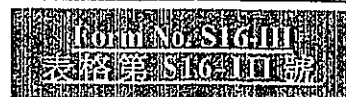


LFS/486

This document is received on 21 AUG 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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	A1YL-LPS/486
	Date Received 收到日期	21 AUG 2023

- 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)
黃國榮

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)
得寶實業公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗沙江圍丈量約份第129約地段 第2663號G分段(部分)及第2663號H分段(部分)
(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 208 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 208 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	流浮山及尖鼻咀分區計劃大綱核准圖 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「綠化地帶」
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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」^{*}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 09/08/2023 (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 09/08/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處, 或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公用事業設施裝置(太陽能光伏系統) 及填土工程 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 0 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 208 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 2
Proposed domestic floor area 擬議住用樓面面積	 sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 208 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 208 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 有一個上蓋物，高約4米，每塊太陽能板2m(L)x1m(W)，共104塊，總面積為208平方米，樓面面積為208平方米，用作公用事業設施裝置(太陽能光伏系統)。上蓋物內有一個電錶房，面積為5平方米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 每天24小時			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ 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)) 可經由新沙江圍路到達申請地點	
	No 否	☐ 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)	
(e) 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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (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) (請明地盤上有關填土/挖土範圍, 以及河道改道、填塘、填土及/或挖土的詳細情況)	
		☐ 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 208 sq.m 平方米 ☒ About 約 Depth of filling 填土深度 0.2 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	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 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 ☒		

	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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

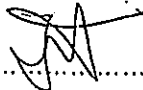
詳情可參閱附頁申請理由

8. Declaration 聲明

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

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

Signature
簽署



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

HUI HANG YU

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

得寶實業公司



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

Date 日期

09/08/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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	新界元朗沙江圍丈量約份第129約地段 第2663號G分段(部分)及第2663號H分段(部分)
Site area 地盤面積	208 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-LFS/11
Zoning 地帶	「綠化地帶」
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時公用事業設施裝置(太陽能光伏系統) 及填土工程

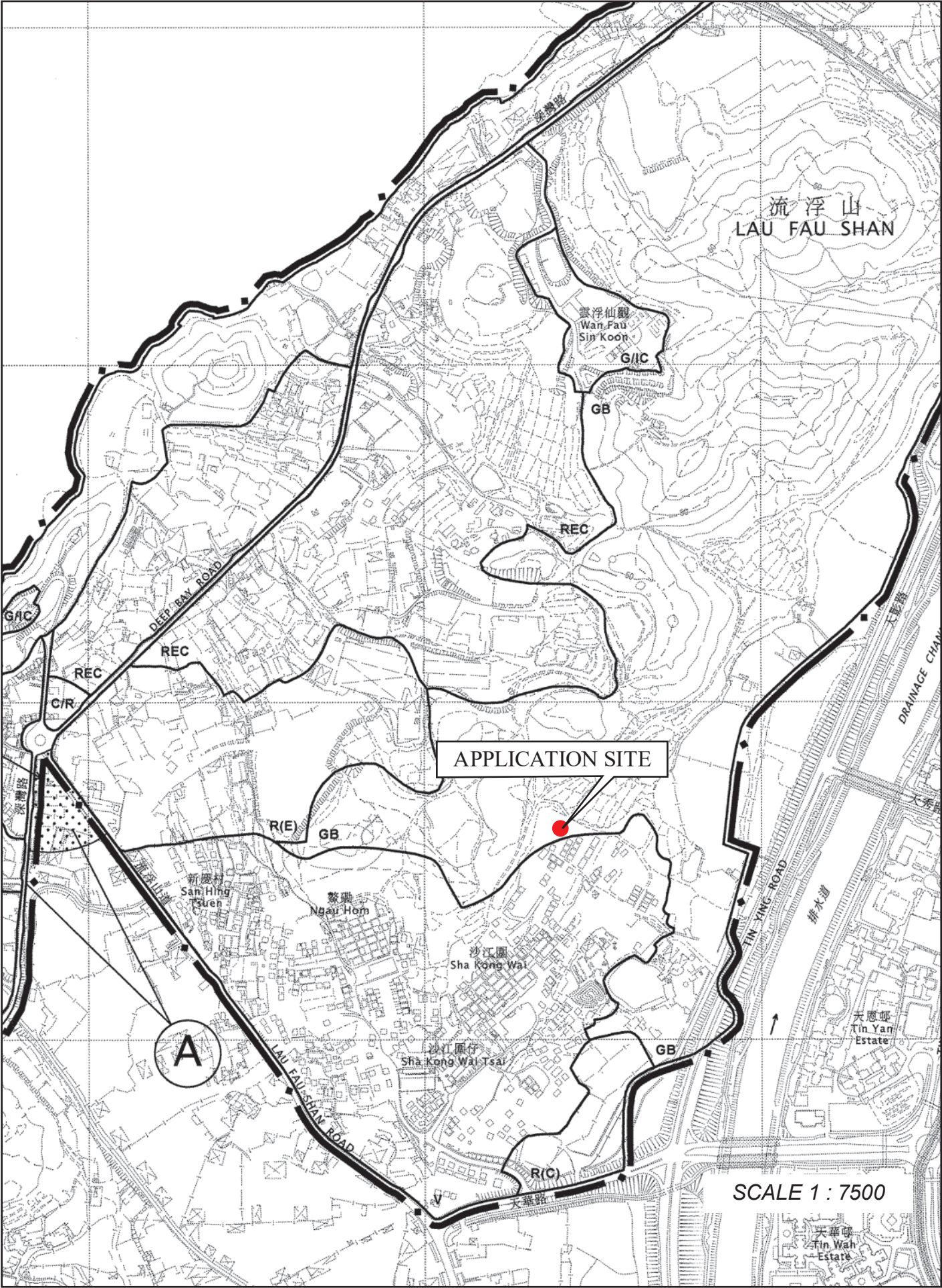
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	208 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	4	☒ m 米 (Not more than 不多於)
		1	☒ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	100 % ☐ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0
	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) _____ _____		0

