The combined heights of SPV panels with supporting stands and plinths at Site B are about 1.5m while those of SPV panels with the structures at Sites A and C are not more than 5m. The proposal development also involves 2 H-poles mounted with transformers with heights of about 5m (**Drawing A-1**), which will be maintained by CLP for operation of the proposed SPV system. For the purpose of site formation of structures, filling of land for part of the Site (79.2m²/5.5%) at a depth of about 0.15m is proposed. The Site is accessible via a local access branching off from Shui Mei Road. 3 private car parking spaces and 1 heavy goods vehicle parking space will be provided. The major development parameters are summarised below:

Site Area	1,430m ²
Gross Floor Area (GFA)	230.5m ²
Total Height	Not more than 5m
Number of SPV Panels	Not more than 300 Site A: 30 Site B: 214 Site C: 56
Number of Structures	3
Number of H-Poles	2
Annual Generation	About 178,394kWh (equivalent to about 54 domestic households' annual consumption)
Anticipated Completion Time	December 2023

1.3 The site layout plan and land filling plan submitted by the applicant are at **Drawings A-1 and A-2**.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form and supplementary information received on 13.1.2023 and 26.1.2023 respectively **(Appendix I)**
- (b) Further Information (FI) received on 5.5.2023* **(Appendix Ia)**
- (c) FI received on 9.5.2023* **(Appendix Ib)**
- (d) FI received on 14.6.2023* **(Appendix Ic)**
- (e) FI received on 22.8.2023* **(Appendix Id)**
- (f) FI received on 4.10.2023* **(Appendix Ie)**
- (g) FI received on 6.10.2023* **(Appendix If)**

**exempted from publication and recounting requirements*

- 1.5 On 3.3.2023 and 23.6.2023, at the request of the applicant, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months respectively to allow time for the applicant to address departmental comments.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the application form, supplementary planning statement and FIs at **Appendices I to If**, and are summarised as follows:

- (a) The proposed development is in line with the policy to promote development of renewable energy (RE) and enhance the proportion of clean energy usage in Hong Kong. The use of solar energy can enhance safety of electricity generation, promote green energy usage and reduce carbon emission. Application for participation in the CLP's FiT Scheme has been submitted and the Network Reinforcement Condition Letter from CLP has been obtained in February 2023 which demonstrates the preliminary technical feasibility of the proposed development and CLP's undertaking to carry out the necessary network reinforcement works at the implementation stage (**Appendix Ib**).
- (b) The proposed development would not affect the long-term planning intention of the "AGR" zone and its potential for future agricultural rehabilitation. The Site is largely covered by soil and filling of land is minimised to meet the operational needs.
- (c) The proposed development would not obstruct the existing landscaping view and is compatible with the surrounding area which is rural in nature. Low reflective SPV panels would be adopted to reduce the reflection.
- (d) Ground cover plantation would be incorporated to prevent potential soil erosion during operation of the proposed development. Landscape treatments of periphery planting at the Site would be introduced. The Site would retain potential for future agricultural use as the proposed SPV system is intended to be decommissioned if and when the Fit Scheme terminates after 2033 without extension and the Site would be reinstated for agricultural use.
- (e) The Site is currently abandoned agricultural land. The proposed development can enhance electricity generation efficiency and optimise land use by making use of the abandoned land for RE generation which contributes to environmental sustainability.
- (f) Fencing of 2m in height with planting would be erected along the boundary of the proposed development. The proposed development would not cause adverse traffic, environmental, sewage, drainage, visual and landscape impacts on the surrounding area.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by sending notice to the current land owner by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Assessment Criteria for Considering Applications for SPV System**

The set of Assessment Criteria for Considering Applications for SPV System made under Section 16 of the Town Planning Ordinance (Assessment Criteria) was first promulgated by the Board on 21.7.2020. The latest set of Assessment Criteria which was issued on 7.10.2022 is at **Appendix II**.

5. **Background**

- 5.1 The Site is currently not subject to any active planning enforcement action.
- 5.2 The FiT Scheme is an initiative introduced by the Government under the post-2018 Scheme of Control Agreements with the two power companies for promoting the development of distributed RE. It aims to encourage the private sector to consider investing in RE as the power generated could be sold to the power companies at a rate higher than the normal electricity tariff to help recover the costs of investment in the RE systems and generation.
- 5.3 Any non-governmental bodies or individuals, who as customers of the relevant power company plan to install distributed RE systems at their premises in the respective power company’s supply area, are eligible for prescribed FiT rates from that power company as long as they have been connected to the latter’s grid. To join the Scheme, an applicant may make submission direct to the relevant power company with the required documents including the preliminary layout diagram and other information of the proposed RE system. After meeting the requirements specified by the power company on technical assessment, system test and installation works, the power company will proceed to install a smart meter in the applicant’s premises to facilitate connecting the proposed RE system to the power grid. The successful applicant would be offered the FiT rate throughout the project life of the RE system until end 2033. The applicant shall ensure that the design, installation, operation and maintenance of the RE system comply with the applicable laws, guidelines and safety and technical guidelines.

6. **Previous Application**

There is no previous application at the Site.

7. Similar Application

- 7.1 There is a similar application (No. A/YL-KTN/785) for proposed public utility installation (solar energy system) and filling of land within the same “AGR” zone which was approved with conditions by the Committee in March 2022 mainly on the considerations that there was strong policy support from the then Environment Bureau; the proposed development was not incompatible with the surrounding areas; relevant departments consulted in general had no objection to or no adverse comment on the application or their technical concerns could be addressed by relevant approval conditions; and the application site would be retained for future agricultural use upon termination of the FiT Scheme and then decommission of the proposed development.
- 7.2 Details of the similar application are summarised at **Appendix III** and the location is shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

- 8.1 The Site is:
- (a) currently mainly vacant, partly fenced and deposited with some construction materials and partly covered with weeds; and
 - (b) accessible via a local track branching off from Shui Mei Road.
- 8.2 The surrounding areas have the following characteristics:
- (a) to the north and northwest are vacant land, storage yards, residential structures/dwellings, farmland and plant nursery;
 - (b) to the east across a local track are vacant lands, farmlands and a hobby farm (with valid planning permission under application No. A/YL-KTN/782); and
 - (c) to the south are vacant lands, hobby farm, plant nursery and animal boarding establishment/dog training centre.

9. Planning Intention

- 9.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 The following government bureau / departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- (b) 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.

Traffic

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

- (a) no comment from traffic engineering perspective;
- (b) the applicant should be reminded that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- (c) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

- 10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Shui Mei Road is and shall not be maintained by HyD;
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi; and
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

10.1.4 Comments of the Secretary for the Environment and Ecology (SEE):

- (a) strongly supports the development of RE systems, including systems such as the one proposed under the current application in the “AGR” zone in Yuen Long involving the installation of 300 solar panels for meeting the annual electricity demand of about 54 households. The application, if approved, could put vacant land to good use while achieving our carbon neutrality target;
- (b) our policy is for the Government to take the lead in developing RE at various buildings and facilities where technically and financially feasible, and to create conditions that are conducive to community participation. For the private sector, we and the power companies have introduced the Feed-in Tariff (FiT) Scheme, providing financial incentives which can encourage the private sector to invest in distributed RE. We have also introduced a series of measures to facilitate and support members of the public in developing RE; and
- (c) The proposed minimisation of hard paving will also help to retain the potential for agricultural rehabilitation of the Site and preserve the long-term planning intention of the “AGR” zone, which is in line with the balanced approach adopted by the Committee when approving similar cases in the “AGR” zone earlier.

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application in view of the nature and scale of the proposed development; and
- (b) the applicant is reminded to strictly comply with the relevant pollution control ordinances, including the Waste Disposal Ordinance and the 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 following:

- Recommended Pollution Control Clauses for Construction Contracts; and
- Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN) 1/94 on Construction Site Drainage.

Agriculture Development and Nature Conservation

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

- (a) no adverse comment on the application from nature conservation perspective;
- (b) according to the Assessment Criteria, 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; and
- (c) field inspection reveals that the Site is abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

Urban Design, Visual and Landscape

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

- (a) the Site is situated in an area of rural inland plains landscape character comprising farmlands, vacant lands, temporary structures, village houses and scattered tree groups. Should the application be approved, there is concern that the landscape quality of the surrounding environment within the "AGR" zone would be degraded. The proposed use is not incompatible with the surrounding landscape setting;
- (b) the Site is vacant and partly covered by wild grass. No significant landscape resources is observed within the Site. Significant adverse impact on landscape resources arising from the proposed use is not anticipated; and
- (c) New fencing of 2m high with planting is proposed by the applicant as mitigation measure to soften the edge. With the proposed mitigation measure, no significant adverse visual impact is anticipated.

Drainage

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

- (a) no objection in-principle to the proposed development from public drainage point of view; and
- (b) should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation of the drainage proposal(s) identified therein for the proposed development should be included.

Building Matters

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

- (a) as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comment on the suitability for the proposed use;
- (b) 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;
- (c) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (d) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (e) the erection of supporting structure(s) for a SPV 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 the commencement of such works are required;

- (f) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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 application site under the BO; and
- (g) detailed comments under the BO will be provided at building plan submission stage.

Fire Safety

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

- (a) no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- (b) in consideration of the design/nature of the proposal, 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; and
- (c) 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.

District Officer's Comments

10.1.11 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- (a) his office has not received any comment from the locals upon close of consultation; and
- (b) no particular comment on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Commissioner of Police;
- (c) Director of Electrical and Mechanical Services; and
- (d) Project Manager (West), Civil Engineering and Development Department.

11. Public Comment Received During Statutory Publication Period (Appendix IV)

The application was published for public inspection. During the statutory publication period, a public comment was received objecting to the application mainly on the grounds that the proposed SPV panels would induce adverse environment impact; the Site should be used for agricultural activities; and approving the application will set an undesirable precedent for spreading stand-alone SPV in the “AGR” zone.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed SPV system involving not more than 300 SPV panels at the Site zoned “AGR”. The applicant states that the proposed development is for participation in the FiT Scheme jointly introduced by the Government and the two power companies for the private sector to invest in the RE, which will last until end 2033. The proposed use is not in line with the planning intention of the “AGR” zone, which is mainly to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes and DAFC does not support the application from agricultural perspective. Nevertheless, the proposed development, with the policy support of EEB, is in line with the Government’s policy to promote the use of RE in Hong Kong, which forms part of the decarbonisation strategy in Hong Kong. SEE considers that approval of the application could put the vacant land to good use to generate RE which would help Hong Kong achieve the carbon neutrality target.
- 12.2 Part of the Site (79.2m²/5.5%) is proposed to be filled with concrete for site formation of structures. Filling of land within “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, CE/MN of DSD and DEP have no objection to the application from drainage and environmental perspectives.
- 12.3 The Site is situated in an area of rural inland plains landscape character mainly comprising hobby farms, active farmlands, plant nurseries, farmlands and storage yards (**Plan A-2**). While there is concern that the landscape quality of the surrounding environment would be degraded, CTP/UD&L considers that the proposed development is not incompatible with the surrounding landscape character, and significant adverse impact on landscape resources arising from the proposed development is not anticipated. With the proposed planting on the peripheral fencing, no significant adverse landscape impact is anticipated.
- 12.4 According to the applicant, the electricity to be generated by the proposed SPV system will be sold to CLP via the FiT Scheme. The applicant has obtained the Network Reinforcement Condition Letter from CLP already (**Appendix Ib**) which demonstrates the technical feasibility of the proposed development and CLP’s undertaking to carry out the necessary network reinforcement works at the implementation stage. DEMS and DEP have no objection to the application from electricity supply safety, RE and environmental aspects

respectively.

- 12.5 Other relevant government departments consulted, including C for T, CE/MN of DSD and D of FS, have no objection to or no adverse comment on the application. Their technical requirements could be addressed by appropriate approval conditions as recommended in paragraph 13.2 below.
- 12.6 The Assessment Criteria (**Appendix II**) states that 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. In this regard, the Site has been abandoned and left mainly vacant. SEE considers that the proposed minimisation of hard paving will help to retain the potential of agriculture rehabilitation of the Site. The applicant also proposes to retain the potential for future agricultural use at the Site by plantation on the ground to prevent potential soil erosion of the Site during operation of the proposed development, and the proposed development is intended to be decommissioned after the FiT Scheme terminates after 2033 and the Site could be reinstated upon termination of the FiT Scheme if the Scheme is not extended.
- 12.7 The proposed use is generally in line with the Assessment Criteria (**Appendix II**) for considering applications for SPV system in that the applicant has obtained CLP's confirmation letter to demonstrate the preliminary technical feasibility of the proposal; height of the proposed development is in keeping with the surrounding area and commensurate with the function it performs; relevant government departments consulted in general have no adverse comments on the application from the various technical perspectives; and the long-term planning intention of the "AGR" zone would not be jeopardised. Taking into account the policy support from EEB, sympathetic consideration may be given to the current application.
- 12.8 There is one approved similar application for proposed 'PUI' (solar energy system) within the same "AGR" zone as stated in paragraph 7.1 above. Approving the current application is in line with the Committee's previous decision.
- 12.9 Regarding the public comment objecting to the application, the departmental comments and planning assessments as stated above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **13.10.2027**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for

Members' reference:

Approval Conditions

- (a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the design and provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form and supplementary information received on 13.1.2023 and 26.1.2023 respectively
Appendix Ia	FI received on 5.5.2023
Appendix Ib	FI received on 9.5.2023

Appendix Ic	FI received on 14.6.2023
Appendix Id	FI received on 22.8.2023
Appendix Ie	FI received on 4.10.2023
Appendix If	FI received on 6.10.2023
Appendix II	Assessment Criteria For Considering Applications For Solar Photovoltaic System Made Under Section 16 of The Town Planning Ordinance
Appendix III	Similar application within the same “AGR” zone
Appendix IV	Public comment
Appendix V	Recommended advisory clauses
Drawing A-1	Site layout plan
Drawing A-2	Land filling plan
Plan A-1	Location plan with similar application
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
OCTOBER 2023**

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
只供在政府及公眾處使用及文件須予正式確認收到

To: 13 JAN 2023
T: partially acknowledge
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-FM/ 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 樓及新界沙田上禾輋路 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	☒ Site area 地盤面積 1430 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 230.53 sq.m 平方米 ☐ 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 ☐ 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.P.107 LOT 147 S.B	23/12/2022

(Please use separate sheets if the space of any box above is insufficient. 如上述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之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之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」[#]遞交要求同意書[&]。

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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☒ Filling of land 填土		
	Area of filling 填土面積	741 sq.m 平方米	☒ About 約
	Depth of filling 填土厚度	0.15 m 米	☒ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ About 約
(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)			
(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	☒ Public utility installation 公用事業設施裝置		
	☐ 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	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)
(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		
<u>GFA 總樓面面積</u>		
☐ 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 政府、機構或社區設施	(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)	
.....		
.....		
.....		
☐ 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**擬議發展計劃的行人通道安排**

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	☒ 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 ☐ 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) ☐
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	☒ (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	☐ (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)

9. Impacts of Development Proposal 擬議發展計劃的影響																																				
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																				
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?	Yes 是 No 否	☐ Please provide details 請提供詳情 																																		
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。)	Yes 是 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																																		
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響 Landscape</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Impact 構成景觀影響 Tree Felling</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td></td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> 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) 			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響 Landscape	Yes 會 ☐	No 不會 ☒	Impact 構成景觀影響 Tree Felling	Yes 會 ☐	No 不會 ☒	砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒		Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																																		
On traffic 對交通	Yes 會 ☐	No 不會 ☒																																		
On water supply 對供水	Yes 會 ☐	No 不會 ☒																																		
On drainage 對排水	Yes 會 ☐	No 不會 ☒																																		
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																																		
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Impact 構成景觀影響 Tree Felling	Yes 會 ☐	No 不會 ☒																																		
砍伐樹木	Yes 會 ☐	No 不會 ☒																																		
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																																		
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																																		
	Yes 會 ☐	No 不會 ☐																																		

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

Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	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	☐ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	230.53 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ 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 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	5 m 米 ☒ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ 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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	☐	☐
Others (please specify) 其他 (請註明) Location Plan, Land Filling Plan, Vehicle Route Map	☐	☒
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明) 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。

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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_____](#)

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 <[Stevenlaicc@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。

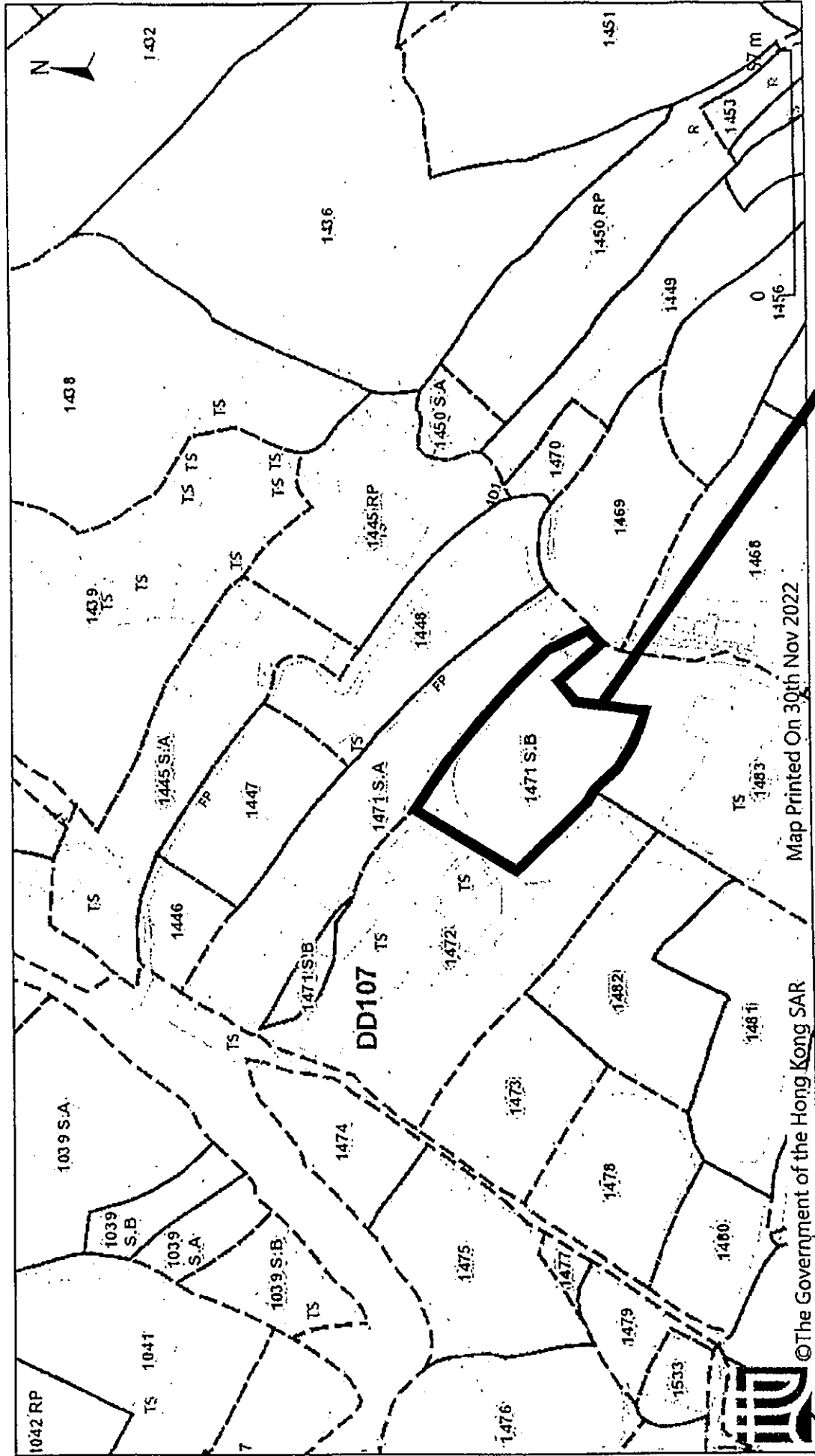
再者，相鄰位置大部份是廢置農地和康樂設施，及自然植被生長，太陽能板是零排放的綠色環保景觀產品，頂部採用特製雙玻光伏組件，能將折射的光線分散，對景觀要素能起相互作用，興建後生態建築設計能與鄉郊景觀協調，地形組合及土地範圍結合而產生的地方感，所以被投訴太陽能板而影響景觀的機會甚微。

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。



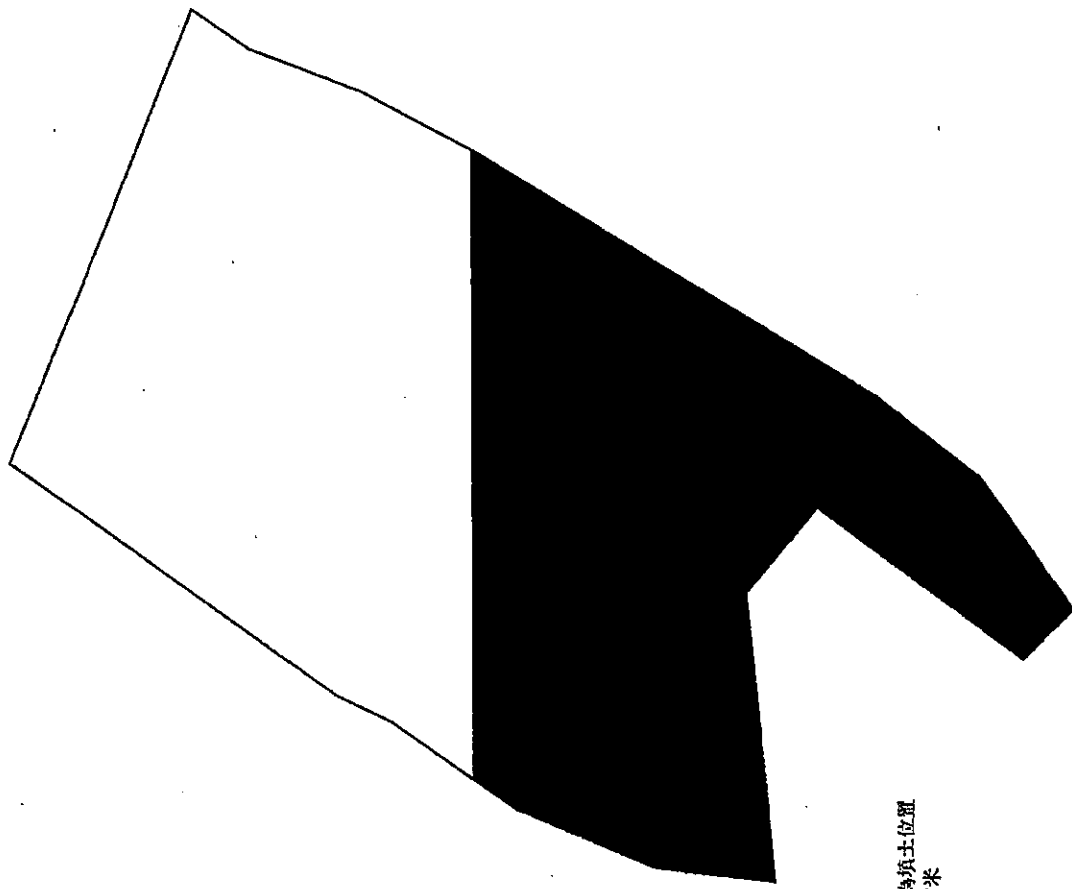
Map Printed On 30th Nov 2022

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

Application Site



黑色部分為填土位置
約741平方米



FUTUTURE ELECTRONICS

DRAW BY: Steven Lai

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

SCALE: 1:300

DRAWING No

TITLE: Land filling Plan

DESIGNED BY:

DATE: 01-12-2022

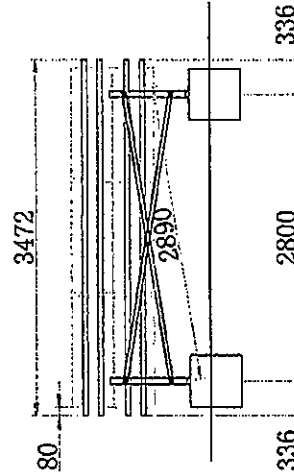
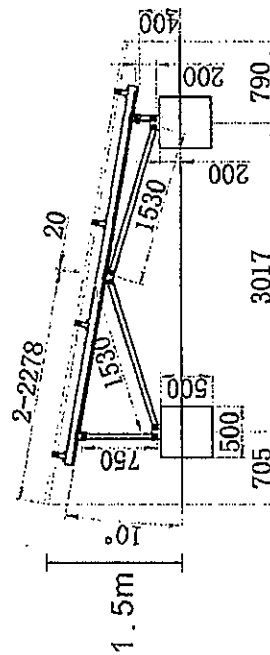
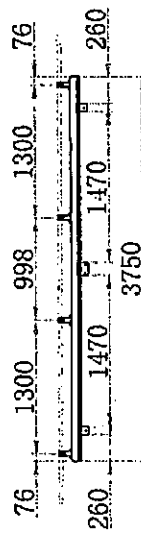
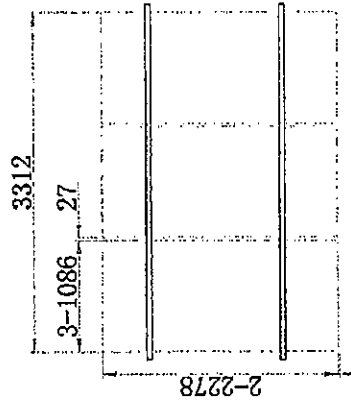
03