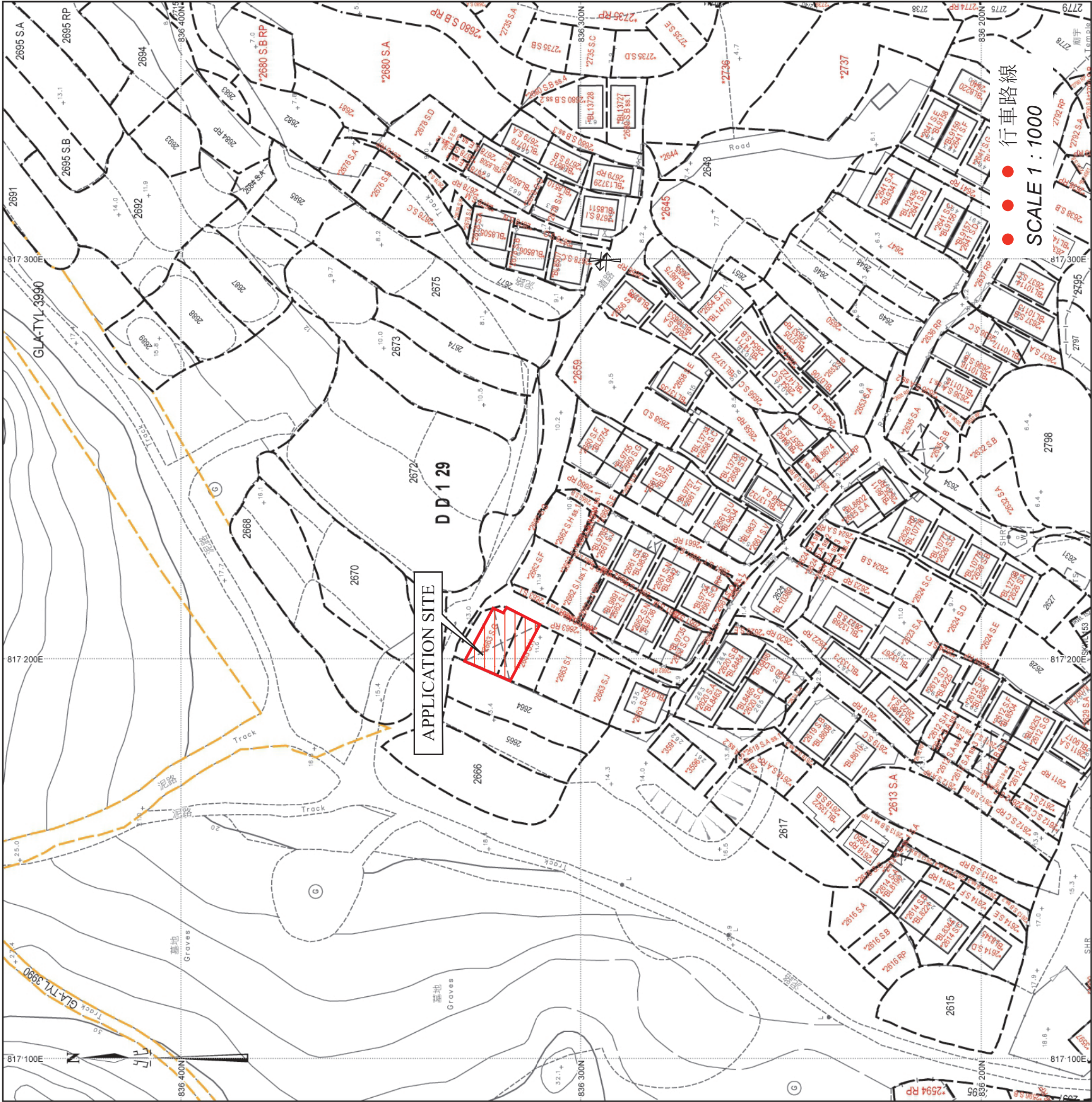
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 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)	☒	☐
場地大綱圖、場地位置圖		
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)	☐	☐
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.