The size of one PV panel

1134mm



2278mm



FUTURE ELECTRONICS

DRAW BY: Devin Lai

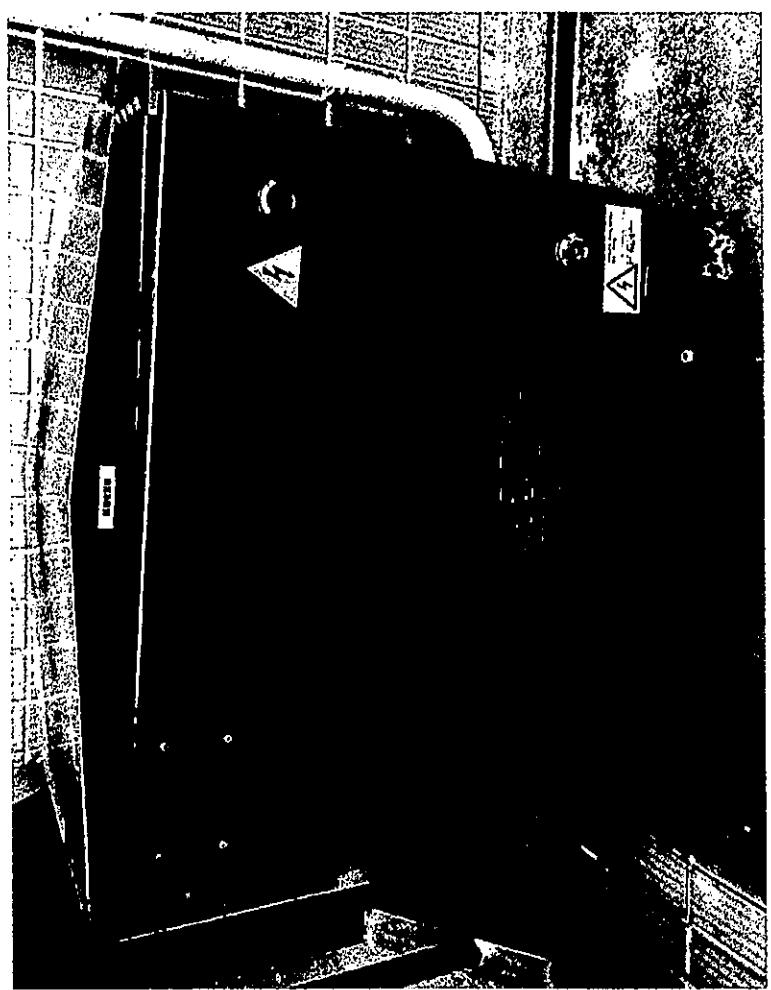
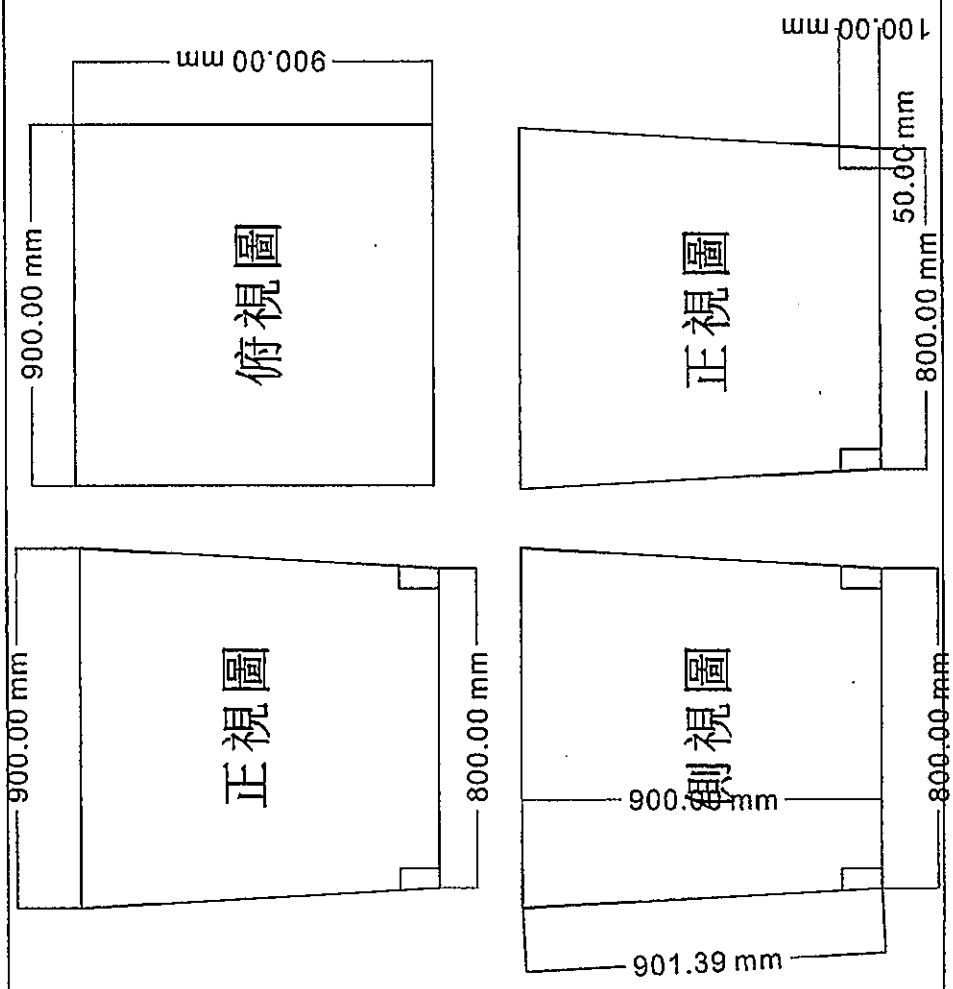
Sectional Plan of each Solar Panel

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

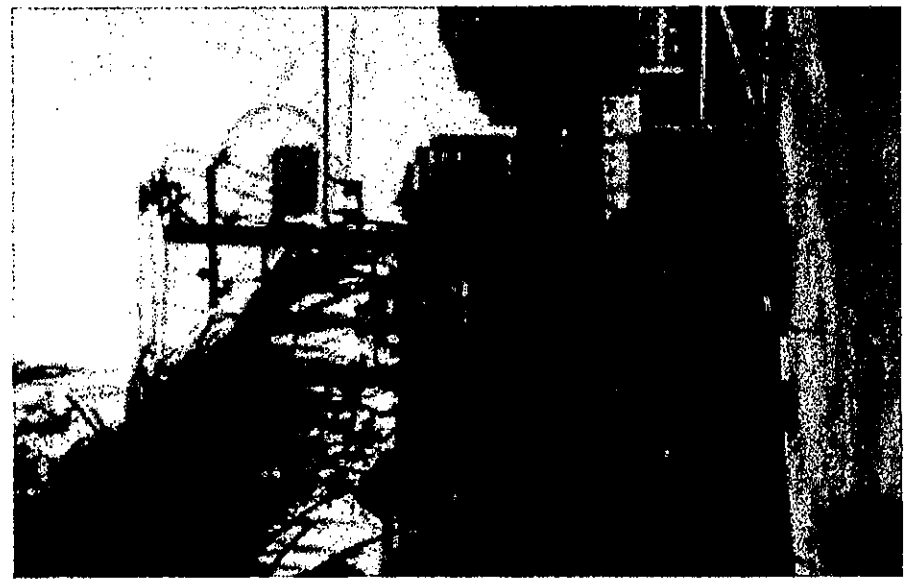
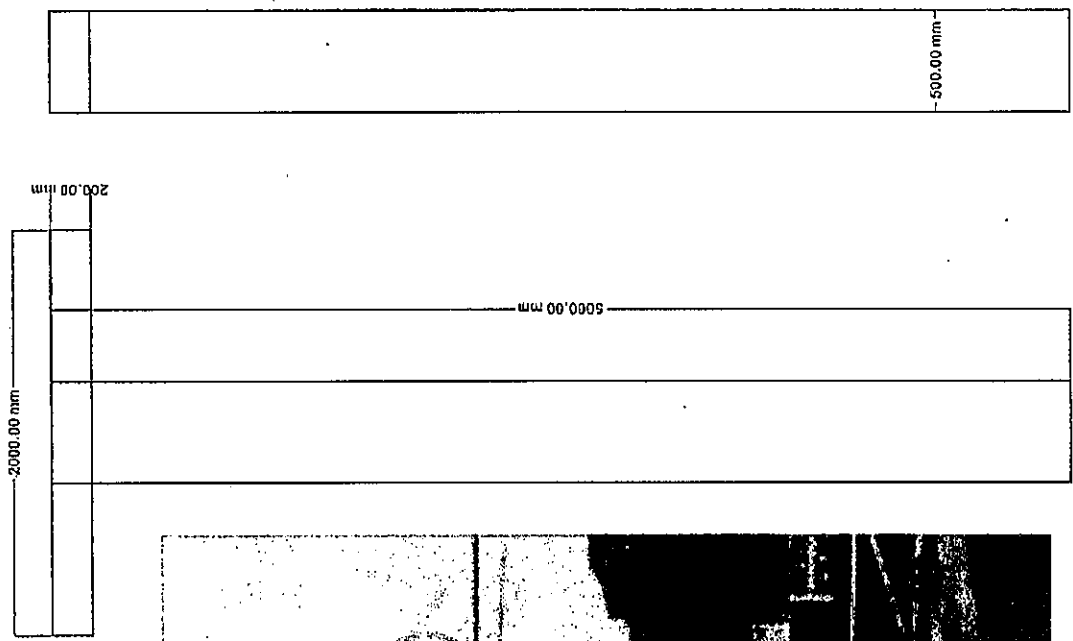
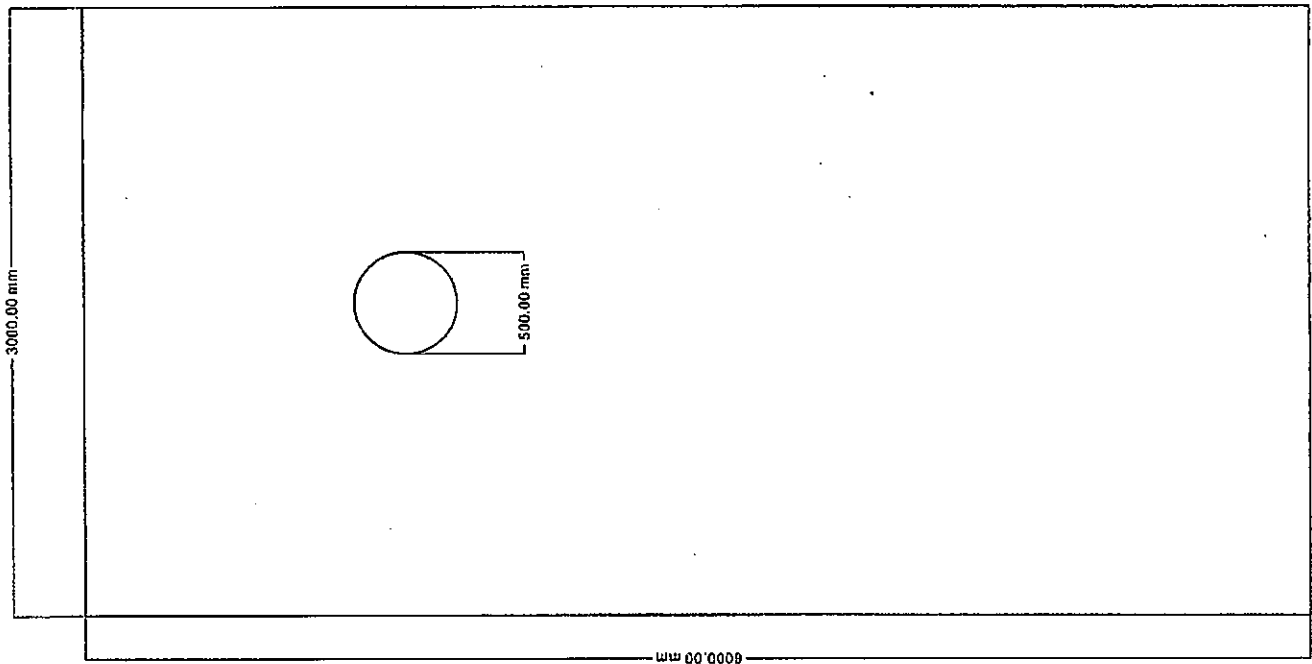
DRAWING No

04A

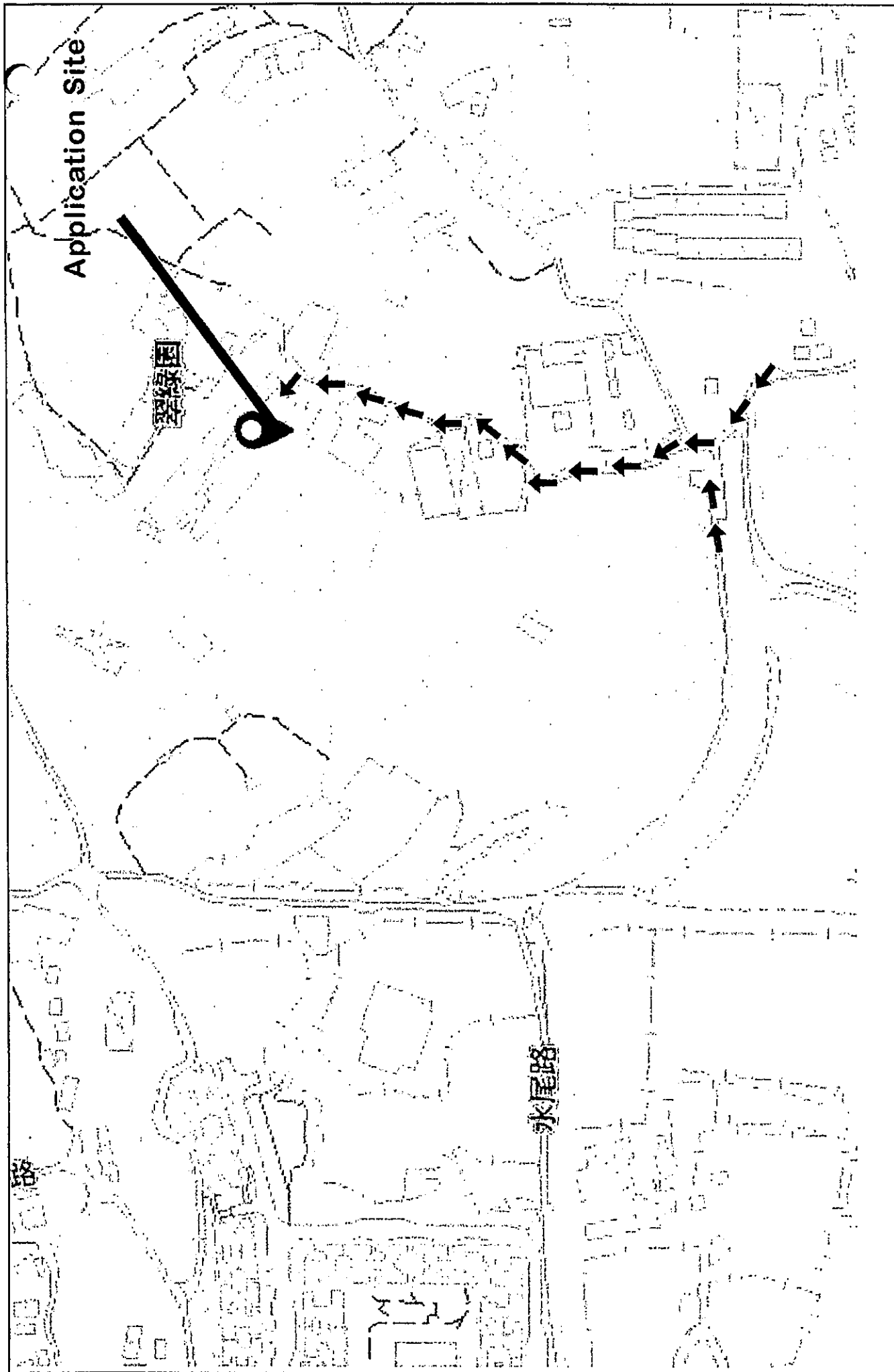
DATE: 22-11-2022



FUTURE ELECTRONICS	DRAWN BY: Dene Ltd	Address: Lot No. 1471 S. 16 D.D. 107 (Part) SCALE 1:400	DRAWING No 04B
	Sectional Plan of each Transformer		DATE: 2011-02-22



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



FUTURE 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

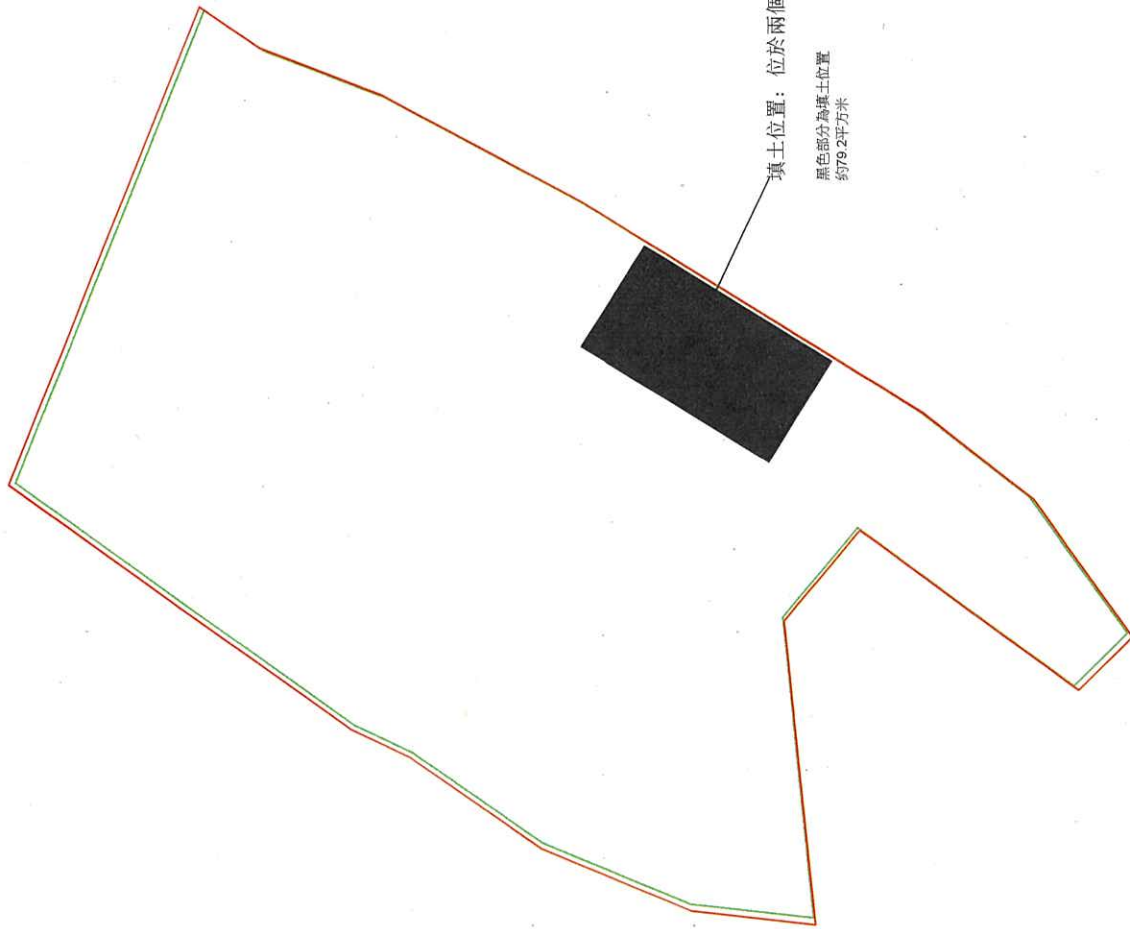
Tel:3168 4037



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



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。

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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。

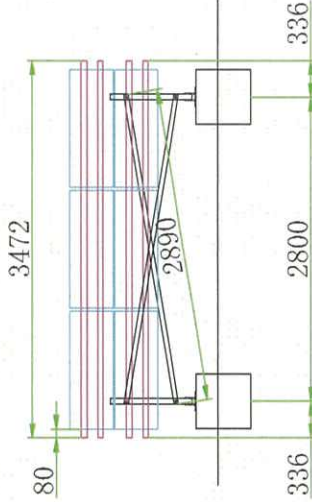
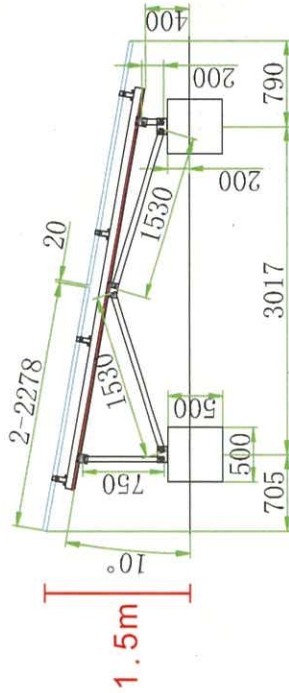
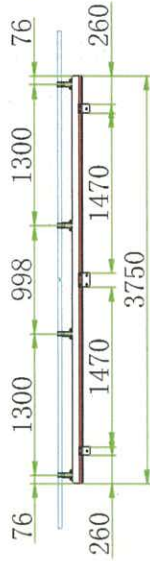
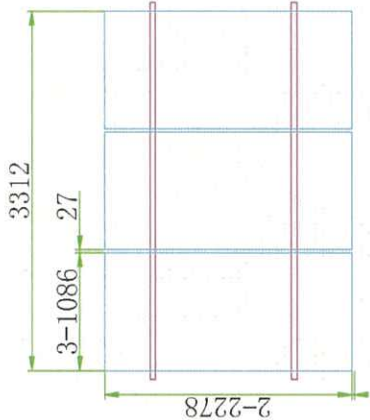
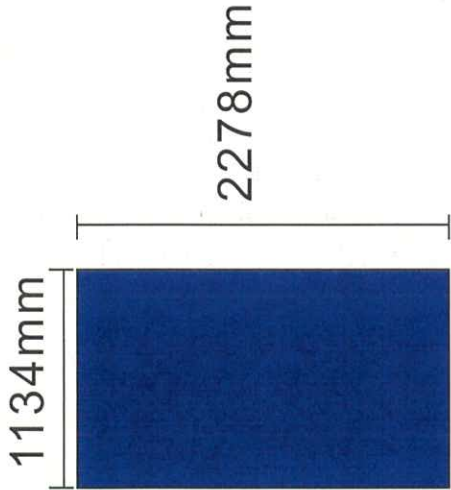
構成視覺影響

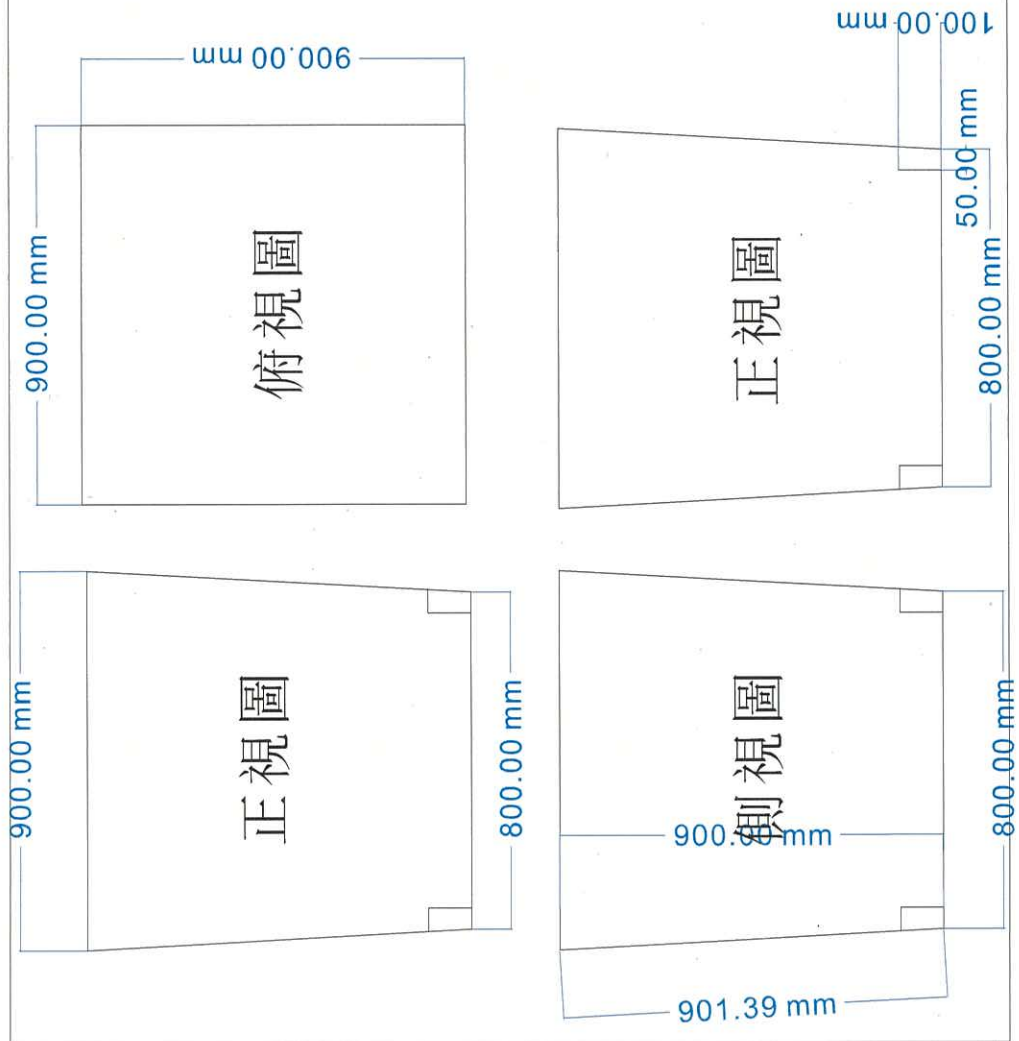
首先，太陽能光伏系統打橫排列，呈整齊直線，太陽能板適度的將空間劃分開來又不使整體空間顯得狹小侷促，整體空間視覺效果不會有狹窄壓迫的影響，保留農地本身具有空間特性之特質。

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。

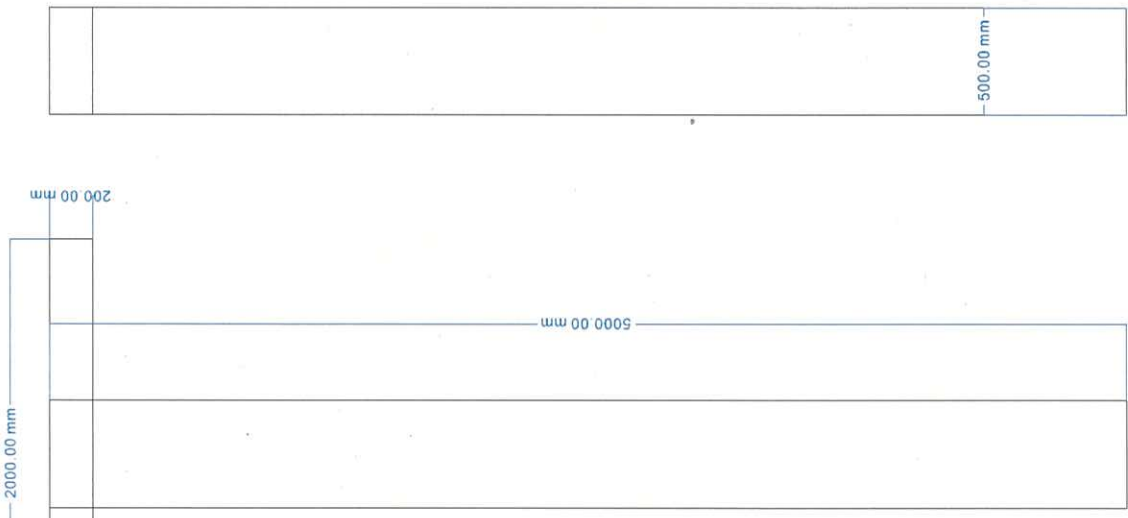
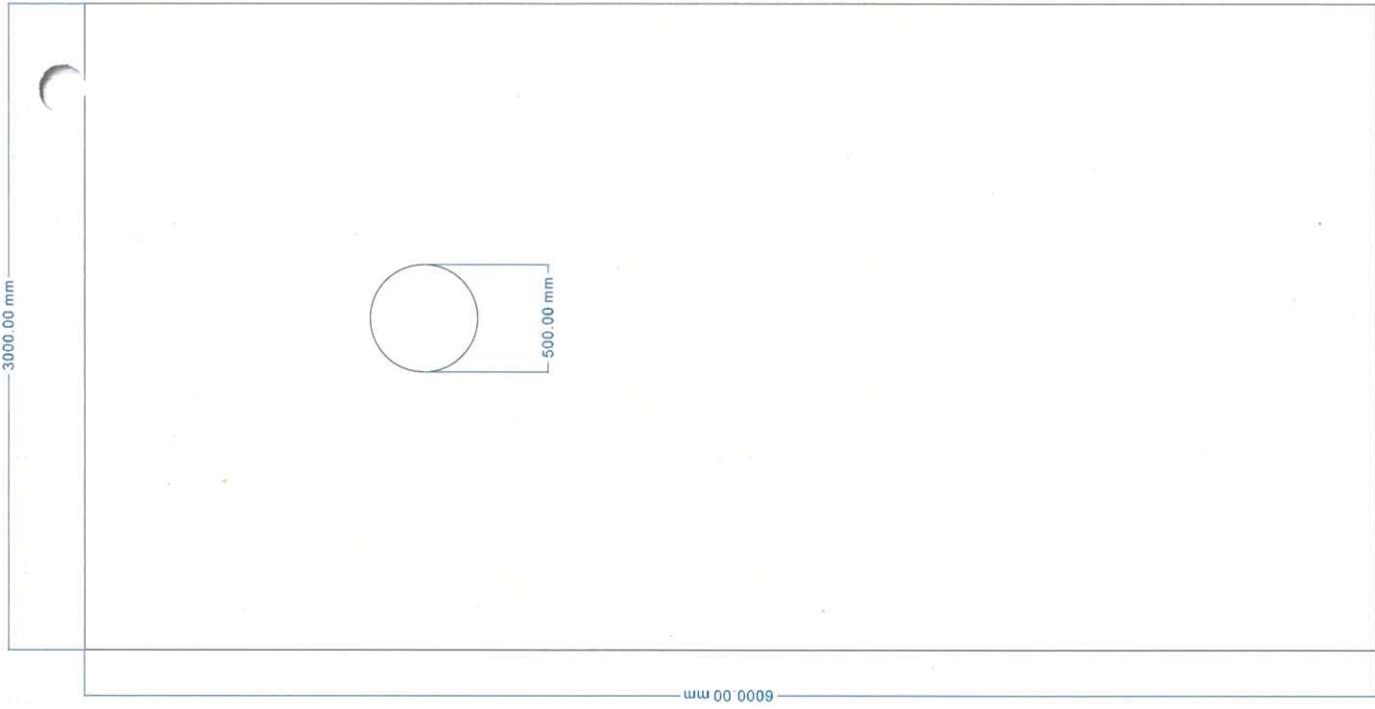
The size of one PV panel





FUTURE ELECTRONICS	DRAWN BY: Devin Lai Address: Lot No. 1471 S.B. in D.D. 117 (Part) SCALE: 1:400 DATE: 22-11-2022	DRAWING No 04B
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Sectional Plan of each Transformer



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



Title: Driving route between Castle Peak Road - Tam Mi and Application Site

Planning Application No.: AYL-KTN/886

Drawn: Sherry To

FUTURE ELECTRONICS

Drawing ID: 05

Date: 5/5/2023

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	☒ Site area 地盤面積 1430 sq.m 平方米 ☐ About 約 ☐ Gross floor area 總樓面面積 230.53 sq.m 平方米 ☐ 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 ☐ 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所用途，請填妥於附件的表格。

(i) For Type (i) application 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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 79.2 Area of filling 填土面積 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.15 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (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))
(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	☒ Public utility installation 公用事業設施裝置 ☐ 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 <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>86件</td> <td>2.278 (L) x 1.134 (W) x 0.04(H)</td> </tr> <tr> <td>太陽能板連支架</td> <td>214件</td> <td>2.278 (L) x 1.134 (W) x 1.54(H)</td> </tr> <tr> <td>電線杆連變壓器</td> <td>2套</td> <td>圓形, 半徑0.25m (r) 高5m (H)</td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			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)
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電線杆連變壓器	2套	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
政府、機構或社區設施 (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)

.....

.....

.....

☐ 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	☒ 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 ☐ 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) ☐
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	☒ (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 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ 1 _____ 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	☐ (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) _____ _____ _____ ☒

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

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

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

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?	Yes 是 No 否	☐ Please provide details 請提供詳情 																																
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。)	Yes 是 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																																
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響 Landscape</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Impact 構成景觀影響 Tree Felling</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td></td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> _____ _____ 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響 Landscape	Yes 會 ☐	No 不會 ☒	Impact 構成景觀影響 Tree Felling	Yes 會 ☐	No 不會 ☒	砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒		Yes 會 ☐	No 不會 ☐
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																																
	Yes 會 ☐	No 不會 ☐																																

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

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

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

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	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	230.53 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ 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 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	5 m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ 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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	☐	☐
Others (please specify) 其他 (請註明) Location Plan, Land Filling Plan, Vehicle Route Map	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明) 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。

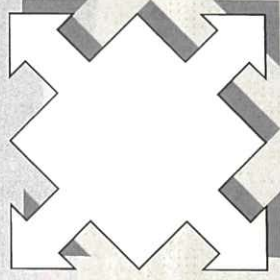
此為空白頁。
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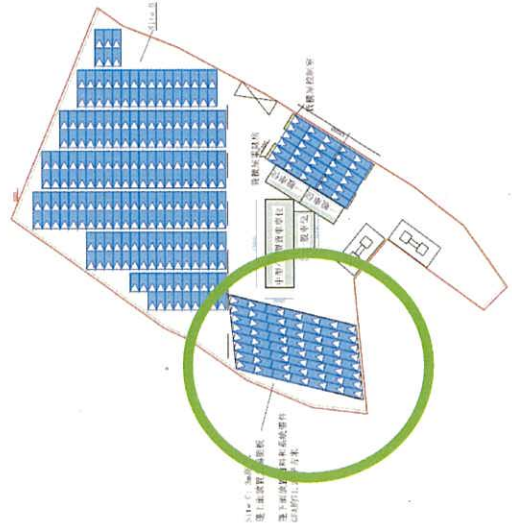
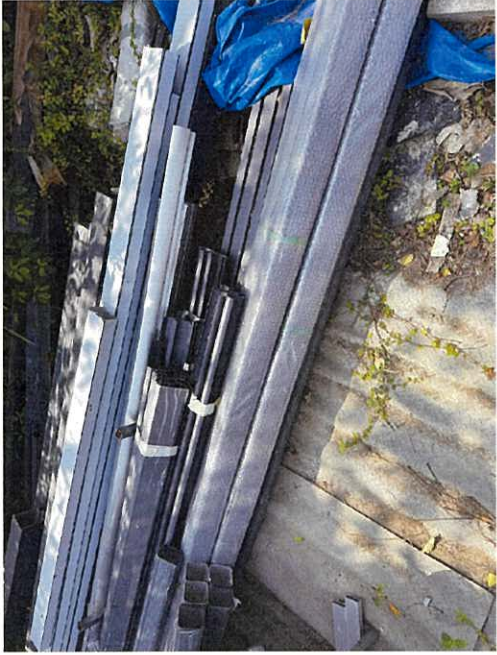
本計劃會在該水尾村農地興建大型可再生能源發電設施，包括：

- 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



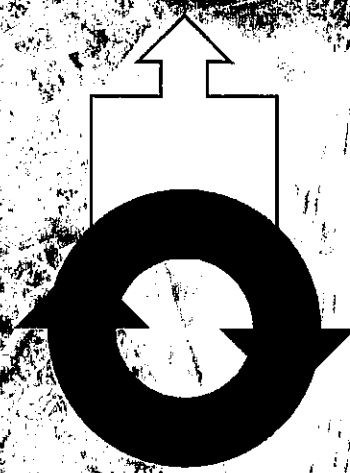


- 設置3米高帳篷
- 上面放置太陽能板
- 提升發電效能 (太陽能光吸收)
- 符合中電需求
- 下面放置鋁料 (如圖所示)



- 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

原本已是荒置農地



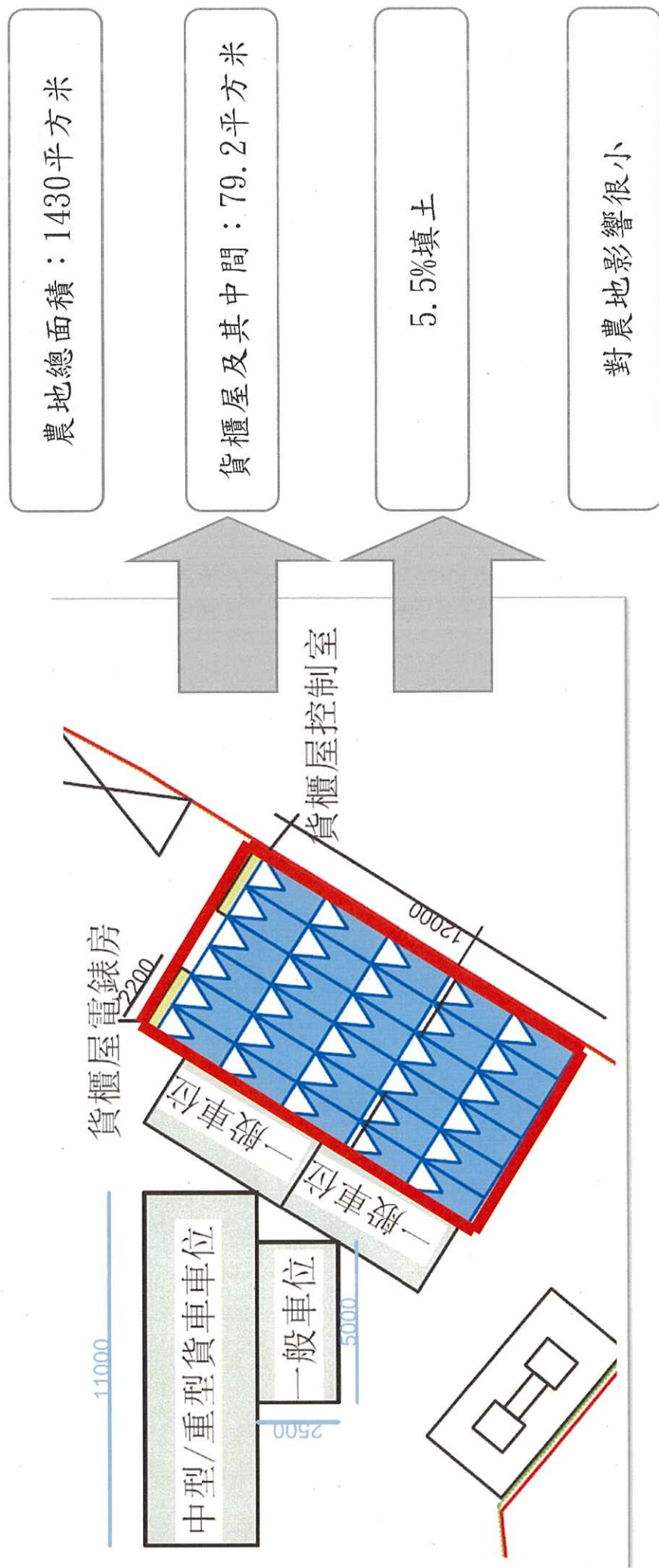
極小面積填土

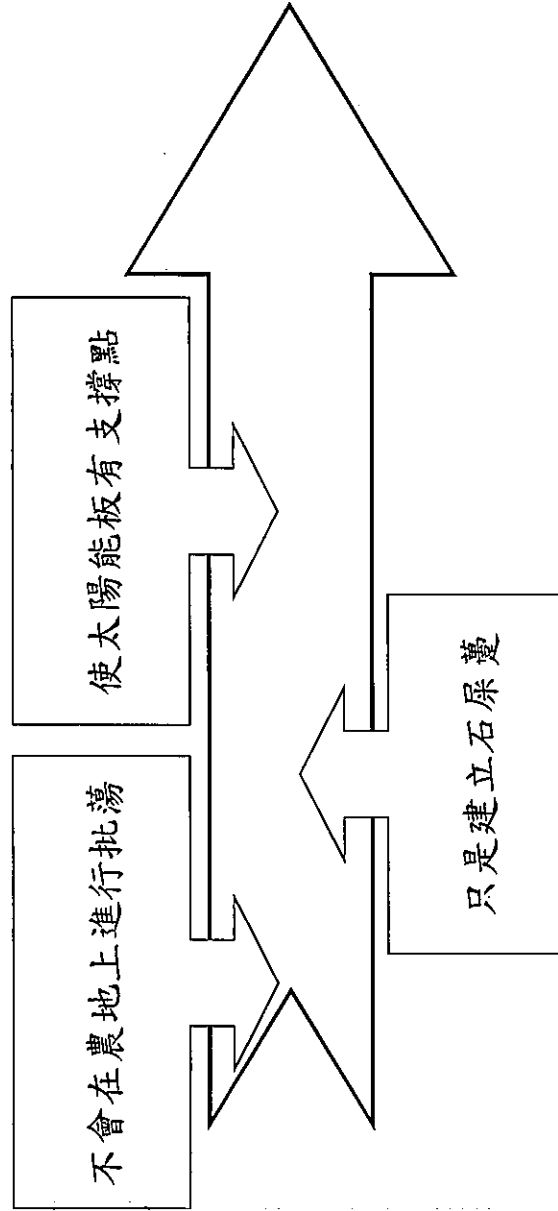
以有規模，有部署的種植

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





即使未來拆除太陽能發電系統

都能夠恢復“農耕”的用途。



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

UI
New Territories, Hong Kong

Future Electronics

本函編號： 220210608001

(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士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：

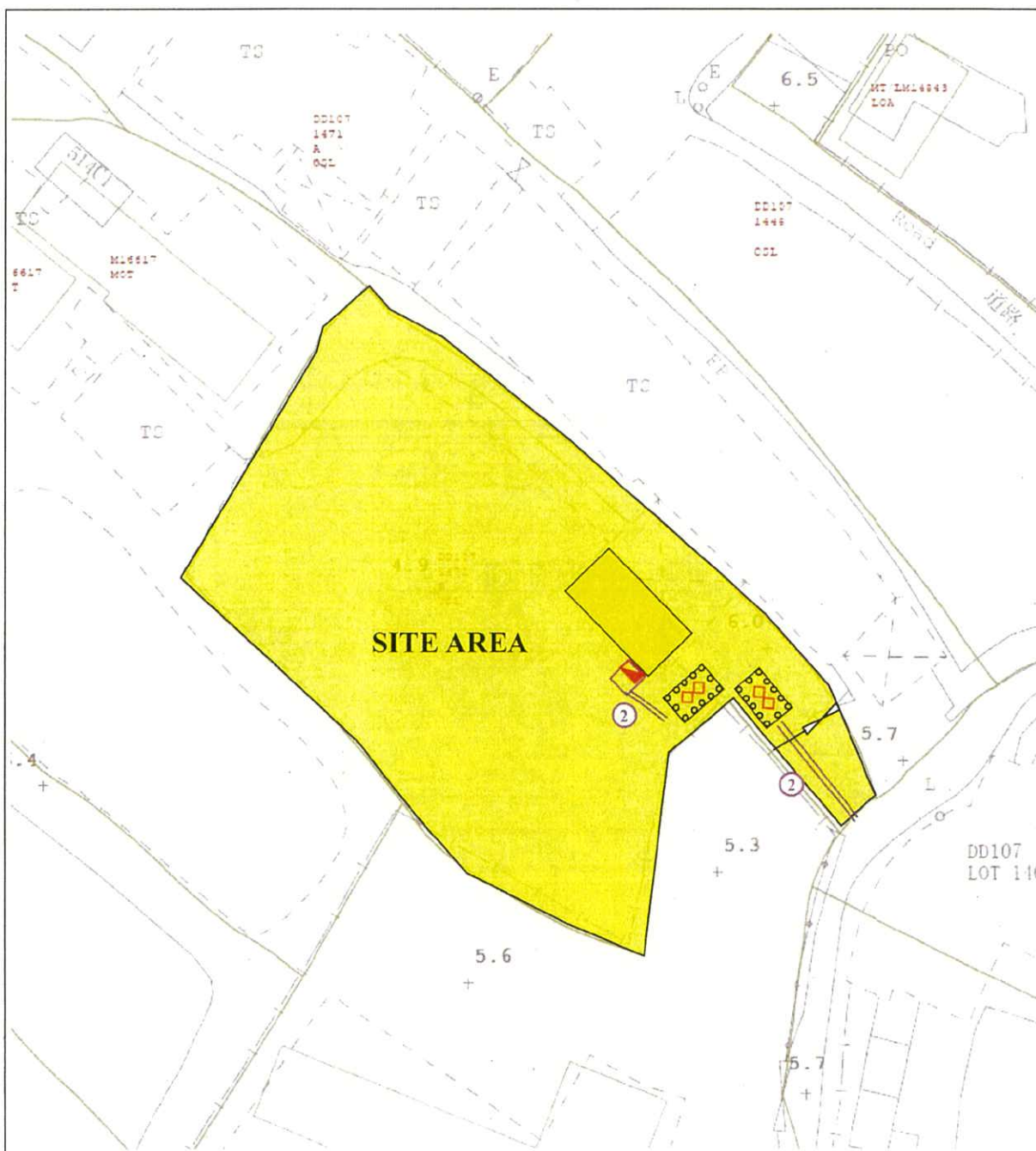
『除非事先獲本公司書面同意並遵照本公司可能規定的條件之外，客戶不得將取自本公司的電力供給第三者或與其共用，亦不得促使或准許將取自本公司的電力，供給或轉移或延伸至並非客戶專用的任何屋宇。』

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

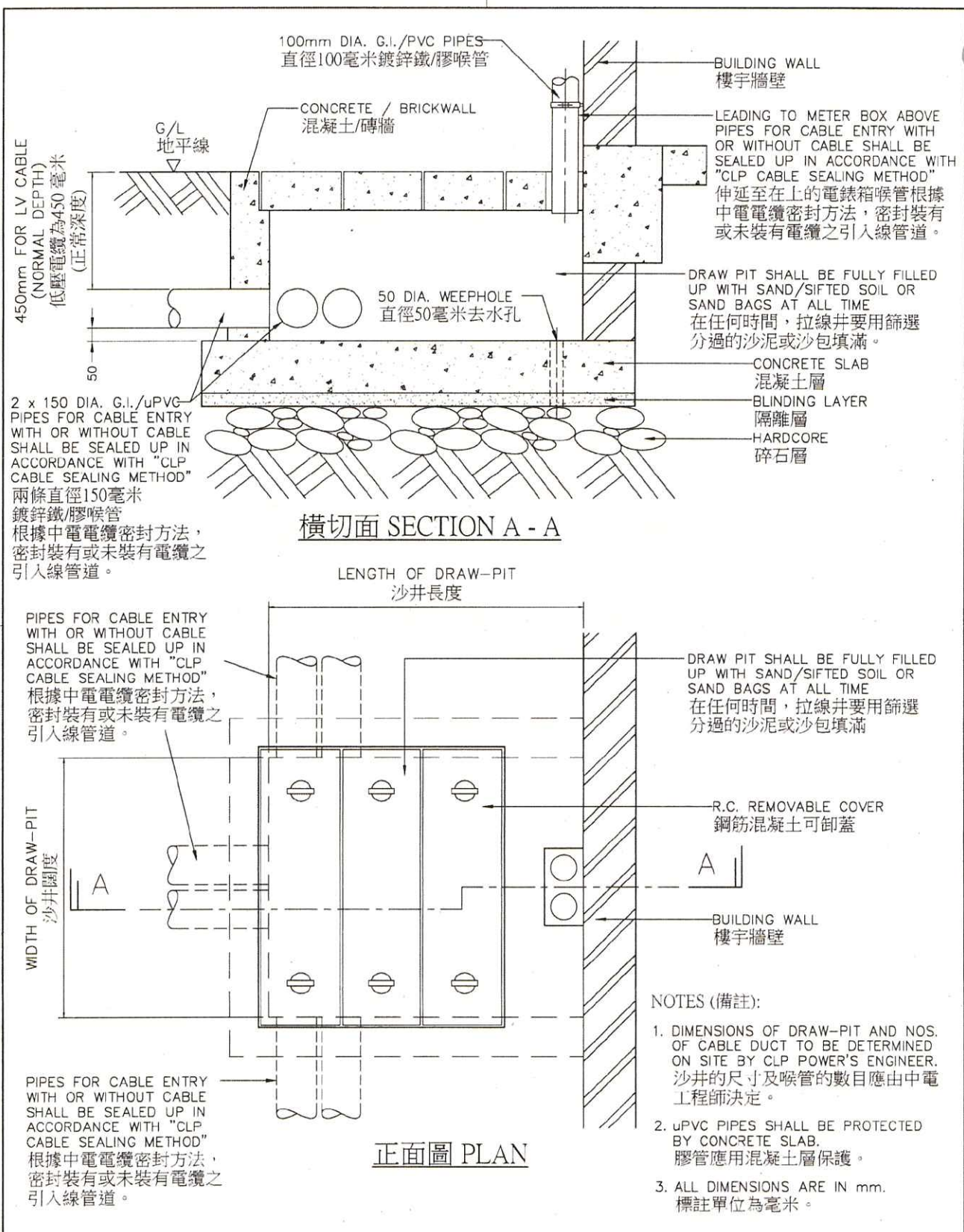


Work Required From Applicant

-  DUCTS OF 150mm DIAMETER
WITH Nos. INDICATED
-  PROPOSED SUPPLY POINT
(DRG. NO. TGIEN/25500/D/E33/0288/01/A/A)
-  DRAW-PTT 1200mm x 1200mm
(DRG. NO. TGIEN/25500/D/E33/0267/01/A/A)
-  FENCE FOR H-POLE
(DRG. NO. NR-G-2011-44)



Branch:	Designed:	Date:
規劃及設計處	W. Yan	31 AUG 2021
Drawing No.	Map No.	
YL210569	06NE07A 06NE02C	
Location :		
DD107 LOT1471 S.B.		
SHUI MEI TSUEN		



CLP 中電

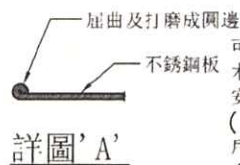
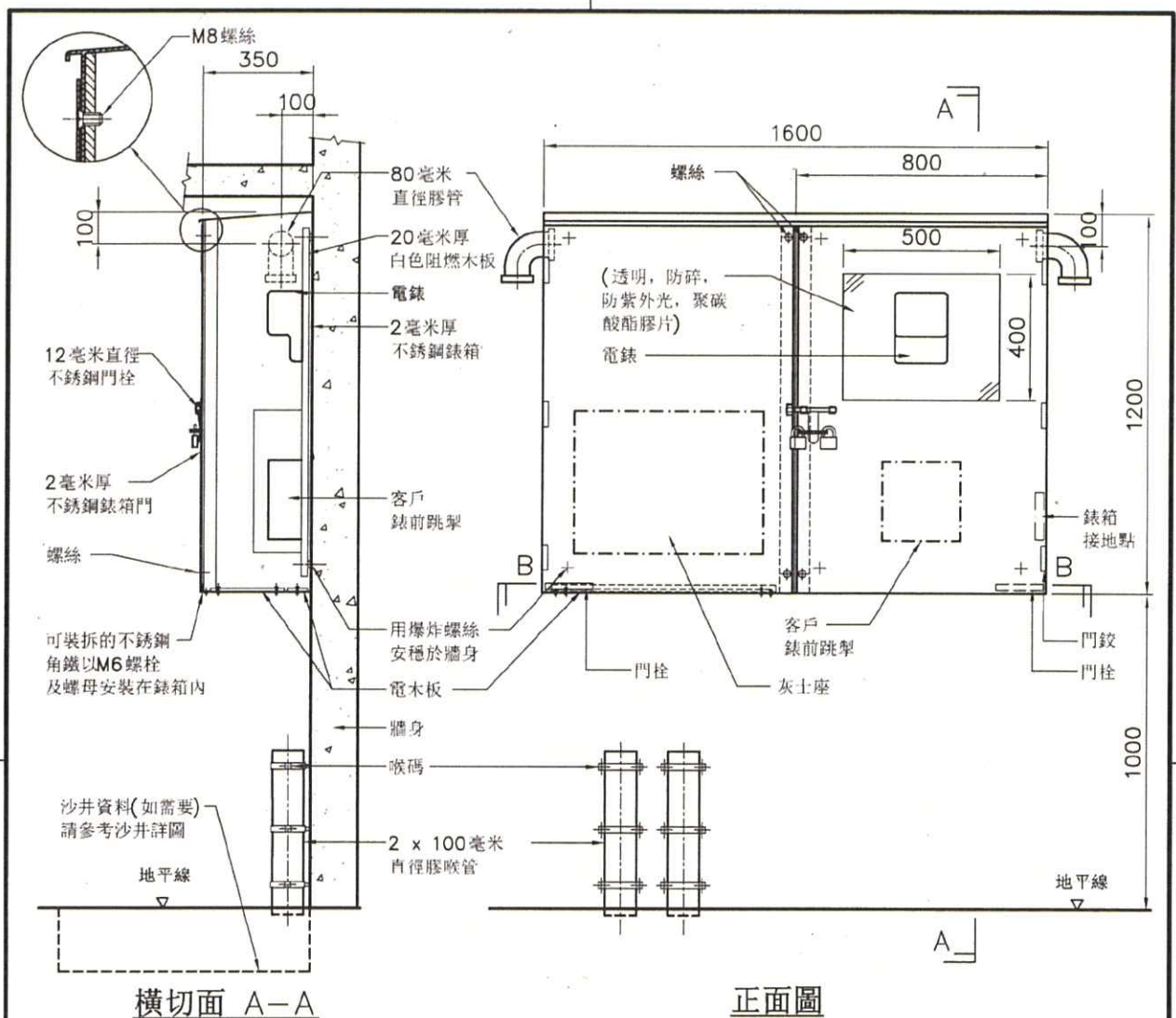
DRAWN: C W WONG DATE: 17 MAR., 2008
CHECKED: TOMMY HOI APPROVED: W B LEE
SCALE: 1 : 20 SHEET(S) IN SET: 1

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

INFORMATION CLASS: PROPRIETARY

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



- 備註:
1. 標註單位為毫米。
 2. 所有箱邊切口必須屈曲及打磨成圓邊, 看詳圖 A'。
 3. 白色阻燃塗層要符合英國標準 BS 176 : 第 7 部 1 級(或相等標準), 香港消防處網頁中接納的防火液目錄。

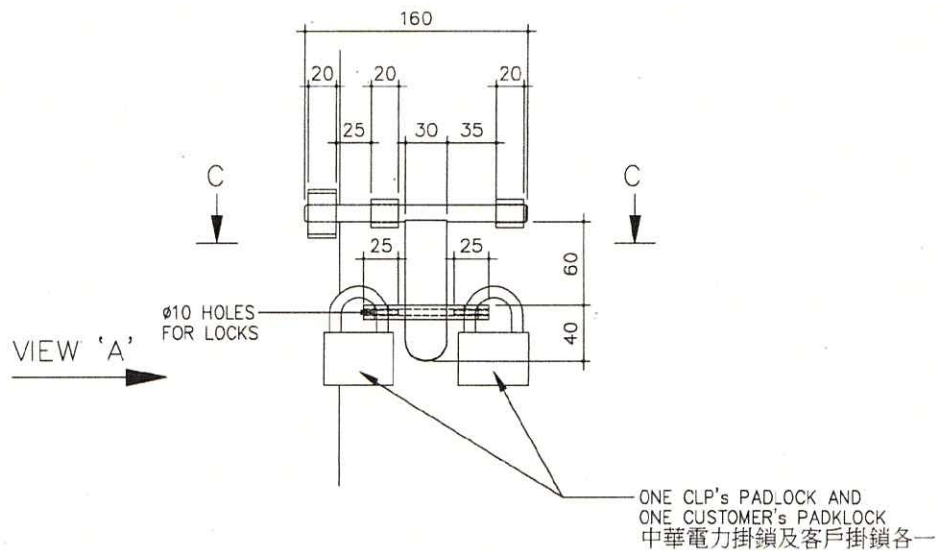
橫切面 B-B

A USE OF WHITE FIRE RETARDANT BOARD TO REDUCE FIRE RISK AND NOTES UPDATED.