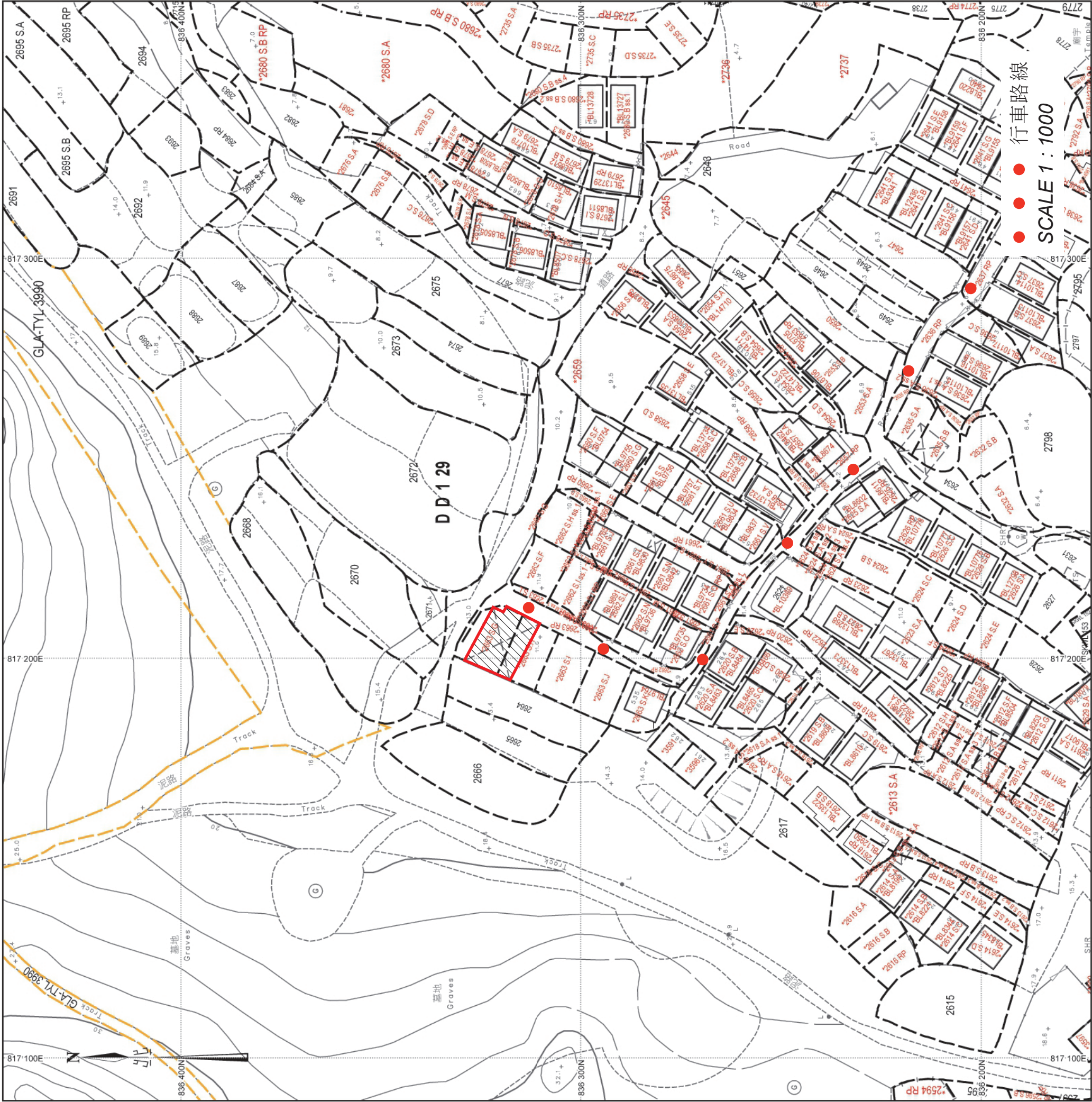
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責，若有任何疑問，應直接與申請人提交的文件。