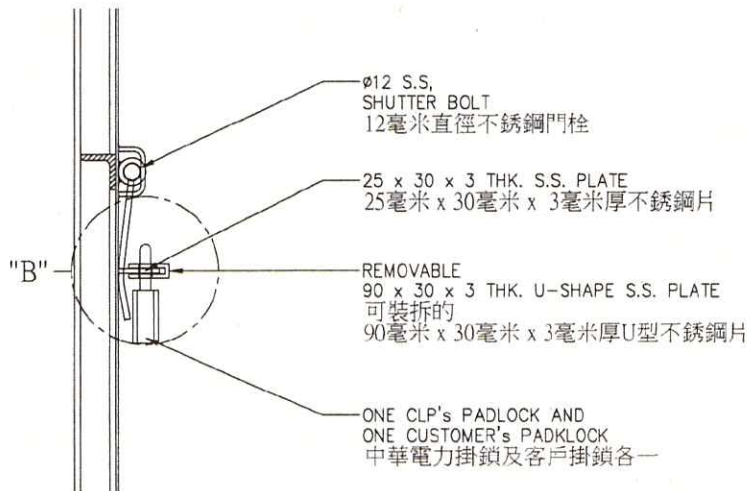
		REVS.	02.11.20	A	B	C	D	E	F	G	H	J	K	L
		INITIAL	T.K.MAK											
		TITLE :												
		標準防水不銹鋼錶箱 - 第六類型												
DRAWN:	C. W. WONG	DATE:	14 JUN., 2019											
CHECKED:	K. C. NG	APPROVED:	C. Y. LEUNG											
SCALE:	N. T. S.	SHEET(S) IN SET:	1	PROJECT NO.					CONTRACT NO.					
ASSET MANAGEMENT				DRG. NO.	T	G	E	N	2	5	5	0	0	D
					E	3	3	0	2	8	8	0	1	A

INFORMATION CLASS: PROPRIETARY

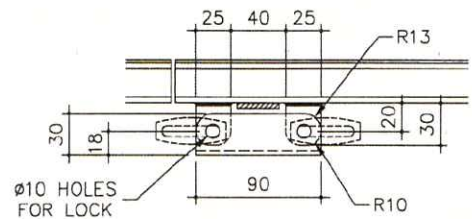
ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



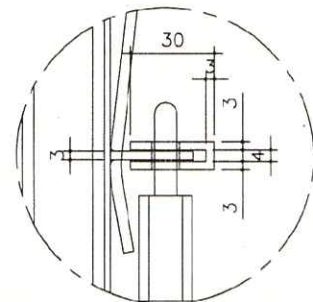
前視 FRONT VIEW



視點 VIEW 'A'



剖視 SECTION C-C



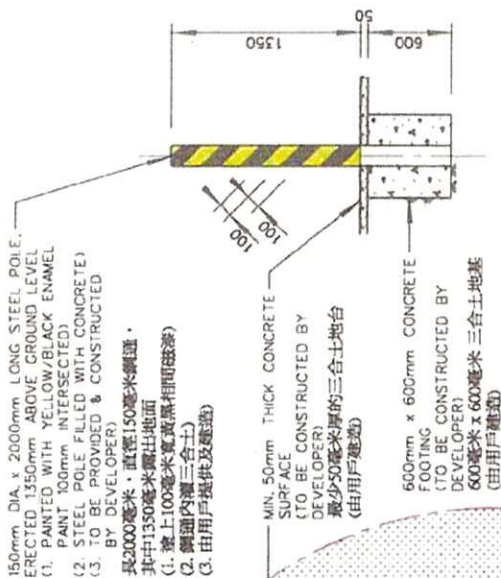
DETAILS 'B'

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

			B				DESIGN CHANGED				A				GENERAL REVISED												
 中電			REVS.		30.09.14		07.11.19																				
					A		B		C		D		E		F		G										
			H		J		K		L																		
			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.															
ASSET MANAGEMENT						DRG. NO. T						GEN		25500		D		E33		0238		01		B		A	

INFORMATION CLASS: PROPRIETARY

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



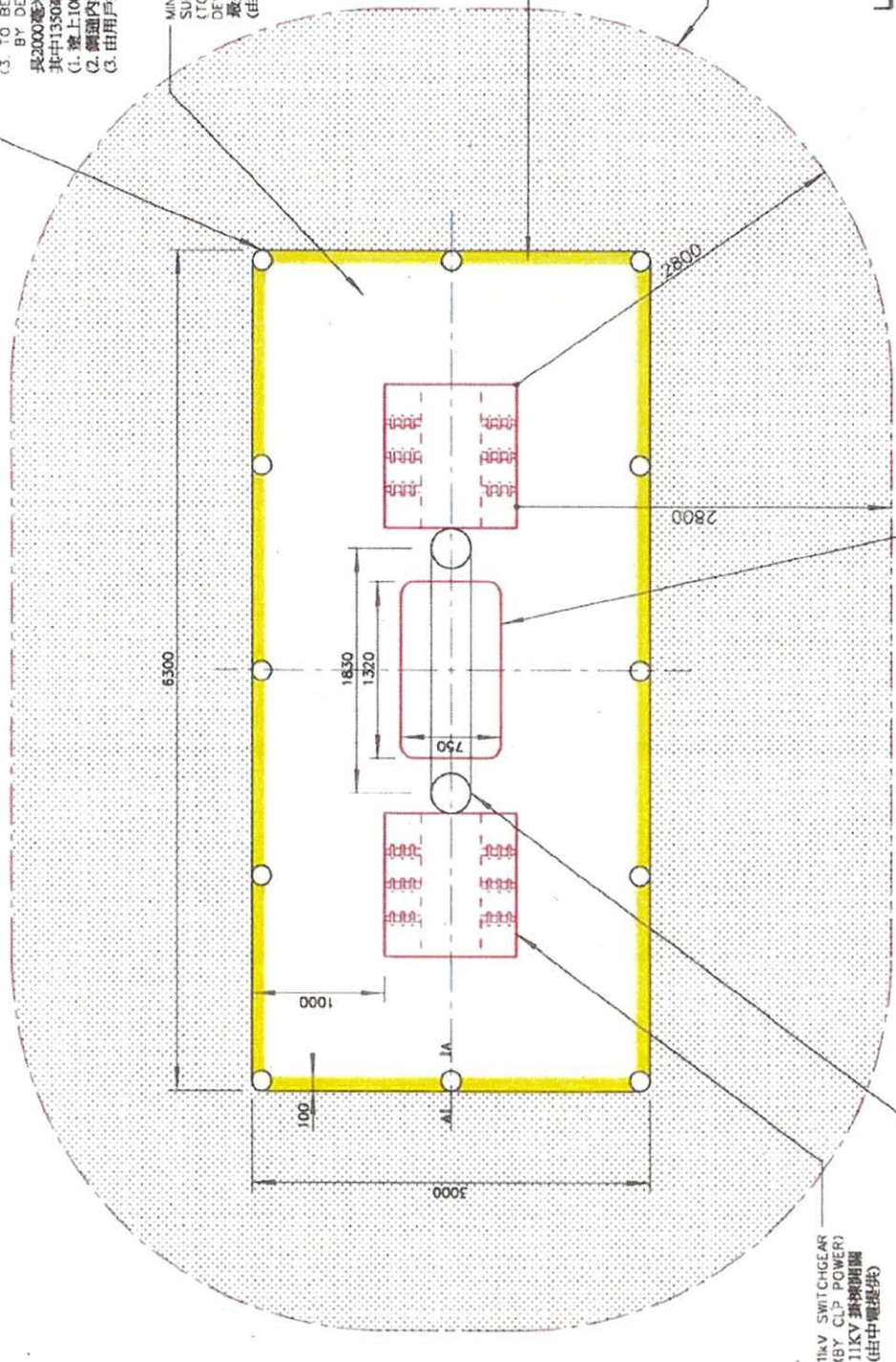
SECTION A-A

YELLOW ENAMEL STRIP 100mm PAINTED ON
MIN. 50mm THICK CONCRETE SURFACE
(TO BE PAINTED BY DEVELOPER)
100毫米寬黃色磁漆塗在
最少50毫米厚的三合土地台上
(由用戶塗上)

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
(區間內不得堆放或疊置物料)

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
(區間內不得堆放或疊置物料)



PLAN

PLANNING & DESIGN - NORTH REGION

DRAWN: CY KWOK	DATE: 23-NOV-2011
CHECKED: <i>[Signature]</i>	DATE: 23 NOV 2011
APPROVED: <i>[Signature]</i>	DATE: 28-11-2011

DRAWING NO.

NR-G-2011-44

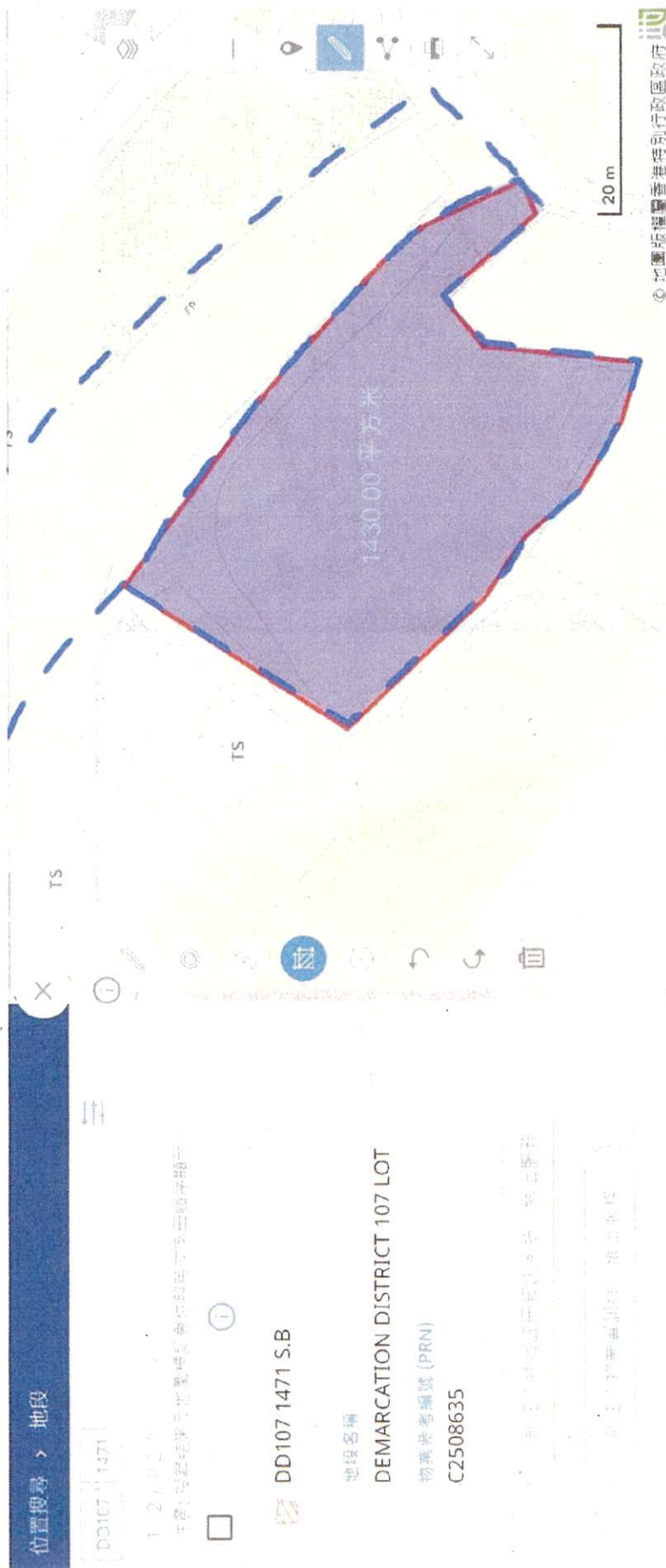
SCALE: 1:50mm(A4)

SHEET 1 OF 1

TITLE :

OUTDOOR H-POLE WITH 11kV SWITCHGEAR DEMARCATION
戶外 H 形木樑連 11KV 掛棟開關界限圖

CLP 中電



地段名稱:

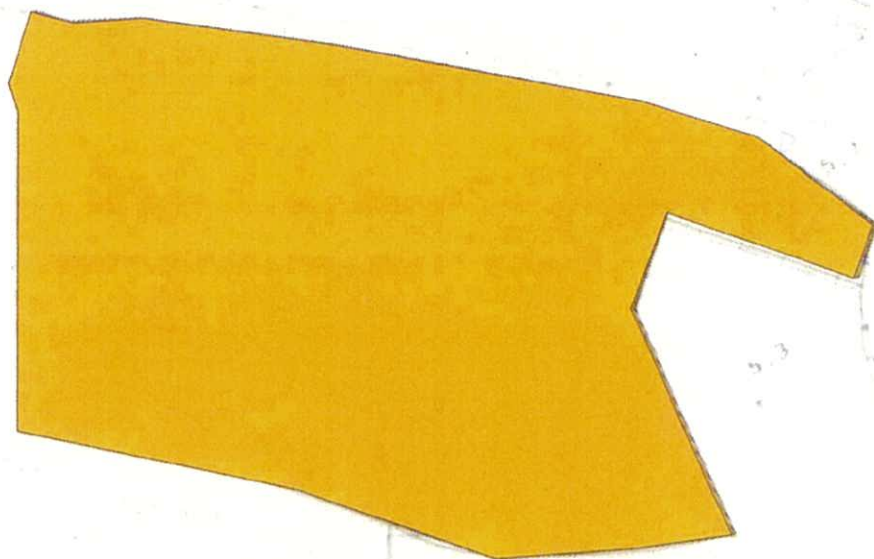
DEMARCATON DISTRICT 107 LOT

LOT No.1471S.B IN D..D 107

物業參考編號 (PRN)

C2508635

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 <
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...](#)

<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.

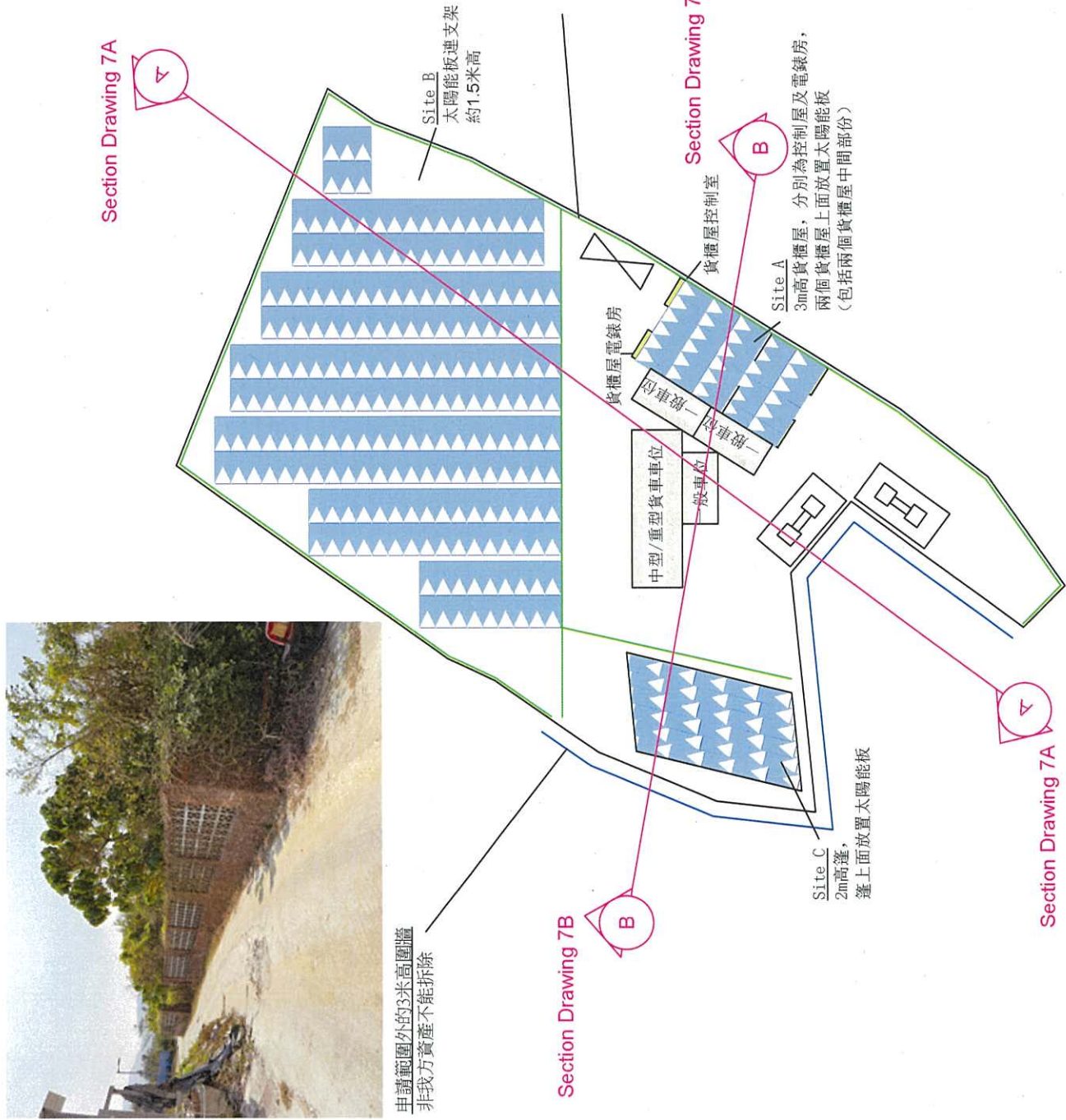
Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

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

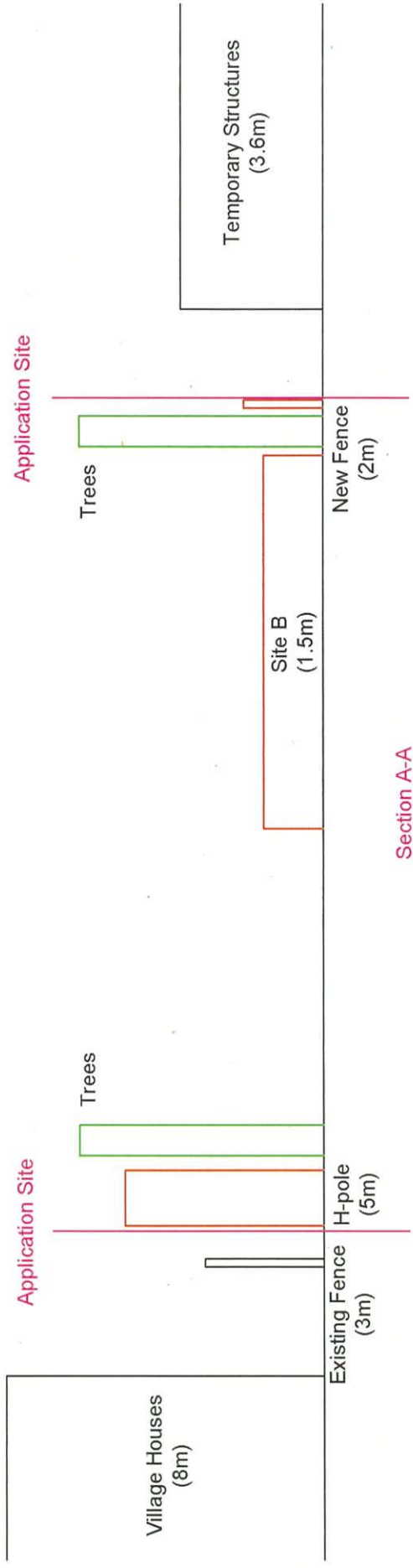


	Application Site Boundary
	Existing Fence of 3m High (outside application site)
	Chain Link Fencing of 2m high to be Erected
	Entrance Gate
	PV Panel (1134*2278)
	Proposed H-pole maintained by CLP

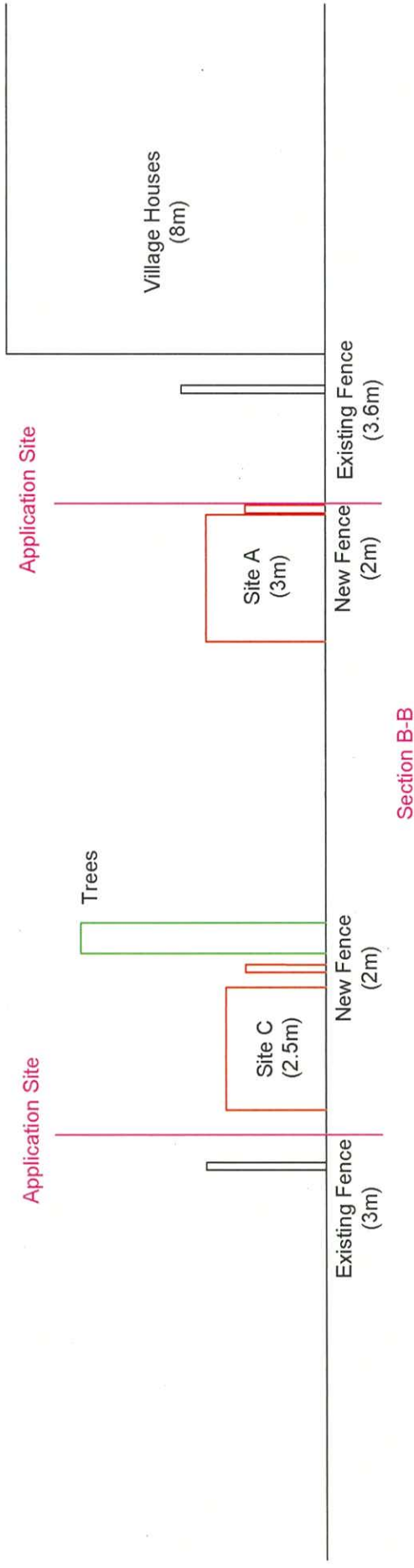
2米高鐵絲圍欄
申請用地將保留現有植物及加種樹木，
預計完工後可以透過圍欄觀賞植物，
與鄰近土地外觀一置



Estimated Max. Height of Trees



Estimated Max. Height of Trees



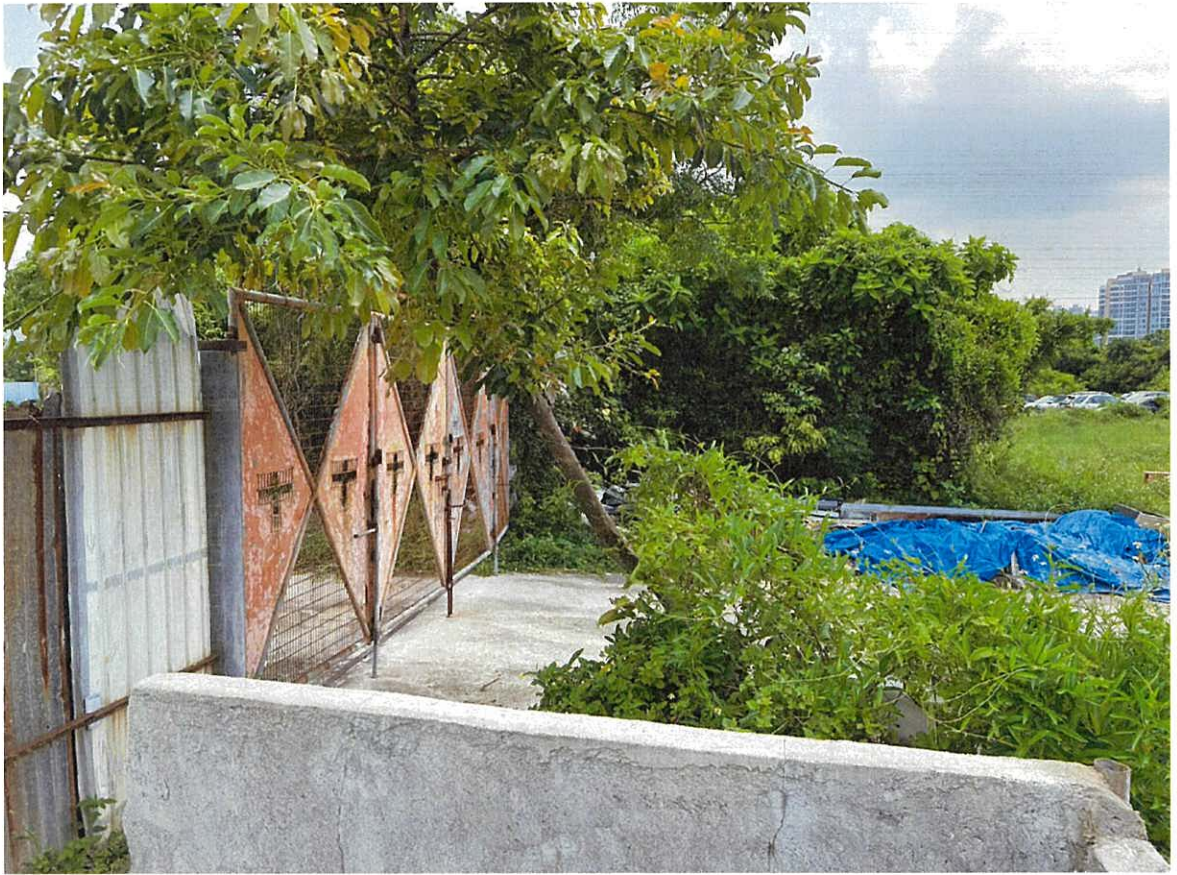


Figure 1, vegetation at entrance gate. (photo taken on 13/6/2023)



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:



強風 Wind



鹽霧 Salt Spray



乾旱 Drought



污染 Pollution



陰暗 Shade

本土 Native

外來 Exotic

常綠 Evergreen

落葉 Deciduous

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 Months	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



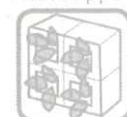
自行攀緣
Self Clinging



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



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:



強風 Wind



鹽霧 Salt Spray



乾旱 Drought



污染 Pollution



陰暗 Shade

本土 Native

外來 Exotic

常綠 Evergreen

落葉 Deciduous

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

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



層架式花槽
Stack Planters



專用的預製組件
Modular Panels

修剪要求 Pruning Demand

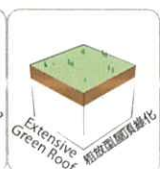
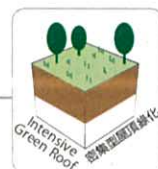


特點/Features



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: sherry.to@futureelectronics.com

Website: www.futureelectronics.com

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: sherry.to@futureelectronics.com

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: future.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.