場地大綱圖





場地位置圖



填土位置圖

填土物料：混凝土
填土厚度：約0.2米
填土面積：約208平方米

申請理由

申請由黃國榮先生出，申請地點總面積約 208 平方米，總樓面面積為 208 平方米，位於新界元朗沙江圍丈量約份第129約地段第2663號G分段（部分）及第2663號H分段（部分），發展作為期三年的擬議臨時公用事業設施裝置（太陽能光伏系統）及填土工程。（可參閱：場地大綱圖及場地位置圖）

申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖 S/YL-LFS/11 內的「綠化地帶」，申請地點涉及兩幅私人土地，不涉及政府土地。申請地點地型近似長方形，地勢平坦，擬議發展屬臨時性質，設施簡單容易還完。場地共設 2 個構築物，TS1及TS2。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	208	208	4	1	金屬搭建	公用事業設施裝置 (太陽能光伏系統)
TS2 (於TS1內)	5	5	4	1	金屬搭建	電錶房

構築物頂部會鋪設 104 塊太陽能板，每塊太陽能板 2m (L) x1m(W)。構築物內有一個電錶房，佔面積約 5 平方米，是可再生能源發電系統與電網連接的設備。除此之外，構築物內沒有其他用途。

填土工程方面，申請地點一直屬沙江圍村界內，村界的存在是劃分沙江圍村民居住及興建丁屋的地方，土地業權人於十年前本打算興建丁屋，故進行平整工程。若不進行平整工程，會對丁屋的結構安全會有所影響。興建丁屋的平整工程非大型填土工程，因此填土厚度約 0.2 米，面積約 208 平方米，物料為混凝土。

於場地設置公用事業設施裝置（太陽能光伏系統）是百利而無一害，太陽能光伏系統是一種零排放如溫室氣體、零輻射、零污染的靜態發電，不產生噪音，對環保有著正面影響。這一種太陽能發電系統乃低運營和維護成本、零燃料成本、能源獨立且不受能源價格上漲影響，甚具經濟效益。此外，這種太陽能發電系統也不受資源地理分佈的限制而可以應用建築屋頂，例如無網格、地形複雜的地區皆可建置得到。最後就是其建設周期短，但使用周期長（一般壽命為25年），整個系統投資回收期約為5-7年。

此申請獲通過後，申請人會依足規定，就申請地點上搭建構築物，進行上蓋牌照的申請。申請發展屬臨時性質，從事工作整齊，設施簡單容易還完，不會有任何損害環境設施。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