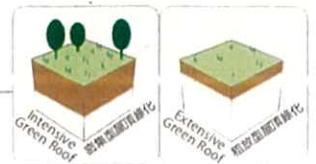
Environmental and Ecological Bureau (Contact person: Ms. Lisa CHAU; Tel.: 3150 8195)

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

Month	1	2	3	4	5	6	7	8	9	10	11	12
Spring												
Summer												
Autumn												
Winter												

灌溉要求 Irrigation Demand



肥料要求 Fertilising Demand



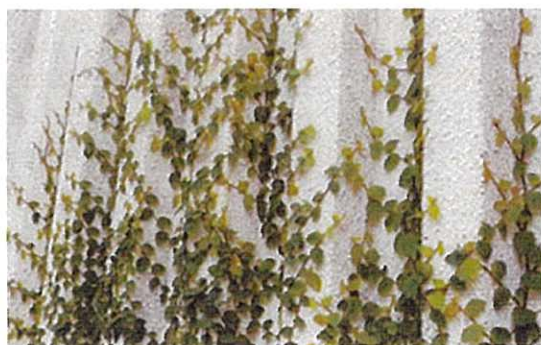
修剪要求 Pruning Demand



特點 Features



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



科 Family: 桑科 Moraceae

學名 Scientific Name: *Ficus pumila*

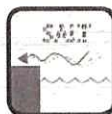
英文名 Common Name: Creeping Fig

中文名 Chinese Name: 薜荔 (文頭郎)

本土 Native
常綠 Evergreen

外來 Exotic
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



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 專用的預製組件
Stark 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)

本土 Native

常綠 Evergreen

可忍受的生長環境 Tolerance:



強風 Wind



乾旱 Drought



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



垂直綠化的支撐方法

Support for Vertical Greening



自行攀緣
Self-supporting



提供支撐
With Support

肥料要求 Fertilising Demand



格架式花槽
Spoke Planters



專用的預製組件
Modular Panels

修剪要求 Pruning Demand



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
常綠 Evergreen

落葉 Deciduous



強風 Wind



鹽霧 Salt Spray



乾旱 Drought



充足 Sunlight



陰暗 Shade

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)
Recommended Soil Depth

100	200
200	300
300	450
450	600
1200	1400

灌溉要求 Irrigation Demand



肥料要求 Fertilising Demand



修剪要求 Pruning Demand



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												

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



專用的預裝組件
Modular Panels

特點/Features



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

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

From: Yu Fong <...>
To: llyduen@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.

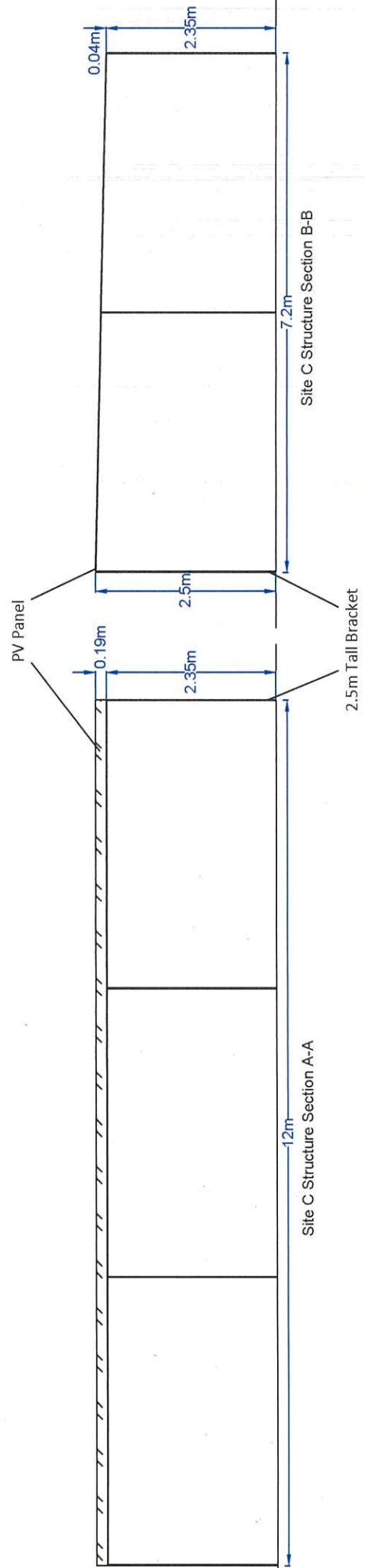
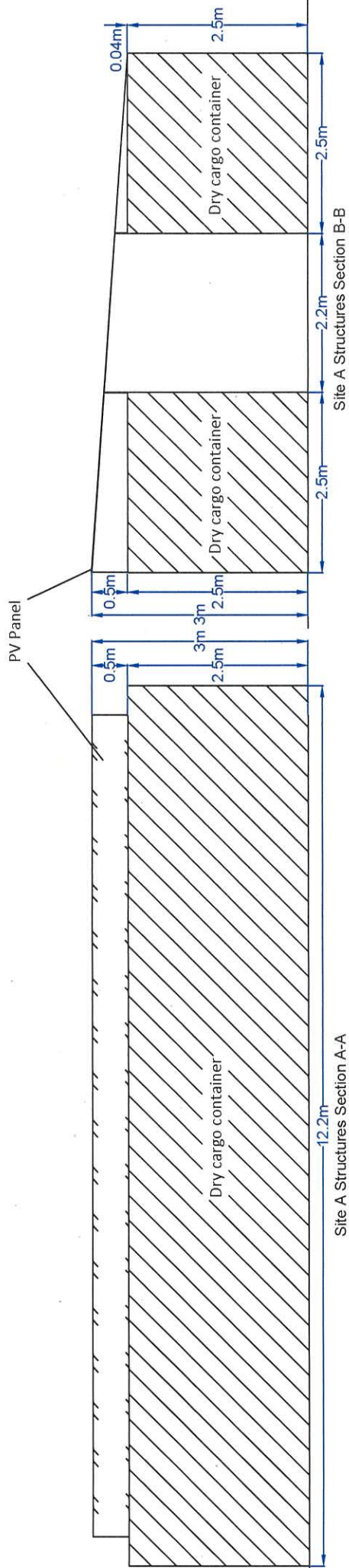
Regards,
Loree Duen
for DPO/FS&YLE



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](#)

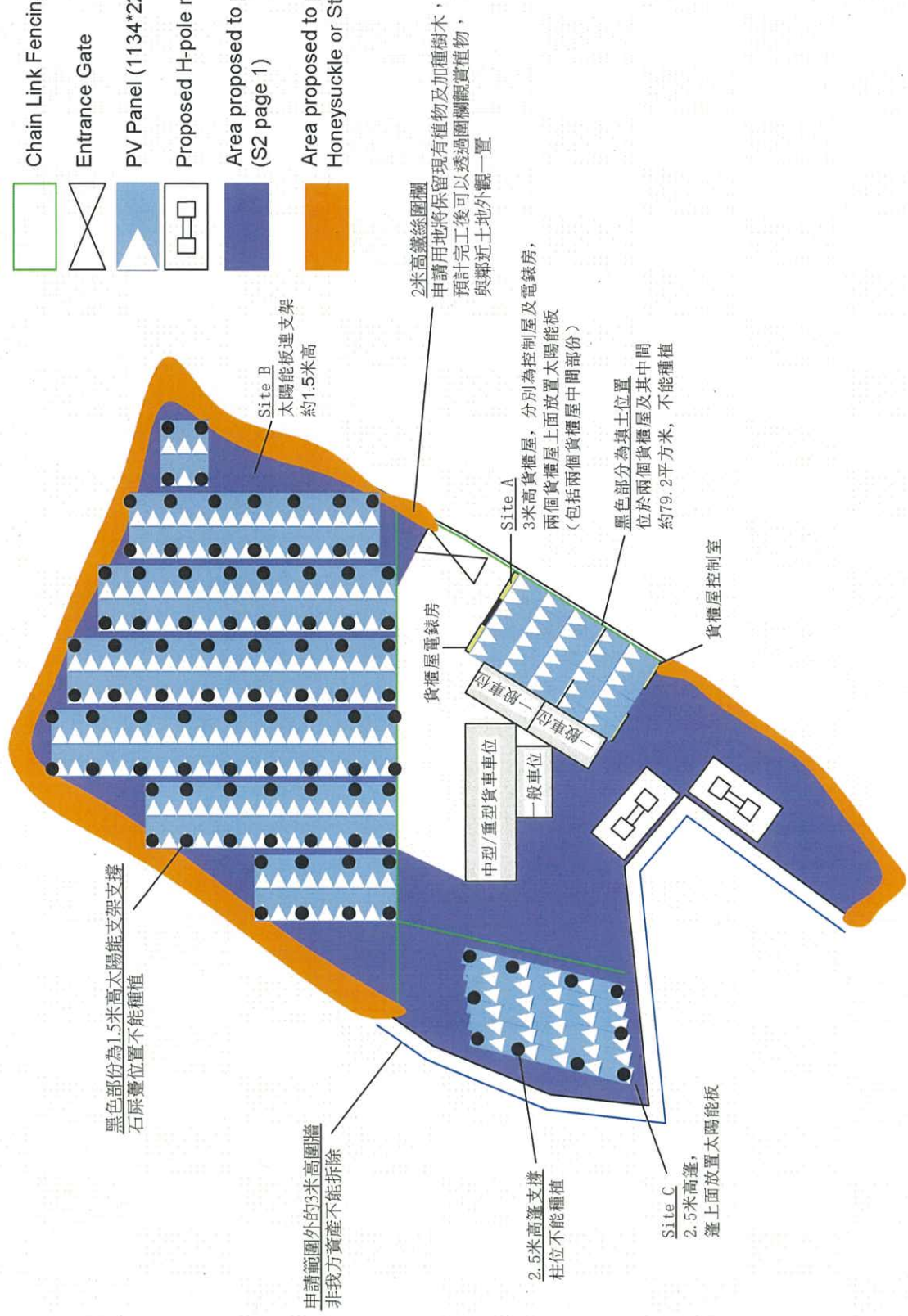


FUTURE ELECTRONICS	Title: Section Drawing of Site A & C Structures		Drawing NO.:10
	Planning Application No.: AYL-KTN/886	Date: 3/10/2023	

Drawn: Sherry To

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

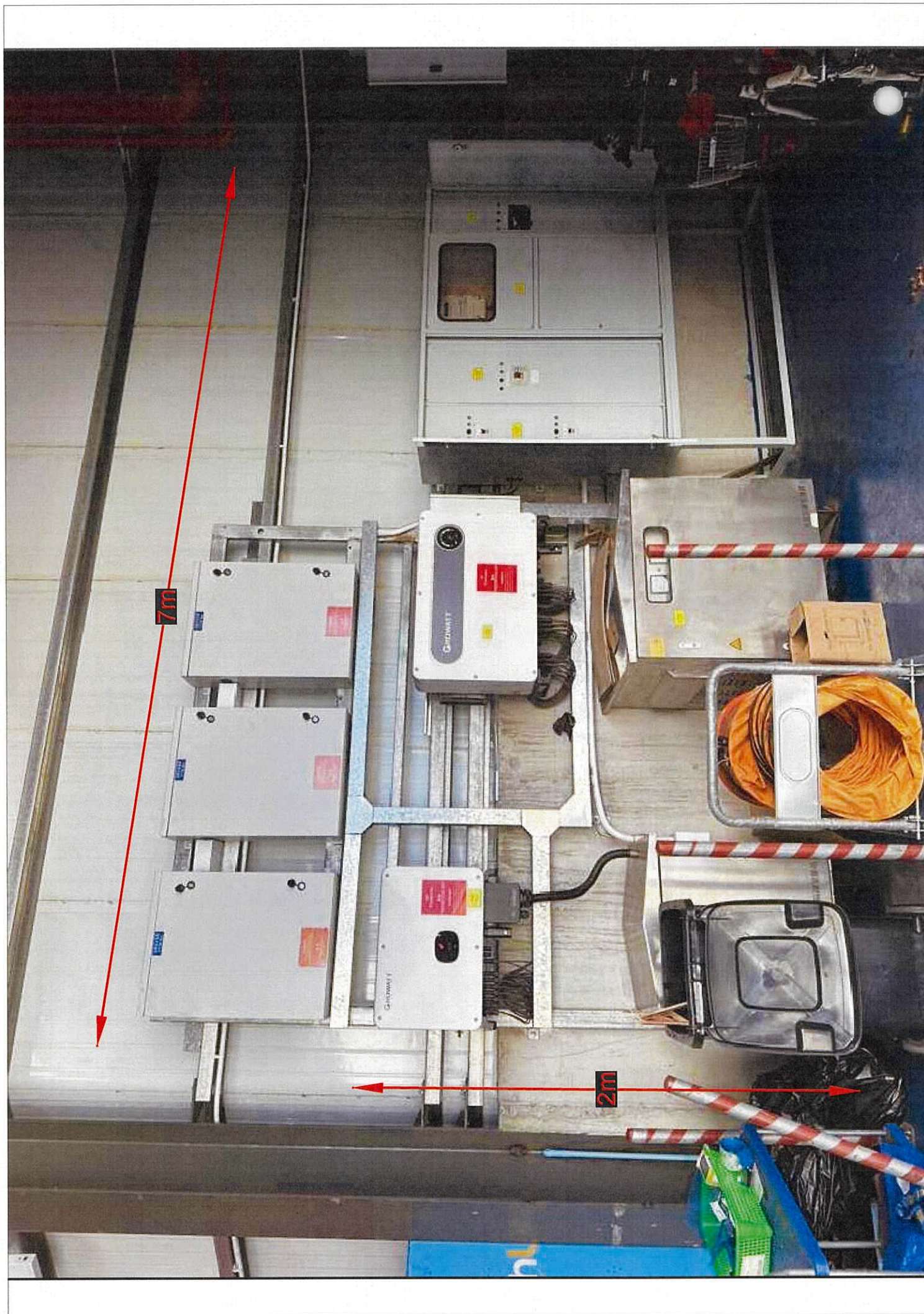
Planning Application No.: AYL-KTN/886

FUTURE ELECTRONICS

Drawn: Sherry To

Date: 3/10/2023

Drawing NO.: 9





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

From: Yu Fong <fyt
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: 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 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.

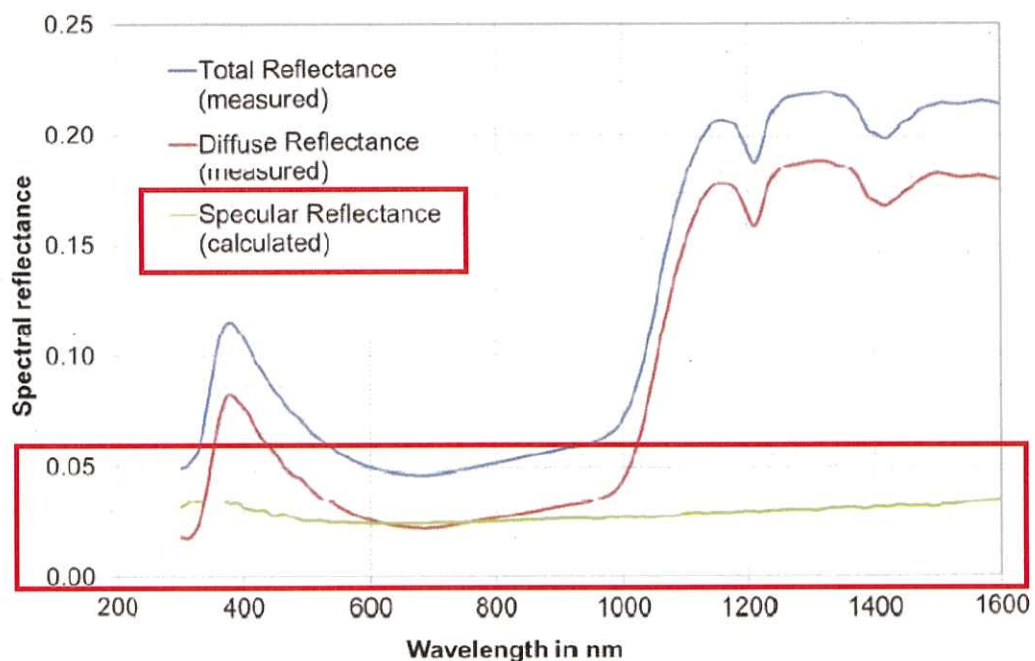


Figure 1: PV module reflectance according ISO 9050

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.

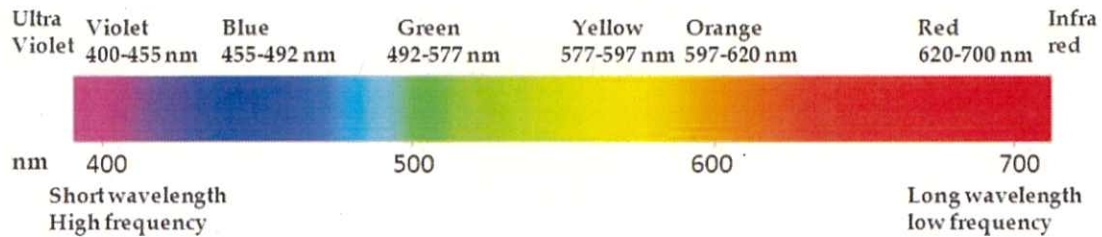


Figure 2: Visible light spectrum

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

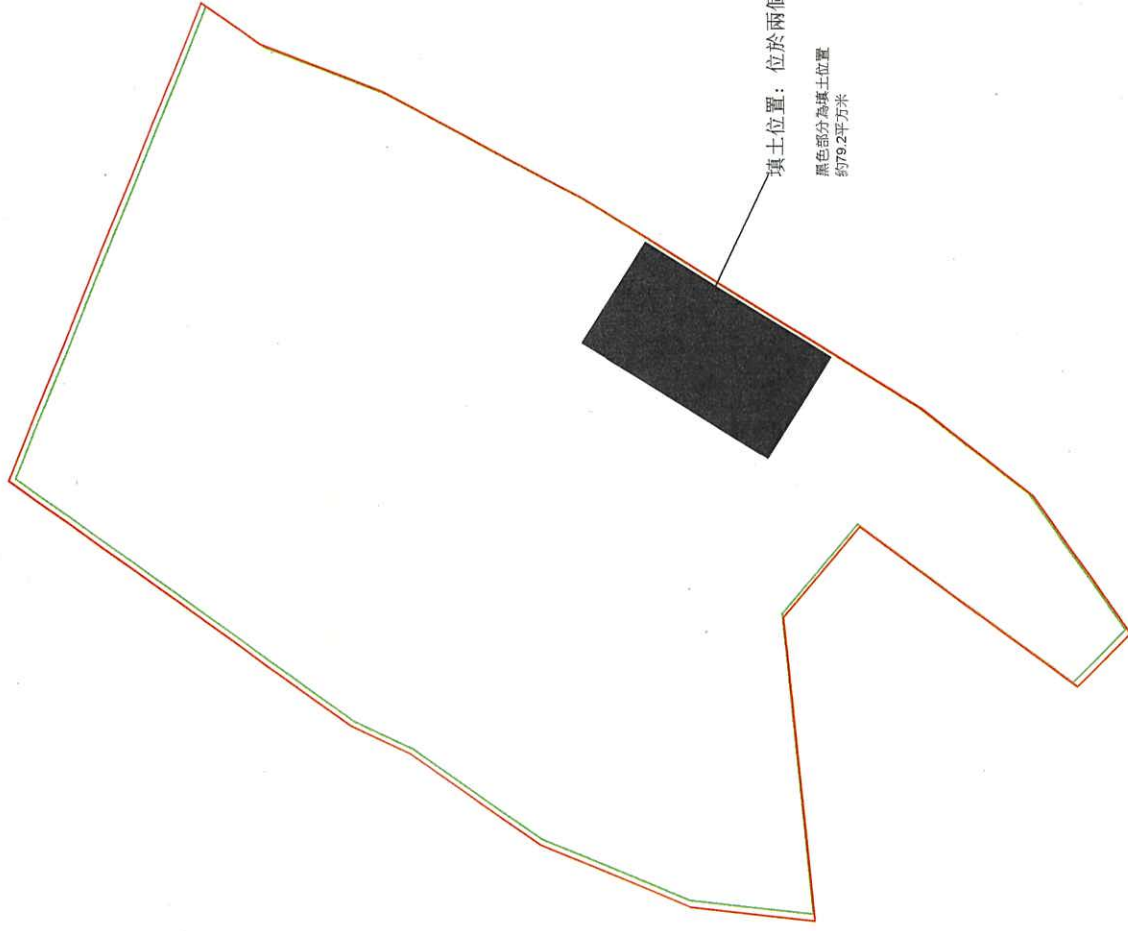
Diffuse reflectance (measured)	<3,2 %
Regular reflectance (calculated)	<2,4 %
Total reflectance (measured)	<5,6 %

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



DRAWING No

03

SCALE: 1:400

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

DRAW BY: Steven Lai

FUTUTURE ELECTRONICS

TITLE: Land Filling Plan

DATE: 16-03-2023


(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

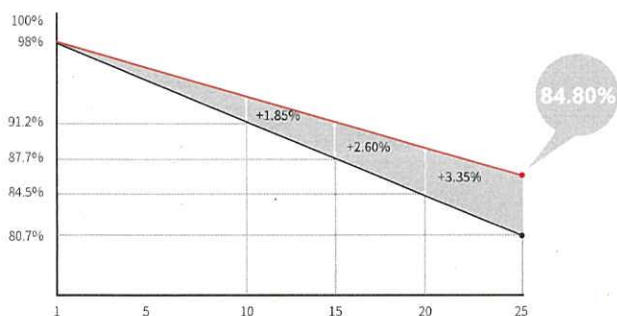
<2%
FIRST YEAR
POWER DEGRADATION

0.55%
YEAR 2-25
POWER DEGRADATION

HALF-CELL
Lower operating temperature

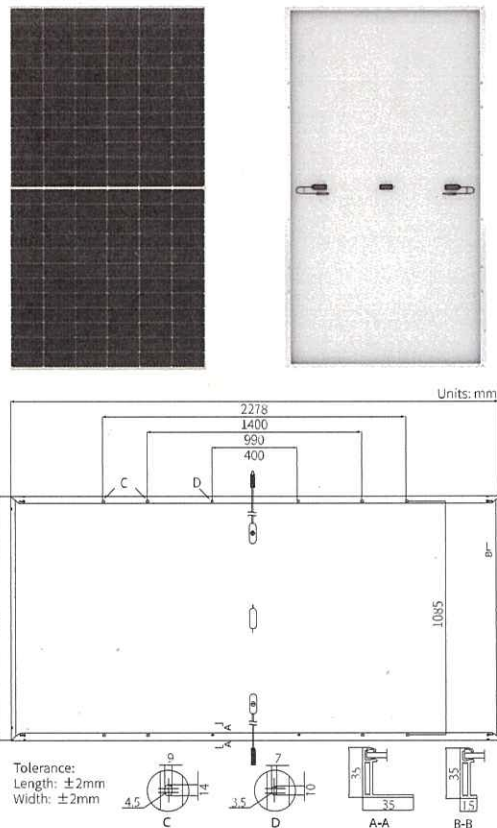
Additional Value

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 Pmax: ±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 (Pmax/W)	540	403.6	545	407.4	550	411.1	555	414.8	560	418.6
Open Circuit Voltage (Voc/V)	49.50	46.54	49.65	46.68	49.80	46.82	49.95	46.97	50.10	47.11
Short Circuit Current (Isc/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 (Vmp/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 (Imp/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%
Voc and Isc 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 Isc	+0.050%/°C
Temperature Coefficient of Voc	-0.265%/°C
Temperature Coefficient of Pmax	-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.

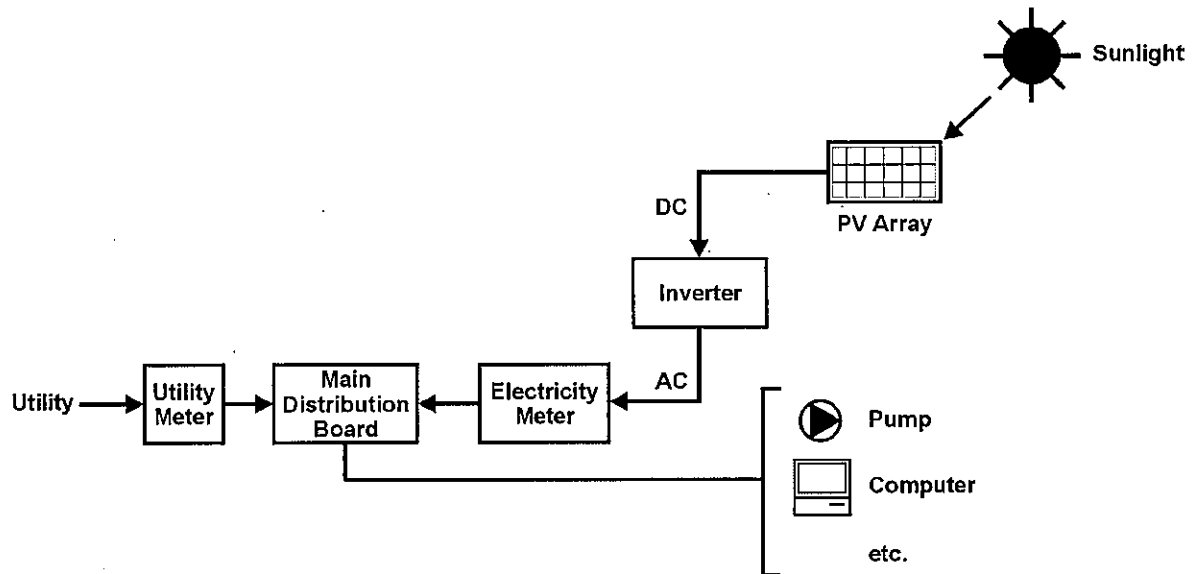
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

- 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: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

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/res_earch-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:

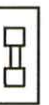
- no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected; and
- proper licence/ permit issued by FEHD is required if there is any catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;

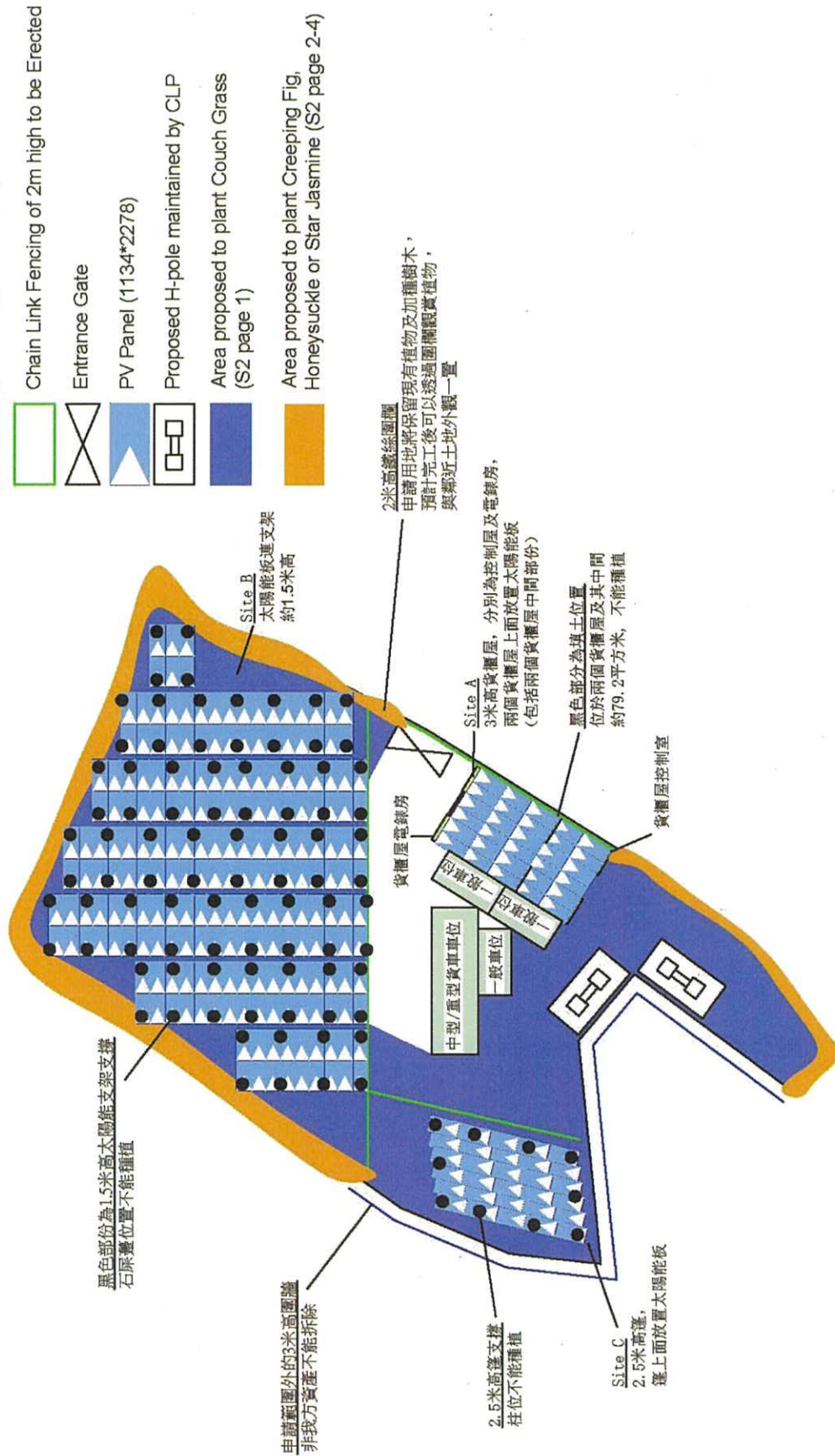
(h) note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) CBS/NTW, BD that:

- 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.

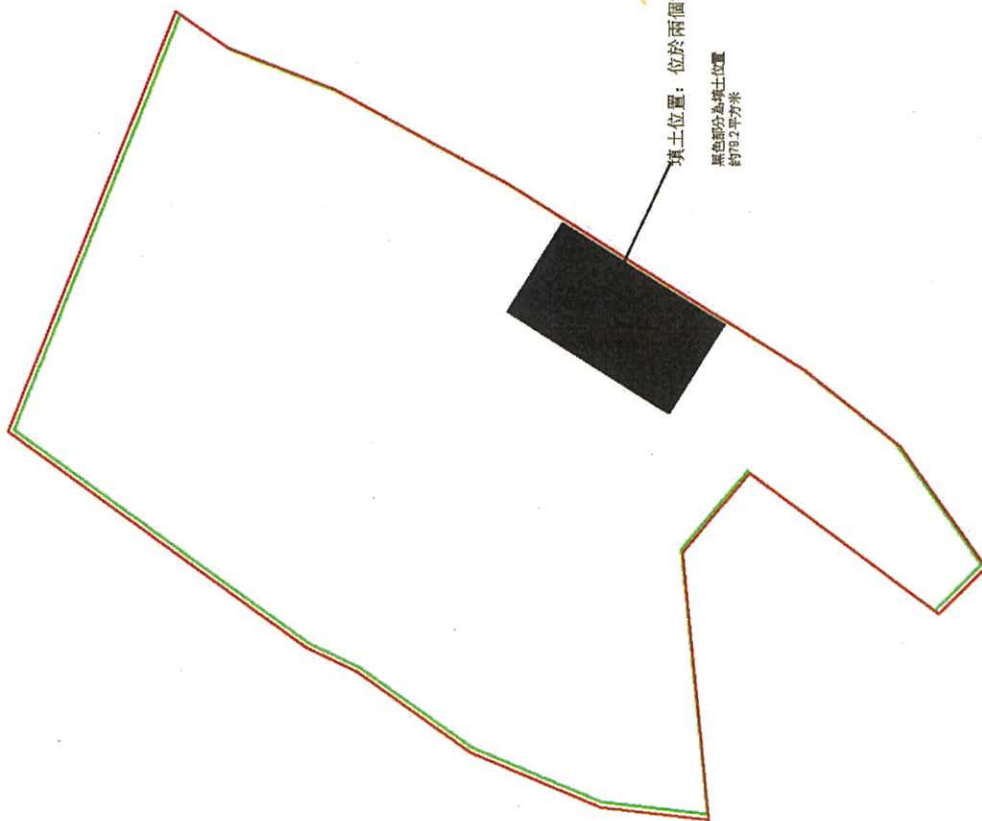
Legend

-  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)



FUTURE ELECTRONICS	Title: Revised Planting Plan	Planning Application No.: AYL-KTN/886	Drawing NO.: 9
	Drawn: Sherry To	Date: 31/0/2023	

(摘錄自申請人於4. 10. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.10.2023)



填土位置：位於兩個貨棚屋及其中間
黑色部分為填土位置
約19.2平方米

FUTUTURE ELECTRONICS

DRAW BY: Steven Lai

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

DRAWING No

03

TITLE: Land Filling Plan

DATE: 16-03-2023

參考編號

REFERENCE No.

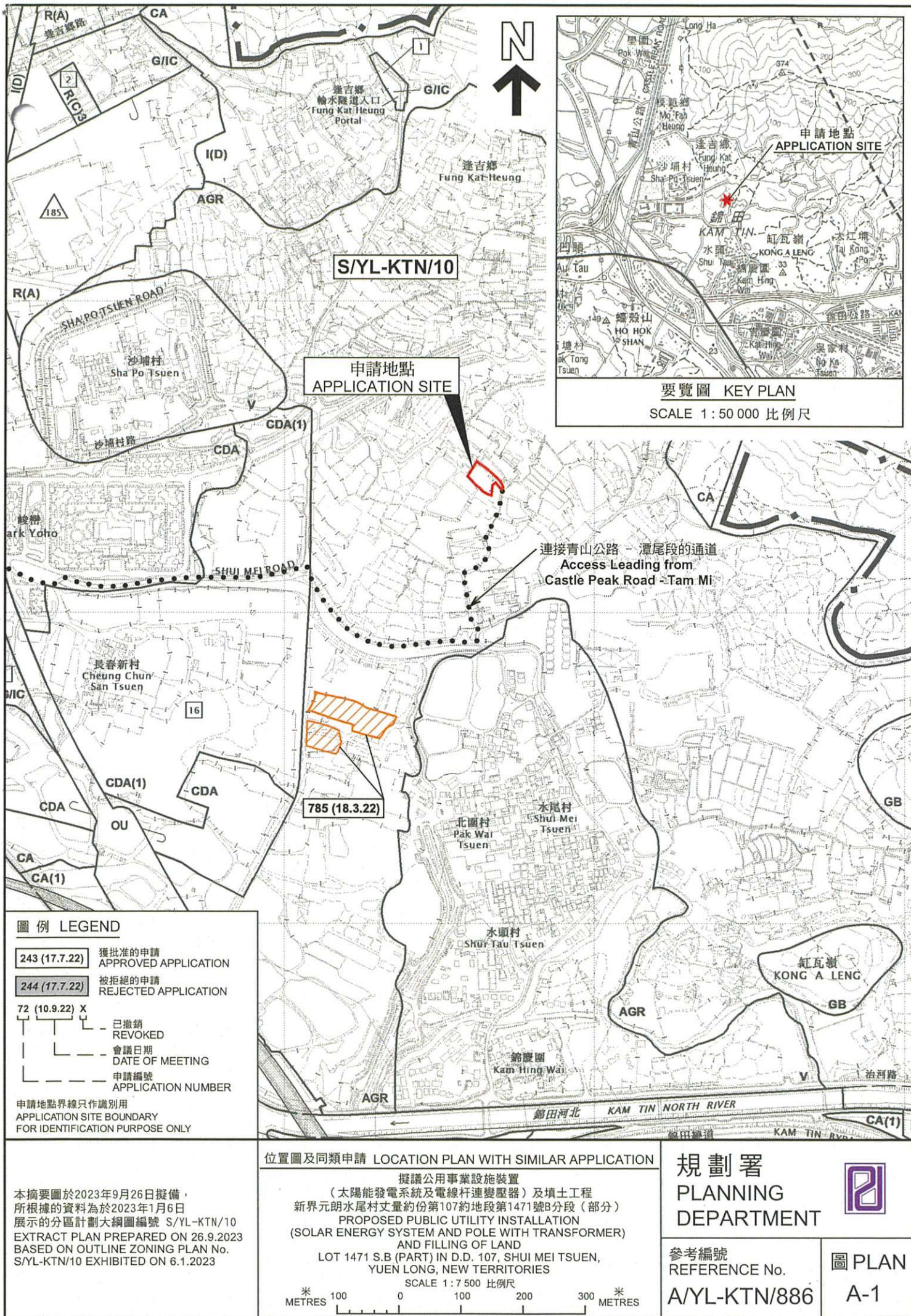
A/YL-KTN/886

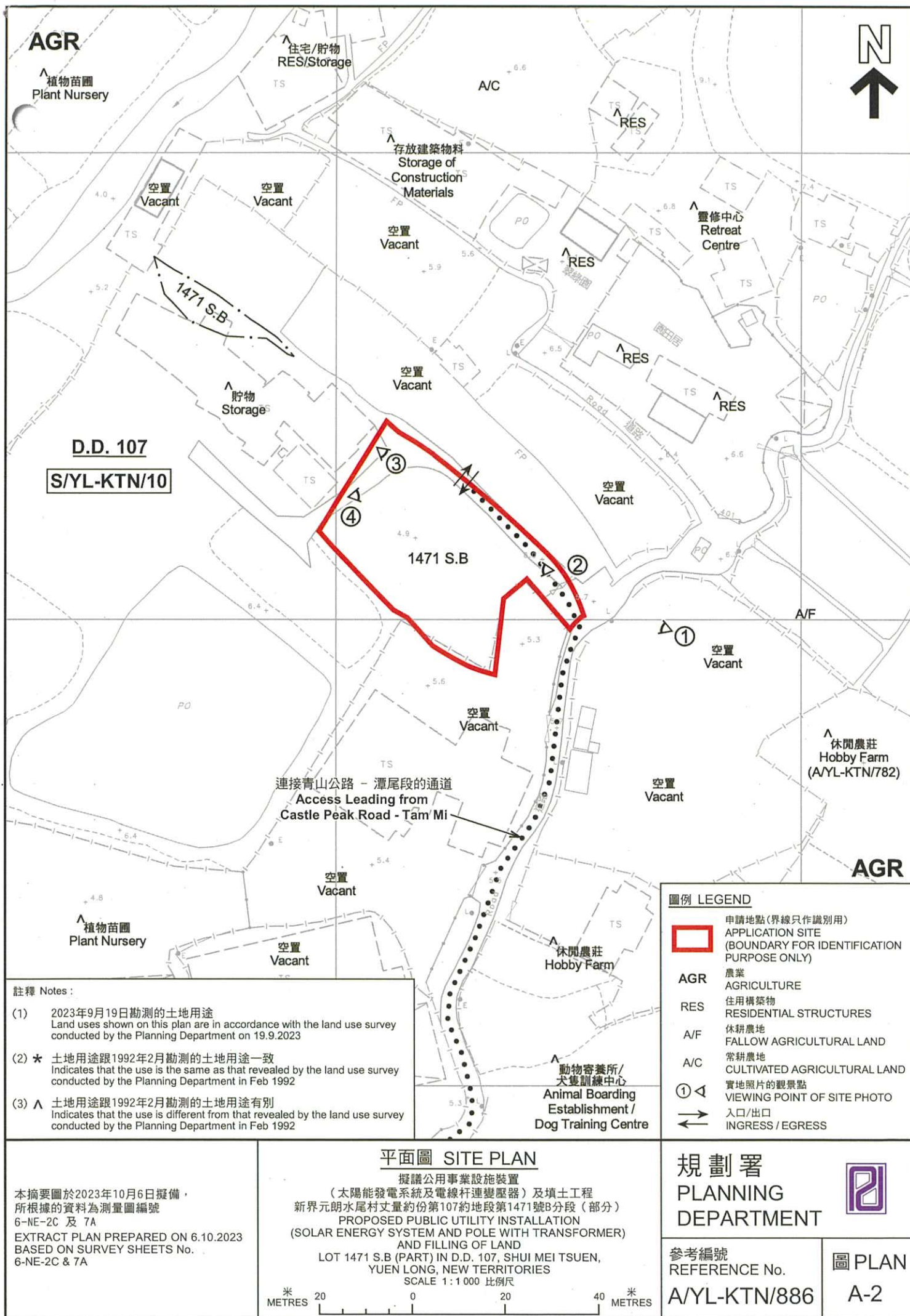
繪圖

DRAWING

A - 2

(摘錄自申請人於5.5.2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 5.5.2023)







航攝照片 AERIAL PHOTO

擬議公用事業設施裝置
 (太陽能發電系統及電線杆連變壓器) 及填土工程
 新界元朗水尾村丈量約份第107約地段第1471號B分段(部分)
 PROPOSED PUBLIC UTILITY INSTALLATION
 (SOLAR ENERGY SYSTEM AND POLE WITH TRANSFORMER)
 AND FILLING OF LAND
 LOT 1471 S.B (PART) IN D.D. 107, SHUI MEI TSUEN,
 YUEN LONG, NEW TERRITORIES

圖例 LEGEND

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

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/YL-KTN/886

圖 PLAN
 A-3

本摘要圖於2023年10月6日擬備，
 所根據的資料為地政總署於2022年2月14日
 拍得的航攝照片編號 E148072C
 EXTRACT PLAN PREPARED ON 6.10.2023
 BASED ON AERIAL PHOTO No.
 E148072C TAKEN ON 14.2.2022
 BY LANDS DEPARTMENT



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

實地照片 SITE PHOTOS

擬議公用事業設施裝置
(太陽能發電系統及電線杆連變壓器) 及填土工程
新界元朗水尾村丈量約份第107約地段第1471號B分段 (部分)
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM AND POLE WITH TRANSFORMER)
AND FILLING OF LAND
LOT 1471 S.B (PART) IN D.D. 107, SHUI MEI TSUEN,
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/886

圖 PLAN
A-4

本圖於2023年9月26日擬備，所根據的資料為攝於2023年9月19日的實地照片
PLAN PREPARED ON 26.9.2023
BASED ON SITE PHOTOS
TAKEN ON 19.9.2023

1

2

3

Fanling, Sheung Shui and Yuen Long East District

[Messrs C.K. Fung and Kimson P.H. Chiu, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/886 Proposed Public Utility Installation (Solar Photovoltaic System) and
Filling of Land in “Agriculture” Zone, Lot 1471 S.B (Part) in D.D. 107,
Shui Mei Tsuen, Yuen Long
(RNTPC Paper No. A/YL-KTN/886B)

Presentation and Question Sessions

39. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

40. Noting that the applicant had proposed ground cover plantation underneath the proposed solar photovoltaic (SPV) panels at Site B of the application site (the Site), a Member asked about the width of separation between the rows of SPV panels. In response, with reference to Drawing A-1 of the Paper, Mr C.K. Fung, STP/FSYLE, said that the applicant proposed to place the SPV panels (denoted by blue rectangles) on the supporting stands and plinths (denoted by black dots) at Site B. The SPV panels would be elevated about 1.5m from the ground level. The proposed plantation was intended to prevent potential soil erosion at the Site, however, the applicant did not provide the actual figures for the width of separation between the rows of SPV panels. The Member opined that an ample distance, say 1m to 1.5m, would be necessary between rows of SPV panels to ensure adequate sunlight for the plants underneath. Without knowing the actual width of separation between SPV panels for sunlight penetration, the practicality of the applicant’s planting proposal, as a measure to retain the potential for future agricultural use at the Site, was

questionable.

41. In response to the Chairman's enquiry on whether building plan submission was required for the proposed development, Mr C.K. Fung, STP/FSYLE, said that as the applicant had proposed to erect container structures at Site A and a storage shed at Site C, approvals from the relevant authorities, including the Building Authority and the Lands Department, would be required.

42. A Member asked whether planting underneath SPV panels was a material planning consideration for the Committee to decide on the application, or it was merely part of the scheme proposed by the applicant. In response, Mr C.K. Fung, STP/FSYLE, explained the major planning considerations under the Assessment Criteria for Considering Applications for SPV System made under Section 16 of the Town Planning Ordinance that planning applications for stand-alone SPV system as 'Public Utility Installation' use in "Agriculture" ("AGR") zone were generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential. While the Site had been abandoned for years, the applicant proposed ground cover plantation for preventing soil erosion in order to retain the potential for future agricultural use at the Site. The applicant also proposed to decommission the development upon termination of the Feed-in Tariff Scheme and to reinstate the Site for agricultural use afterwards. Taking into account the above proposals by the applicant, it was considered that the long-term planning intention of the "AGR" zone would not be jeopardised.

43. In response to a Member's enquiry about the proposed planting in various areas within the Site, Mr C.K. Fung, STP/FSYLE, with reference to Drawing A-2 of the Paper, explained that ground cover plant known as couch grass was proposed for areas shown in dark blue and the areas underneath SPV panels in Site B, and periphery planting on 2m-tall fencing was proposed along the boundary of the Site in areas shown in orange.

44. In response to a Member's question regarding the use of electricity generated by the proposed development, Mr C.K. Fung, STP/FSYLE, said that the electricity so generated, which was equivalent to the annual electricity usage of about 54 households, would be sold to the CLP Power Hong Kong Limited.

Deliberation Session

45. Whilst Members generally had no in-principle objection to the application, the following observations and concerns were raised:

- (a) the Director of Agriculture, Fisheries and Conservation (DAFC) did not support the proposed development from agricultural perspective;
- (b) with reference to Figure 5 in Appendix Ic of the Paper which indicated the proposed design of the SPV panels and vegetation underneath, there were concerns on the practicality of the planting proposal as the shading effect from the SPV panels might result in insufficient sunlight for the plants (even for couch grass as proposed by the applicant); and
- (c) the proposal submitted by the applicant should be practical and implementable. No unrealistic claims or misleading information should be submitted to the Committee.

46. In response, the Chairman said that DAFC acknowledged that the Site was abandoned and his comment from agricultural perspective was mainly based on the zoning of the Site as “AGR” and its potential for agricultural rehabilitation. Besides, the Secretary for Environment and Ecology supported the application which was in line with the Government’s policy to promote the use of renewable energy in Hong Kong.

47. Noting the outstanding concerns from Members, the Chairman suggested that the Committee might consider deferring a decision on the application pending the applicant’s submission of supplementary information to address Members’ concerns regarding the proposed planting in paragraphs 40 and 45 above.

48. After deliberation, the Committee decided to defer a decision on the application pending submission of supplementary information from the applicant on the planting proposal for the Committee’s further consideration.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

Appendix F-III of RNTPC
Paper No. A/YL-KTN/886C

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-KTN/886

By Email

27 October 2023

Future Electronics

Dear Sir/Madam,

Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land in "Agriculture" Zone, Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long

I refer to my letter to you dated 12.10.2023.

The Town Planning Board (TPB) decided at its meeting on 13.10.2023 to defer a decision on the application pending submission of supplementary information from you on the planting proposal for the TPB's further consideration.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/728_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 13.10.2023 is enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a Chinese translation of the Paper. If needed, assistance may be sought from the staff of the Planning Department at Planning Enquiry Counters for clarification of the contents of the document.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Mr. C.K. Fung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4036.

Yours faithfully,

(Leticia LEUNG)

for Secretary, Town Planning Board

(With Chinese Translation)

b.c.c. SEE
PM(W), CEDD
D of FS
AC for T/NT, TD
DEP
DEP (ECD)
DPO/FSYLE
SSO/NTHQ

DO(YL), HAD
CE/MN, DSD
C of P (SSP ADM NTN)
CBS/NTW, BD
DFEH
CTP/UD&L
SSO/TPB

DLO/YL, LandsD
CE/C, WSD
CHE/NTW, HyD
DAFC
D of H
CTP/CEP
PSO/TA

(w/o encl)

LL/CN/cl

寄件者: Yu Fong
寄件日期: 2024年03月14日星期四 15:37
收件者: tpbpd/PLAND
副本:
主旨: Planning Application No. A/YL-KTN/886_Further Information
附件: B1 Details on Proposed Plants.pdf; D7 Section Drawing of A-A and B-B.pdf; B3 PV Farm using LONGI HIMO5 (same dimension with proposed panels).pdf; B4 PV Farm in Taiwan and Guizhou.pdf; B2 Supplementary Figures.pdf; D9 Planting Plan.pdf; D10 Section Drawing of Structures in Site A and C.pdf; D11 Application Site Layout.pdf; D12 Section Drawing of Structures in Site B (C-C).pdf; S5 Reflectivity of LONGi Solar PV Modules.pdf

類別: Internet Email

Dear Sir/Madam,

I am submitting the further information for Planning Application No. A/YL-KTN/886. Thank you.

List of attachments:

B1 Details on Proposed Plants
B2 Supplementary Figures
B3 PV Farm using LONGI HIMO5 (same dimension with proposed panels)
B4 PV Farm in Taiwan and Guizhou
D7 Section Drawing A-A and B-B
D9 Planting Plan
D10 Section Drawing of Structures in Site A and C
D11 Application Site Layout
D12 Section Drawing of Structures in Site B (C-C)
S5 Reflectivity of LONGi Solar PV Modules

Regards,

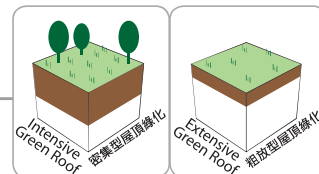
Sherry To

Project Assistant | Future Electronics

Email:

Website: www.futureele.com





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



科 Family:

Nephrolepidaceae

學名 Scientific Name:

Nephrolepis auriculata

英文名 Common Name:

Tuberous Sword Fern

中文名 Chinese Name:

腎蕨

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



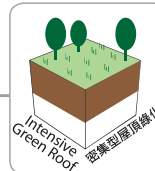
乾旱 Drought



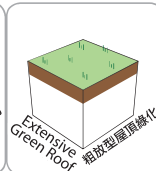
污染 Pollution



陰暗 Shade



Intensive Green roof
密集型屋頂綠化



Extensive Green roof
粗放型屋頂綠化



Vertical Greening
垂直綠化

蕨類植物 Fern

應用例子 Applications



位於東涌游泳池場館的密集型屋頂綠化
Intensive green roof at Tung Chung Swimming Pool Complex



位於沙田污水處理廠的粗放型屋頂綠化
Extensive green roof at Sha Tin Sewage Treatment Works



位於北大嶼山公路和裕東路的垂直綠化
Vertical greening along North Lantau Expressway and Yu Tung Road

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

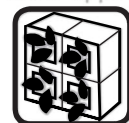


提供支撐
With Support

肥料要求 Fertilising Demand



層架式花槽
Stack Planters



專用的預製組件
Modular Panels

修剪要求 Pruning Demand

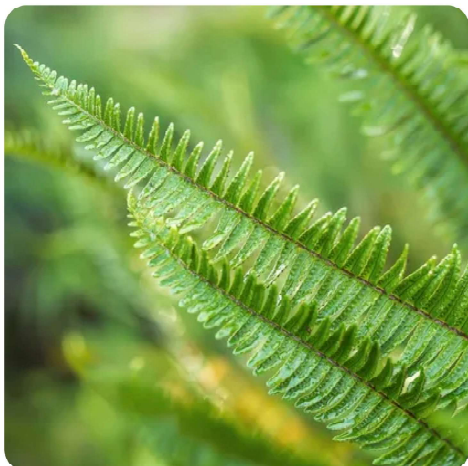


特點 Features



葉底的孢子
Spores underneath the Leaf

主頁 > 植物百科全書 > 腎蕨



腎蕨

Nephrolepis cordifolia

也稱為：圓羊齒，鐵雞蛋，鳳凰蛋，夜明吐珠，山豬腎子，鹽雞蛋，山雞蛋，蜈蚣草，石黃松

腎蕨名稱由來有二：一為孢子囊群孢膜的裂口為腎臟狀；一為地下塊莖形狀似腎臟。為良好的花藝材料，也可用於吊盆與庭院美化。



耐寒區間
9 至 11



📖 腎蕨 養護指南

💧 澆水

定期澆水，避免積水

[查看詳情](#)

🌱 施肥

在生長季節中，每四周施用一次分解稀薄的餅肥

[查看詳情](#)

✂️ 修剪

修剪形狀

[查看詳情](#)

🪴 土壤要求

沙土，壤土，黏土，中性

[查看詳情](#)

☀️ 光照

半日照，全遮光

[查看詳情](#)

了解植物實際能接收的光照。

只要用手機拍照，就能找到對植物健康最為有益的地點。

[下載 App](#)**PictureThis**

口袋裡的植物專家



掃描QR Code下載

**腎蕨****澆水**

每週

**光照**

半日照

**耐寒區間**

9 至 11



將這張植物養護卡下載並列印出來，跟您的植物擺在一起

[↓ 下載](#)

❓ 腎蕨 相關問題

💧 澆水

✂️ 修剪

☀️ 日照

🌡️ 氣溫

📖 施肥

腎蕨需要什麼類型的陽光？

腎蕨應該每天接受少量的間接光照。來自樹冠的過濾光通常提供最佳的生長條件。通常，每天三個小時的光照代表了這種植物的最大值。當腎蕨暴露在過多的光線...

[深入閱讀 →](#)

如果腎蕨陽光不足，會發生什麼？

雖然與大多數其他植物相比，腎蕨需要很少的光照，但它仍然需要幾個小時的光照才能健康生長。如果沒有這幾個小時的間接光照，腎蕨可能會開始失去其葉子的...

[深入閱讀 →](#)

腎蕨每天應該接受多少/多長時間的陽光才能健康生長？

為了獲得最健康的生長，**腎蕨每天應該接受大約三個小時或更少的間接光照**。對於這個喜歡陰涼的植物群，你可以認為超過三個小時的任何光照量都太多了。腎蕨...

[深入閱讀 →](#)

腎蕨是否需要避免陽光照射？/ 我應該保護腎蕨免受陽光照射...

在任何時候，你都應該避免讓腎蕨暴露在陽光下太多。同樣，你也應該避免突然將腎蕨移到直射陽光下。大多數腎蕨比正午的陽光更能忍受早晨和下午的陽光，因...

[深入閱讀 →](#)

腎蕨在不同的生長階段是否需要特別注意陽光？

通常，腎蕨的弱光需求在其整個生命週期內將保持不變。然而，唯一的例外是當這種植物還很年輕的時候。雖然任何生長階段的腎蕨都容易受到過度或突然的直射...

[深入閱讀 →](#)

您可能也想問

- 腎蕨什麼？
- 您如何照顧一個腎蕨？
- 腎蕨一年生還是多年生？
- 腎蕨需要多少個陽光？
- 腎蕨有多大？
- 腎蕨在哪裡？
- 腎蕨容易成長嗎？
- 為什麼我的腎蕨快死了？

📖 深入了解做法指南



風水坐向
東

這個腎蕨在風水中通常被認為是和諧的，其直立的葉子代表成長和毅力。它面向東方，迎著初升的太陽，象徵新的開始。然而，與所有風水指導一樣，個人情況可能會有所不同，這...

[深入了解](#)



氣溫
0 43 °C

該腎蕨在溫暖、潮濕的環境中生長茂盛，需要溫度在 68 至 100 華氏度 (20 至 38 °C) 之間。牠喜歡放置在明亮的地方，但避免陽光直射。在夏季，濕度稍微增加可能會有利益。冬...

[深入了解](#)



照明
半日照

該腎蕨喜歡溫和的陽光，在斑駁的光線區域茁壯成長，因為它起源於樹木覆蓋豐富的環境。它在陽光明顯減少的地區也能生長良好。避免將其暴露在強烈的陽光下，這可能會傷害葉...

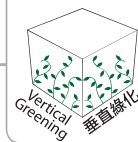
[深入了解](#)



移植
12-18 inches

移植腎蕨的最佳時間是在春中旬和初夏之間，因為溫暖的氣溫和更長的白天為生長創造了理想的條件。選擇排水良好、部分遮蔭的位置作為腎蕨，並在移植過程中溫柔地對待其嬌嫩...

[深入了解](#)



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



污染 Pollution



陰暗 Shade

本土 Native

外來 Exotic

常綠 Evergreen

落葉 Deciduous

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

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



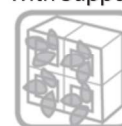
自行攀緣
Self Clinging



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



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

List of Figure

- P.1 Figure 1 – Location of existing trees in application site.
- P.1 Figure 2 – Height of existing trees in application site.
- P.2 Figure 3 – Layout of Site B (Dual Column)
- P.2 Figure 4 – Layout of Site B (Single Column)



Figure 1, location of existing trees in application site.



Figure 2, height of existing trees in application site.

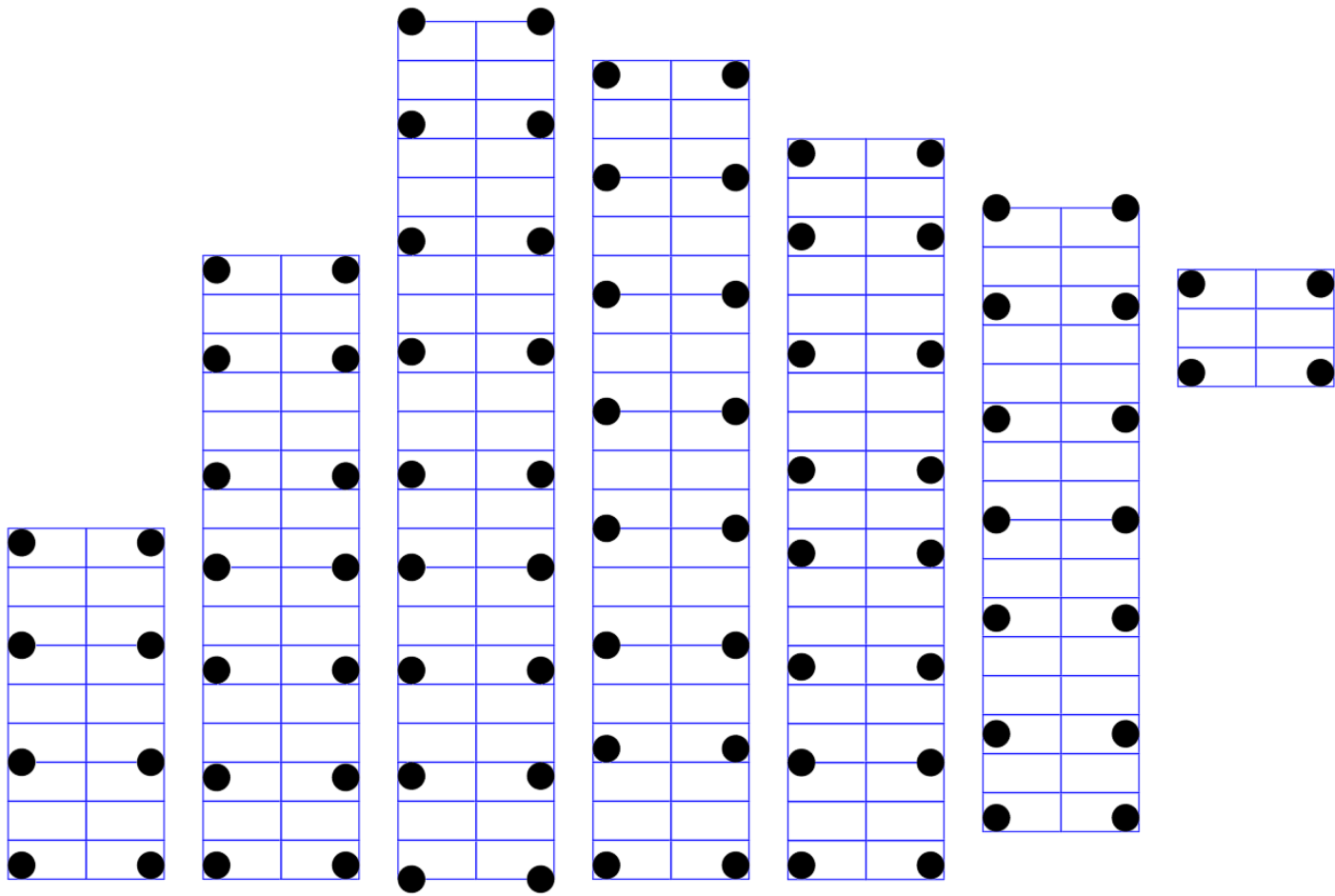


Figure 3, 90 ballast blocks are required for 212 PV panels (dual column design).

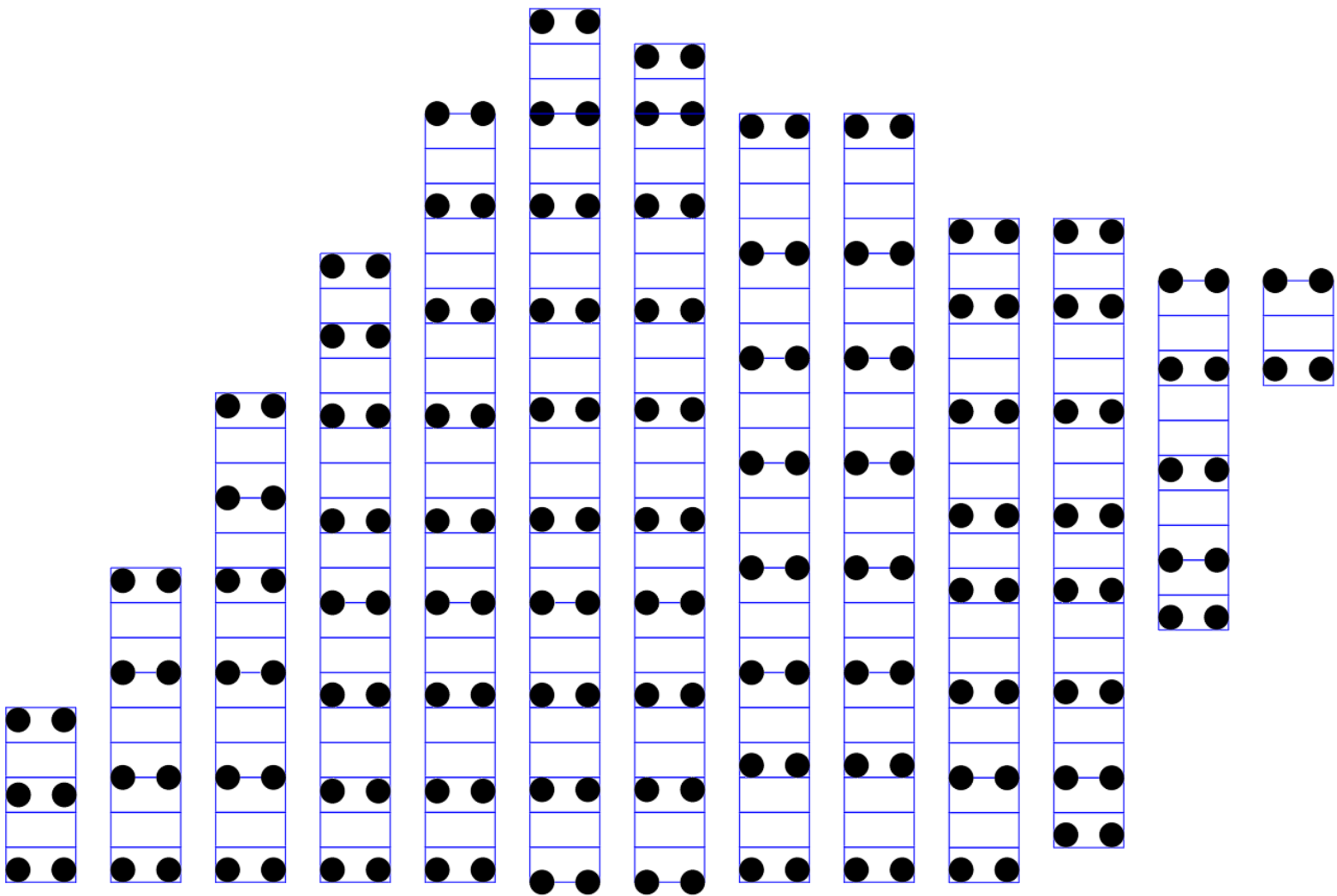
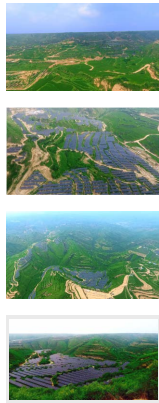


Figure 4, 178 ballast blocks are required for 212 PV panels (single column design).

隆基陕西黄龙100MW光伏发电复合项目



项目概况

项目类型

大型山地梯田光伏电站

项目地点

陕西省延安市黄龙县

项目容量

100MW

项目面积

3750亩

年均发电量

146.82MWh

25周年总发电量

36.792273亿千瓦时

产品类型

HI-MO 5

并网时间

2021年8月

技术亮点

1、采用半片组件，超高效率、创新工艺和至美外观。2、支架与组件深度匹配，采用最优发电量倾角，减少支架对组件背面遮挡，增加背面发电增益。3、采用组串式逆变器，与地形条件和双面组件性能深度匹配，在满足发电效率条件下降低一次投资成本。

项目亮点

1、本项目是国家能源局2020年7月批复的首批光伏平价项目，2021年4月份开工建设，计划于8月14日全容量并网，建设周期短。2、本项目为农光互补，项目，因此组件最低点离地高度为2.5米，东西向桩距需不小于4.5米为后期农业机械种植创造有利条件。3、本项目地块较为分散，进场道路情况较为复杂，因此开工前优先规划进场道路和场内检修道路，进场道路考虑永临结合，检修道路考虑设备运输和后期运维要求，同时深入到每个地块对路径进行核实，确保能够实施，避免后期因为进场道路问题延误工期。

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隆基大唐陕西永寿100MW农光互补光伏电站发电项目



项目概况

项目类型

农光互补地面电站

项目地点

陕西省咸阳市永寿县

项目容量

100MW

项目面积

3600亩

产品类型

Hi-MO 5

并网时间

2020年12月

项目亮点

隆基对同等型号及电流档位的组件集中进行批量发货，保证同一子阵安装同一型号、同一电流档位的组件，确保项目在计划时间内高效完成

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同心协契，鼎力而为 | 隆基与中国大唐集团逐“光”前行 →

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立即订阅

Qinghai Combined PV Power Station Project



Project Overview

COD

2020.12

Module Type

LR5-72HBD 535M

Project Highlights

Solar Farm and Agriculture Offers a New Way Here

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2020-08-19 23:50

熱門新聞

棄渣區變身光電場 「牛電共生」示範低碳綠能還能拼觀光



▲大彎光電場址規劃以自然除草方式，首次進行「牛電共生」計畫，引進「大仔」、「彎彎」2隻「正港」台灣黃牛，協助除草工作。（圖／台電提供）

記者林淑慧／台北報導

棄渣區變身光電場！1999年921大地震破碎的南投水里鄉車埕大彎地區，曾經是台電南投明潭電廠的棄渣區，截至今年七月底已發出60萬度電，約相當於1800戶家庭一個月用電量。台電更首度與農委會畜產試驗所合作，引進2隻「最牛幫手」，採用自然的除草方式，開創光電友善環境最佳示範。

大彎光電場址過去是台電開鑿明潭電廠引水隧道時放置碎石的棄渣區，也曾於921大地震時成為災民收容所，近來為積極活化閒置土地資產，以創新工法打造佔地13公頃的光電園區，並特別選擇於大地震20年後的2019年9月21日當天發出第一度電，去年底正式完工後又持續規劃8MW二期工程，預計2021年底完工後，將可成為台電現有裝置容量第3大且最具特色的太陽光電場址。

【廣告】請繼續往下閱讀...



▲大彎光電場址曾在921大地震時成為災民收容所，台電特別選擇於大地震20年後的2019年9月21日當天發出第一度電。（圖／台電提供）

大彎光電場址規劃以自然除草方式，首次進行「牛電共生」計畫，與行政院農業委員會畜產試驗所合作，引進「大仔」、「彎彎」2隻「正港」台灣黃牛，協助除草工作，將可幫台電每年省下相當除草的作業費用。

台電說明，今年暑假南投水里鄉發行的「玩轉水里觀光護照」特別將大彎光電場址納入特色景點之一，成功打造融合發電、觀光的多功能園區，歡迎民眾踴躍參觀、遊玩。

因應能源轉型政策，近年來台電除致力於穩定供電，也積極投入綠色能源開發，自行開發的再生能源裝置容量占比從2010年至2019年一路攀升，充分展現打造努力打造低碳綠能環境的決心。

關鍵字：台電、大彎、光電

- 2銀行限縮「轉帳功能」！明年1月1日...
- 台灣「工業之父」之子是他！親手...
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- 台彩加碼7億 大樂透首次加開200萬...
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- 台股ETF受益人挑戰600萬 00919...
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- 快訊／轉悲為喜！車被拖噴900元...
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係金耶！台電光電場除雜草 真的放牛吃草



南投水里鄉台電太陽能光電場，場區占地廣闊，為避免雜草叢生影響發電，台電真的找來兩頭牛吃草，以降低維管成本。（記者劉濱銓翻攝）

2020/08/29 10:23

〔記者劉濱銓／南投報導〕台電配合政府推動再生能源，去年底在南投水里鄉設置太陽能光電場，惟場內因地勢稍有起伏，且易長雜草，台電為維護環境，減少養護成本，竟真的找了2頭台灣黃牛來吃草，成為光電場另類風景。

台電表示，位在水里大灣的光電場，是早期開挖電廠引水隧道時，放置碎石的棄渣區，當地占地2公頃，目前設置太陽能板的區域約1公頃，自去年底運作發電以來，已經發電54萬度，年發電量可達120萬度。

惟場內地勢較不平坦，且容易長草，為防止雜草過度生長影響發電，才會利用牛的食草特性，找來2隻台灣黃牛除草，並取名「大仔」、「灣灣」，2頭牛先在場區熟悉環境，之後周邊的圍欄架設完畢，就會放牛出來在場區吃草，盼除草夥伴能發揮實力，協助維護環境，讓光電場穩定運作。

雲林沿海太陽能電場雜草叢生 民眾憂淪為登革熱病媒蚊溫床

15:54 2023/09/25 | 中時 | 張朝欣



雲林縣沿海太陽能電場雜草叢生，民眾憂淪為登革熱病媒蚊溫床。（張朝欣攝）

字級設定：小 中 大 特



太陽能電場下方雜草叢生容易積水，加上溫度高，恐成為病媒蚊孳生溫床。（張朝欣攝）

雲林縣沿海地區許多農地改為太陽能電場，但部分電場缺乏管理雜草叢生，民眾擔心淪為登革熱病媒蚊孳生溫床，縣議員吳蕙蘭25日表示太陽能板下方有雜草就容易積水，加上蓄溫效果，到晚上7、8點還有餘溫，潮溼溫暖環境是病媒蚊的最愛。縣農業處強調會通知地主善盡清理責任，若有積水便可能孳生病媒蚊，將會同環保、衛生單位共同稽查。

廣告

雲林縣登革熱持續延燒，全縣累積確診數已逾400例，吳蕙蘭近日接獲民眾陳情，指台西地區一些太陽能電場缺乏管理，雜草長得比人還要高，大家都很擔心孳生病媒蚊，吳蕙蘭帶著記者實地查看，果然有不少電場雜草叢生，顯見已有一段時間沒有好好整理。

吳蕙蘭表示，位於台西鄉的雲林離島工業區新興區，由碩力光電公司投資太陽能發電，是全台規模最大的單一太陽能案場，加上政府鼓勵種電，台西、麥寮等沿海鄉鎮的太陽能電場，如雨後春筍般不斷冒出，四處可見農地改為電場，部分電場完工後無人巡查管理，相當雜亂。

查管理，相當雜亂。

吳蕙蘭說，電場下方因雜草叢生容易積水，加上溫度高，恐成為蚊蟲孳生溫床，雖然有學者專家認為沿海地區的鹽分不利病媒蚊生存，但她認為這是在替太陽能電場解套的說詞，只要有積水，就有傳染登革熱風險，不少民眾很擔心登革熱疫情突然在台西爆發。

縣農業處指出，地主有責任維持農地整潔，若有人檢舉，將派員前往稽查，一旦確定造成髒亂，將要求限期清理；縣衛生局提到，目前雲林登革熱主要集中在山區，但只要有積水情況，就可能孳生病媒蚊，若發現積水內有孑孓，可依規定開罰。

- ▶ 大動作清消防堵疫情 國慶晚會台南登場 空軍基地預估湧萬人
- ▶ 老婆被蚊子叮死遭抹黑騙善款 他要環島發動連署這件事
- ▶ 登革熱防疫沒假期 黃偉哲取得噴藥證照親上第一線

#雲林沿海 #太陽能 #雜草叢生 #登革熱 #溫床

廣告

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- 1 冷空氣到！明雨更大、急凍12度 這天才轉晴 – 生活
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- 3 UNIQLO熱銷神物大降價 網搶包色：去年上架首日就賣光 – 生活
- 4 瑞典辣人妻吃薑母鴨崩壞！超污笑話曝 網：車速太快 – 生活
- 5 周三有望下雪！周四冷空氣發威 下探13度 等到這天才回暖 – 生活
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廣告

Guizhou Complex Mountain PV Power Station



Project Overview

COD

2020.12

Module Type

LR5-72HBD 530M

Project Highlights

Hi-MO 5 Offer High-Yield Solutions on the Mountains

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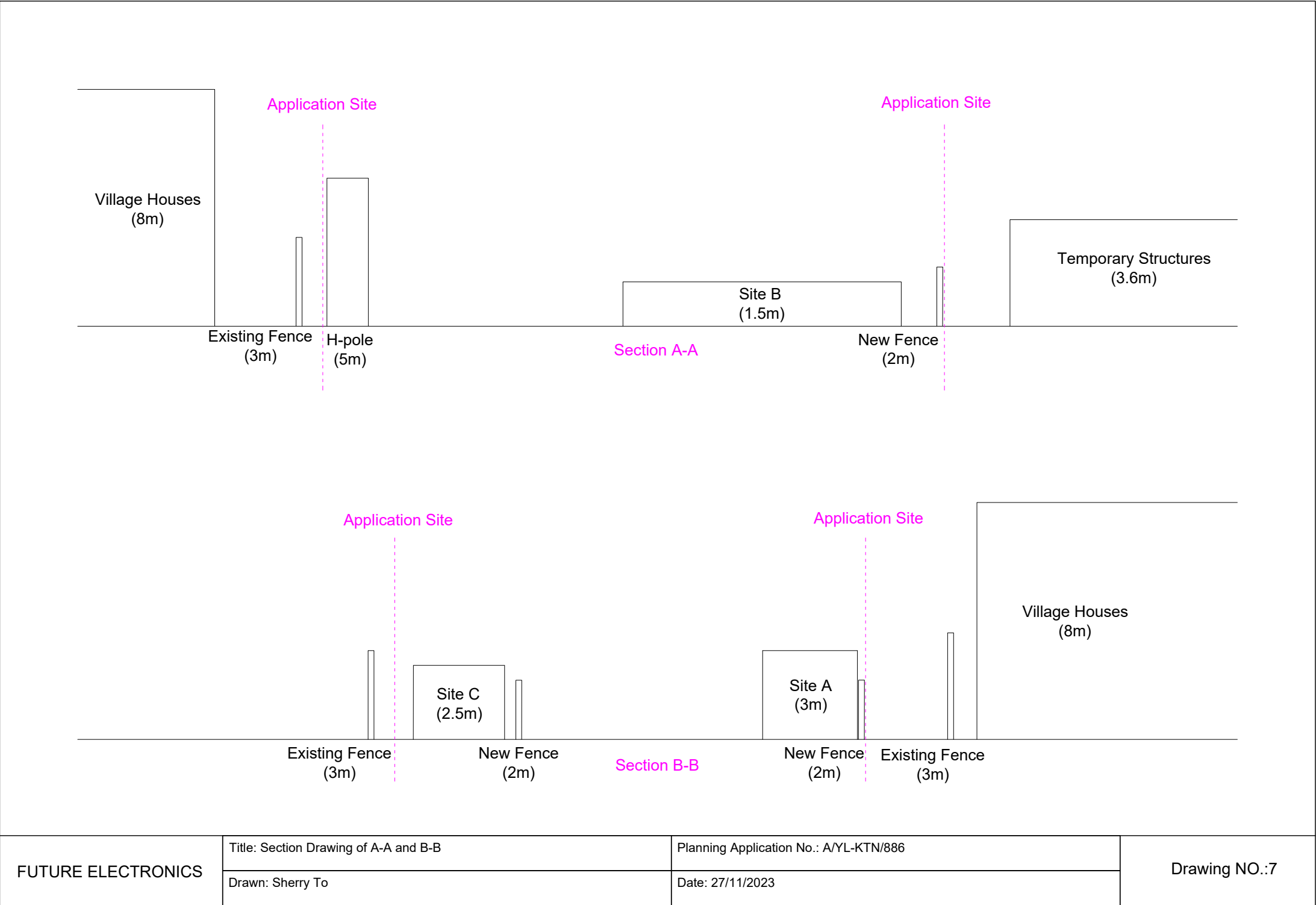
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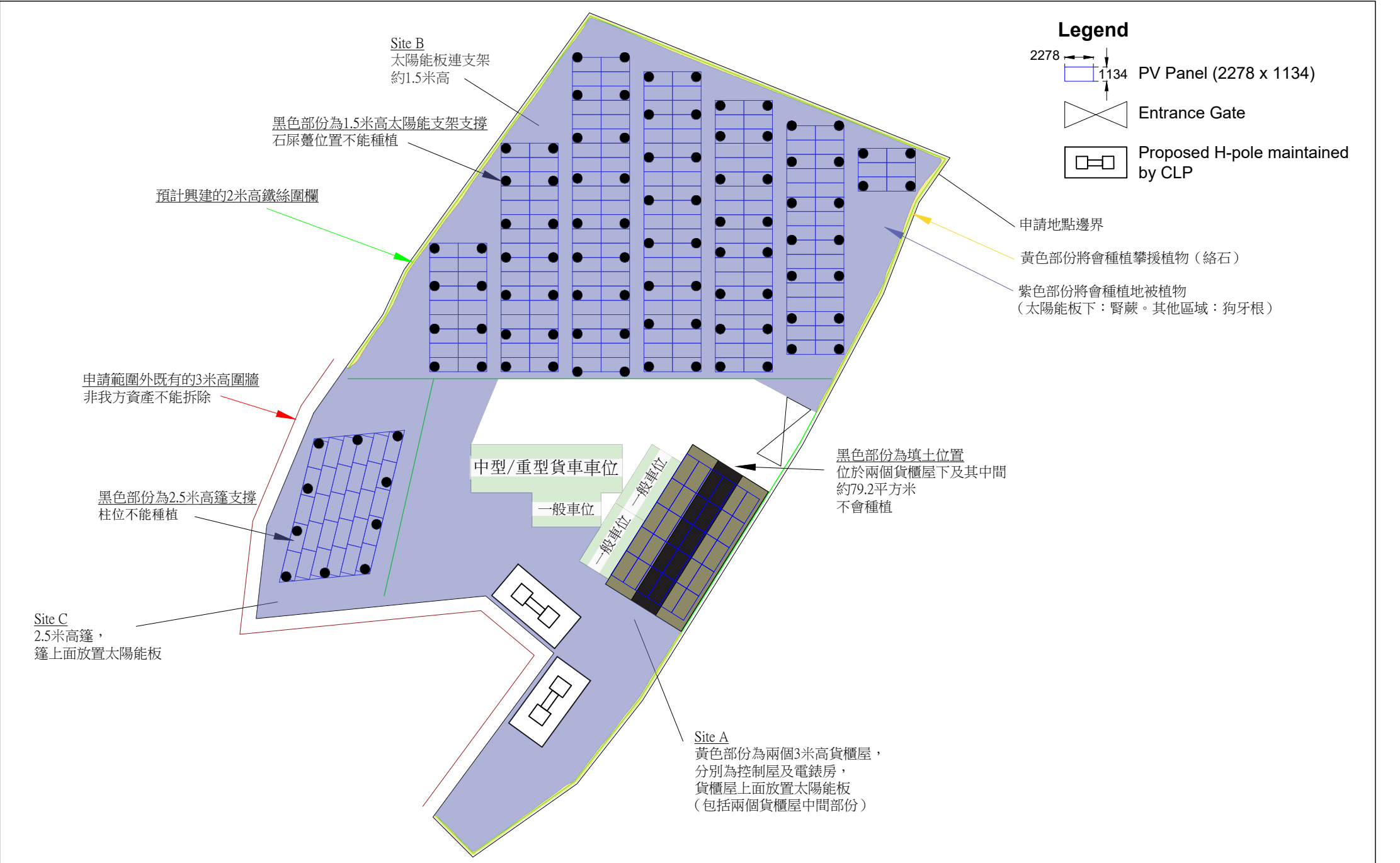
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LONGi Hotline

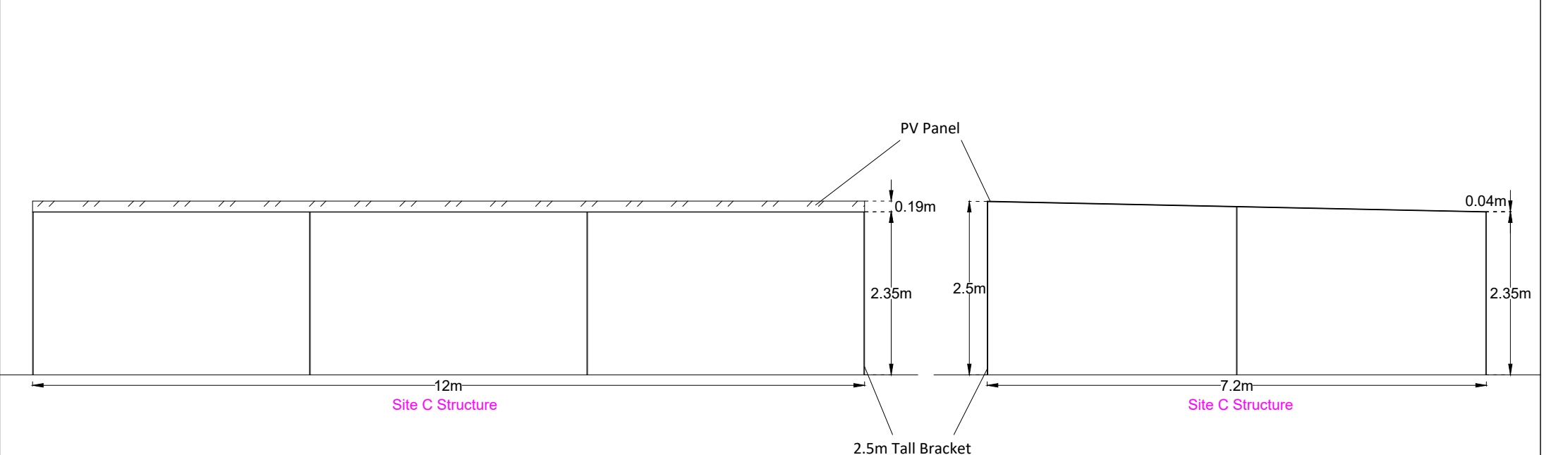
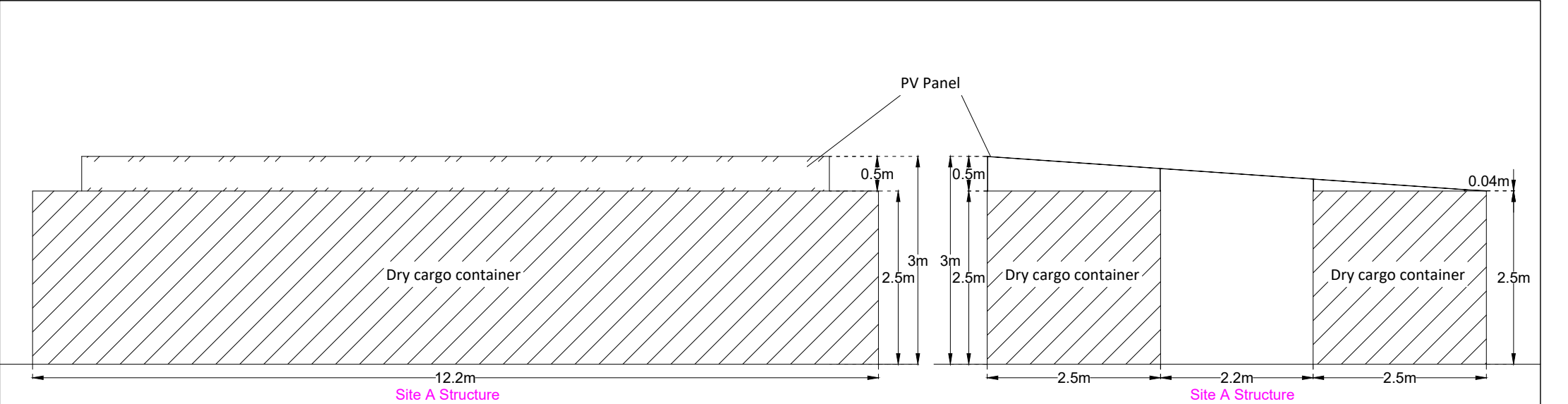
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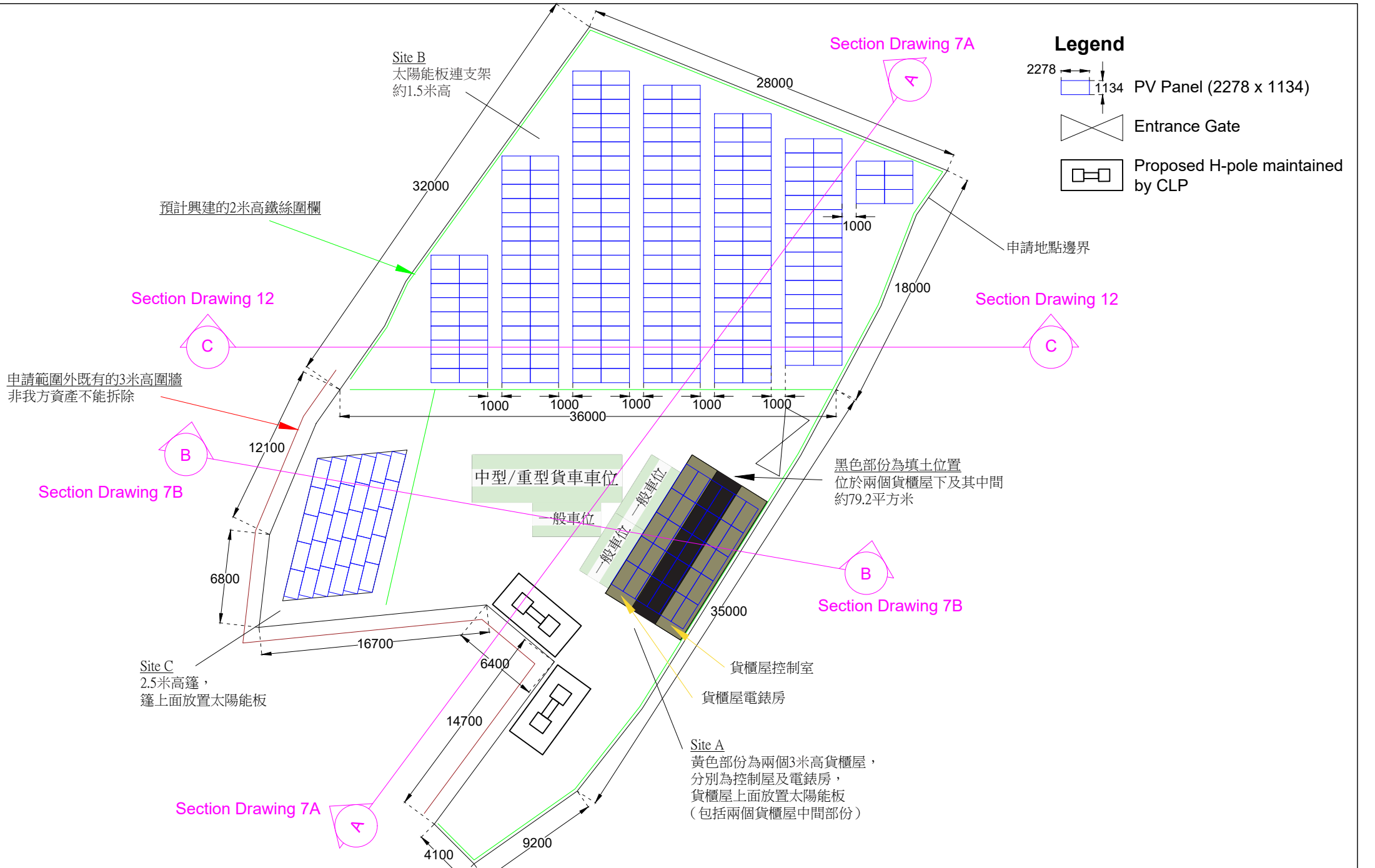




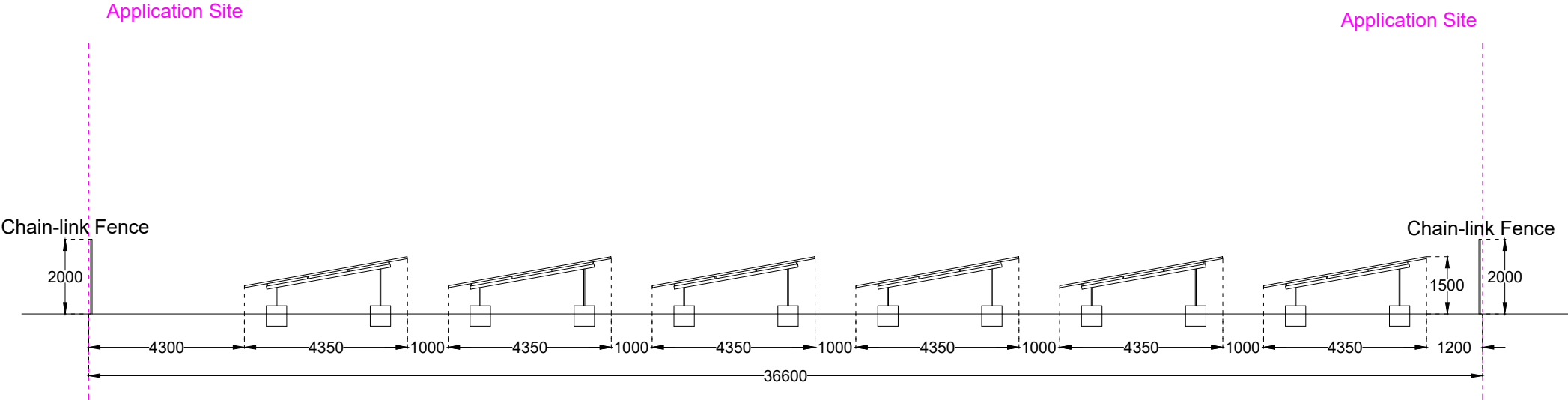
FUTURE ELECTRONICS	Title: Planting Plan	Planning Application No.: A/YL-KTN/886	Drawing NO.: 9
	Drawn: Sherry To	Date: 14/3/2024	



FUTURE ELECTRONICS	Title: Section Drawing of Structures in Site A and C	Planning Application No.: A/YL-KTN/886	Drawing NO.:10
	Drawn: Sherry To	Date: 28/11/2023	



FUTURE ELECTRONICS	Title: Application Site Layout	Planning Application No.: A/YL-KTN/886	Drawing NO.:11
	Drawn: Sherry To	Date: 27/11/2023	



Section C-C

FUTURE ELECTRONICS	Title: Section Drawing of C-C (Structures in Site B)	Planning Application No.: A/YL-KTN/886	Drawing NO.:12
	Drawn: Sherry To	Date: 30/10/2023	

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.

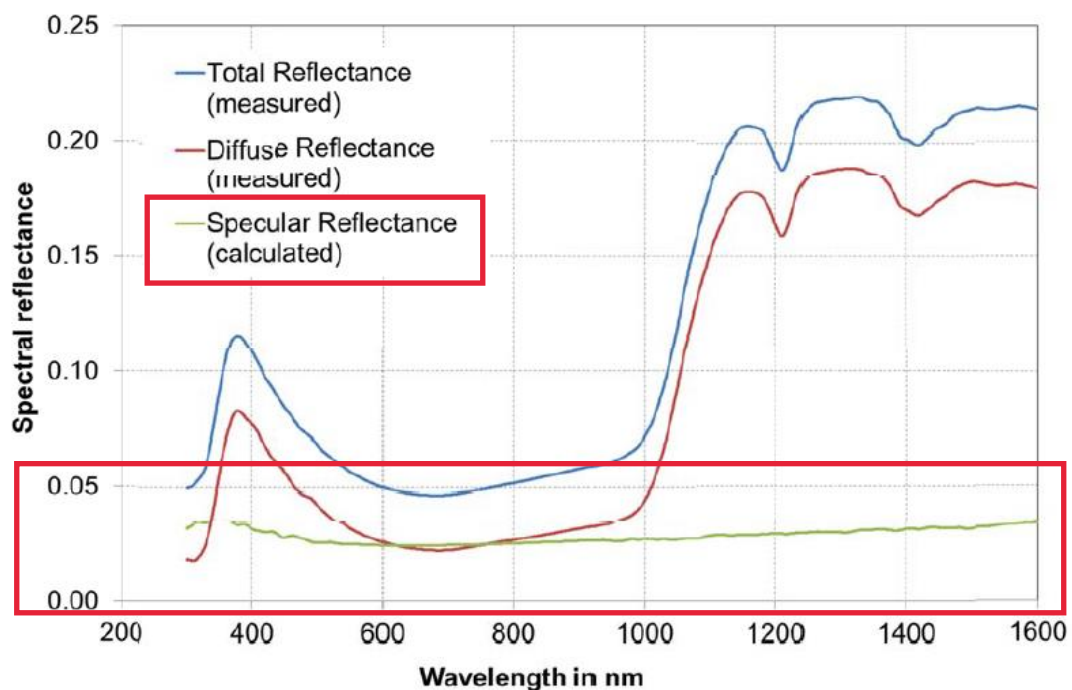


Figure 1: PV module reflectance according ISO 9050

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.

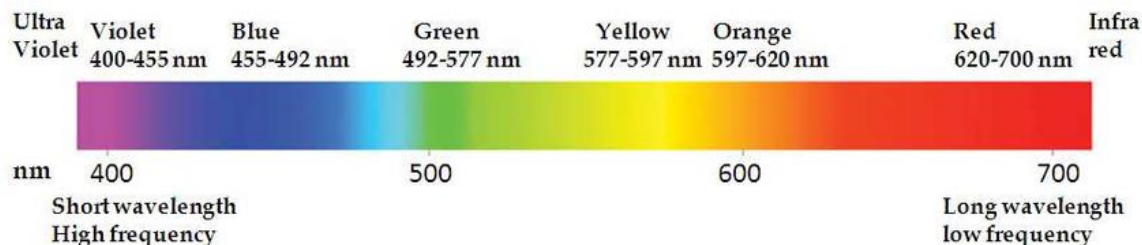


Figure 2: Visible light spectrum

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

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寄件者: Yu Fong
寄件日期: 2024年03月19日星期二 10:11
收件者: tpbpd/PLAND
副本:
主旨: Re: Planning Application No. A/YL-KTN/886_Further Information
類別: Internet Email

Dear Sir/Madam,

I am submitting the further information for Planning Application No. A/YL-KTN/886. Thank you.

Comments by Landscape Unit of Urban Design and Landscape Section of Planning Department (Contact person: Mr. Samuel HUI; Tel.: 3565 3957)		Reply
1. Having reviewed the draft Further Information, it is noted that Ophiopogon japonicus 'Nana' (玉龍草) is proposed as shade tolerant groundcover planting under the brackets at Site B. The proposed groundcover is recommended to be replaced by Nephrolepis auriculata (腎蕨) which is native species and shade tolerant.		Couch grass(B1, p.1) is still at the top of the list due to the limited height (30cm) which prevents solar panels forming hot spots and getting damaged. Considering the uncertainty of growing couch grass in shade (area under panels at Site B and C), we will plant couch grass in full sun area and Nephrolepis auriculata(B1, p.2-4) in shade as Landscape Unit suggested.
2. According to the applicant's R to C of the FI on 14.6.2023, it is noted that some climbers will be planted on the peripheral fence and couch grass will be planted under the brackets at Site B. However, such planting proposal is not indicated on the layout plan. The couch grass is not shade tolerant and thus, the growth of the grass under the brackets at Site B is uncertain. Wiring system which is required for supporting the proposed Honeysuckle is not indicated in the FI.		Please check Drawing No.9 which is the revised planting layout. The latest planting proposal would be covering the full sun area with cough grass and having Nephrolepis auriculata under brackets. For the climbers, we are not going with Honeysuckle since a wiring system is required. We adopted the recommendation from the Landscape Unit of the Planning Department which is planting Trachelospermum jasminoides (絡石) (B1, p.5) to cover the fence.
3. It is noted that peripheral fence (Chain-link fence) will be provided for the climber planting. Trachelospermum jasminoides (絡石) which is self-clinging or growing with the support of the proposed chain-link fence is recommended.		
4. Information on the existing trees within the site is not provided in the application. The trees shown in the section drawing (Drawing No.7) in the FI on 14.6.2023 cannot be verified.		There are only two existing trees in the application site (B2, Figure 1 & 2) which are about 10 meters tall and will be kept. The trees shown in section drawing (Drawing No.7) subitted on 14.6.2023 are indicating the old planting proposal. The latest proposal only involves groundcovers and climbers but no tree planting. Section drawing (D7) is revised.
Comments by Fanling, Sheung Shui and Yuen Long East District Planning Office (Contact Person: Ms. Andrea YAN; Tel.: 3168 4049)		Reply
Paragraph (1)	Please provide details and any specifications covering the light transmittance levels/amount or any proportion of the coverage allowing light transmission, for the proposed SPV panels.	Landscape Unit recommended to grow Nephrolepis auriculata(B1 p.2-4), which is shade tolerant and feasible, under the brackets. Since Nephrolepis auriculata prefer indirect light, transparent panel gets a shorter durability and lower cost–benefit, we decided to keep installing LONGI HIMO5m (non-transparent, proposed before) and not to use LONGI HIMO5 (transparent edge). They have the same dimension, appearance and reflectance.
	Please clarify why regular reflectance of <2.4% is stated in the submission, but a total reflectance of 5.6% is stated in the relevant specifications on Page 2 of S5.	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%. ISO9050 stated that if the distance between the light source and the panel is longer than 10m, the diffuse reflectance can be neglected and resulting total reflectance is lower than 2.4%. In addition, specular reflection occurs when the panel surface is polished, and diffuse reflectance occurs when the panel becomes rough due to dated. The total reflectance of 5.6% estimated the worst scenario (the panel is super polished and super rough at the same time).
	Please provide the source of the photos and the relevant location of the SPV panels, and how they are comparable (including but not limited models/specifications and dimensions) to the SPV panels proposed to be used in the application.	Attachment B3 evidenced three cases using LONGI HIMO5 which are the same dimension, similar specification with proposed PV panel (LONGI HIMO5m). All these cases highlight they are agrivoltaic farms which means growing crops and livestock under panels, and one of those is recognised by Nation Energy Administration. Differences between HIMO5 and HIMO5m are the former one is heavier, carries more cells, and uses double glasses to allow more lights to enter the bifacial modules at panel's backside. Other parameters, characteristics and ratings are the same.

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	Please consider to clarify how S8, with different geographical locations and climates, can be drawn comparable with the application.	Taking geographical locations and climates into consideration, more PV projects are submitted for reference. B4 p.1-2 reported a 1MW power station of Taiwan Power Company in Nantou having two yellow cattle as lawnmowers to keep the vegetation in check. Photos showed vegetation does grow under the brackets which cattle enjoy. B4 p.3 described PV parks in Yunlin are overgrown with grass and weeds right under the PV panels. Another solar farm located in Guizhou substantiates the growth of vegetation under LONGI HIMO5(B4 p,4).
Paragraph (2)	Please consider to provide reference cases with comparable contexts for growing the proposed groundcover species underneath SPV panels.	Cases in B3 and B4 substantiate it is feasible to grow vegetation under panels. Even weeds can stabilize erodible soil and provide channels for the movement of water and air in the soil. In addition, Landscape Unit's recommendation makes the proposal more practical and implementable.
	Please consider to provide further details on the shade tolerance of the proposed groundcover species to substantiate the feasibility of growing it underneath SPV panels.	
Paragraph (3)	The overall layout, with relevant separation distances indicated, covering the entire application site should be provided. The width of the separation between the solar panels at Site A should be indicated.	Drawing No.11 is the revised layout with annotation. At Site A, it is proposed the land under the two dry cargo containers and the PV panels will be filled with concrete as foundation and greening at the filled land does not help improve the soil. Thus, separation between panels at Site A is not necessary.
Other Comments	Please advise the tilted angle of the proposed solar panels and their orientations.	A dual-column bracket is stronger than a single-column bracket in the aspect of structure. Besides, 90 ballast blocks are required for dual-column design(B2, Figure 3) while 178 blocks are needed for single-column design(B2, Figure 4). In contrast to single-column, dual-column occupy less area for ballast blocks, result in less environmental degradation and allow more rooms for groundcovers. Landscape Unit suggests that Nephrolepis auriculata is feasible to grow under the brackets at Site B even with low light penetration. Thus, current arrangement should be better.
	Whether further separation could be provided between the solar panels, e.g. single-column panels instead of dual-column panels to allow higher light penetration.	

Regards,

Sherry To

Project Assistant | Future Electronics

Email:

Website: www.futureele.com



Yu Fong

於 2024 年 3 月 14 日週四下午 3:37 寫道：

Dear Sir/Madam

I am submitting the further information for Planning Application No. A/YL-KTN/886. Thank you.

List of attachments

B1 Details on Proposed Plants

B2 Supplementary Figures

B3 PV Farm using LONGI HIMO5 (same dimension with proposed panels)

B4 PV Farm in Taiwan and Guizhou

D7 Section Drawing A-A and B-B

D9 Planting Plan

D10 Section Drawing of Structures in Site A and C

D11 Application Site Layout

D12 Section Drawing of Structures in Site B (C-C)

S5 Reflectivity of LONGi Solar PV Modules

Regards.

Sherry To

Project Assistant | Future Electronics

Email:

Website: www.futureeele.com



寄件日期: 2024年05月02日星期四 11:38
收件者: tpbpd/PLAND

From: Yu Fong

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

Dear Andrea,

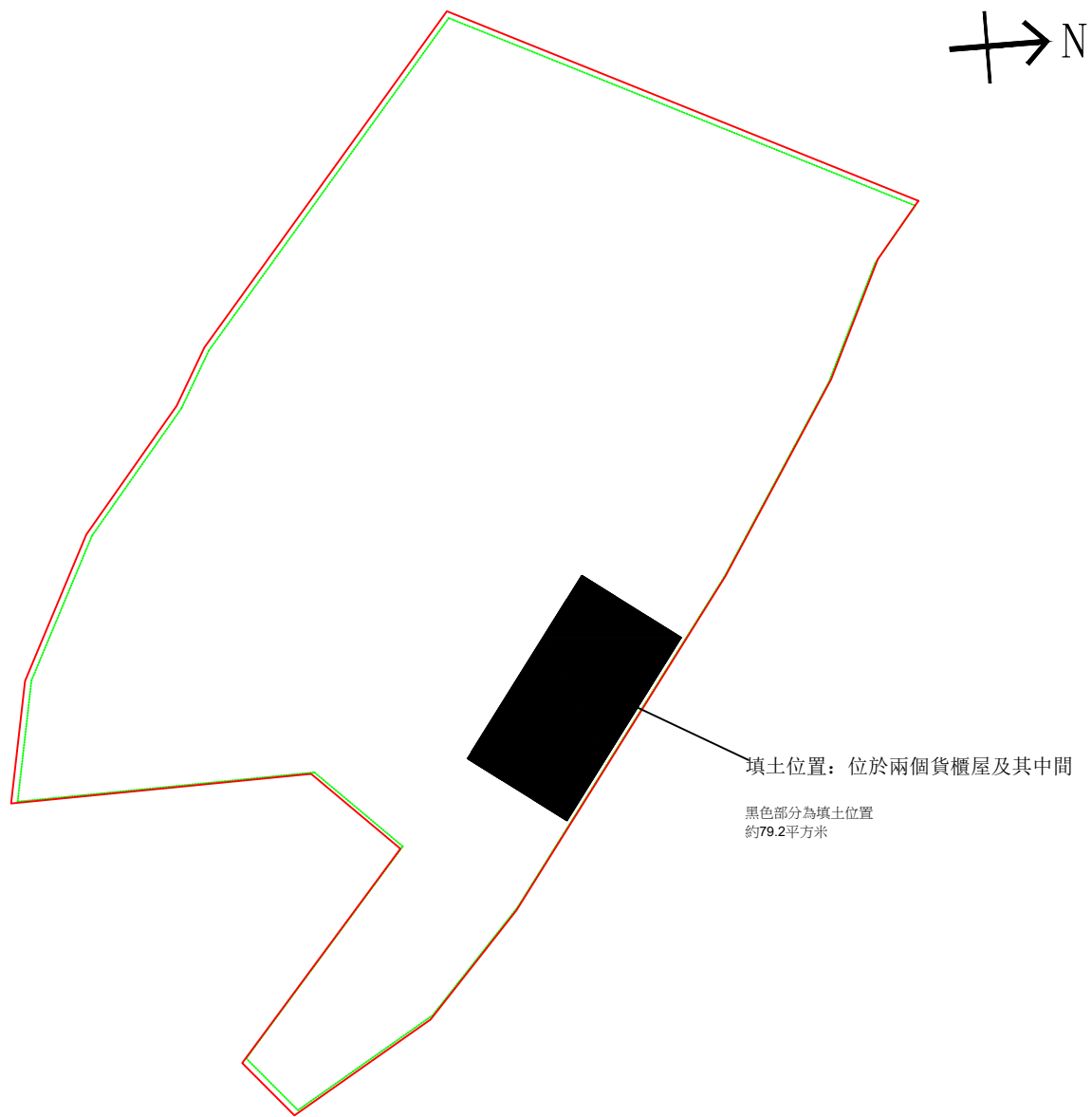
Thanks.

1. The filling plan is attached.
2. The number of panels, which is 272 , has remained unchanged since Oct 2023.
3. The width of separation between rows of panels was proposed to be 50cm in Oct 2023. It is widened to 100cm.
4. The expected completion date would be December 2024.
5. All the panels will be facing south.
6. Tilt angle are as follows:
 - Site A: 4°
 - Site B: 10°
 - Site C: 1°

Regards,

Sherry To

Project Assistant | Future Electronics



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.

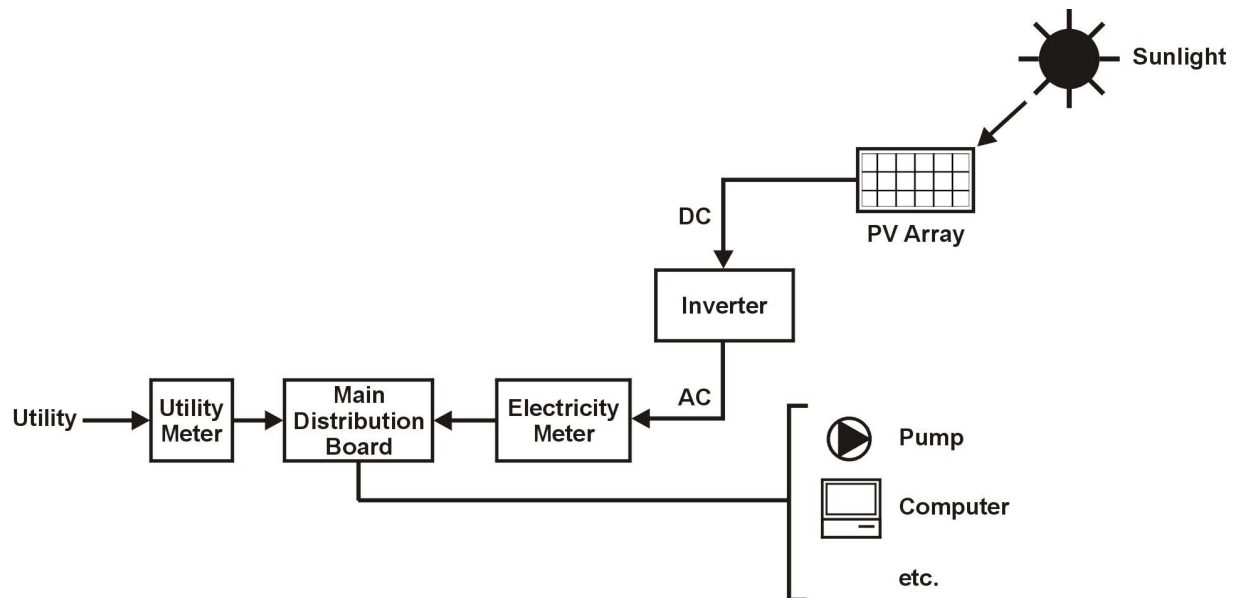
⁴ Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

- 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

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 (STW). 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:
- detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy/STW, general building plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD.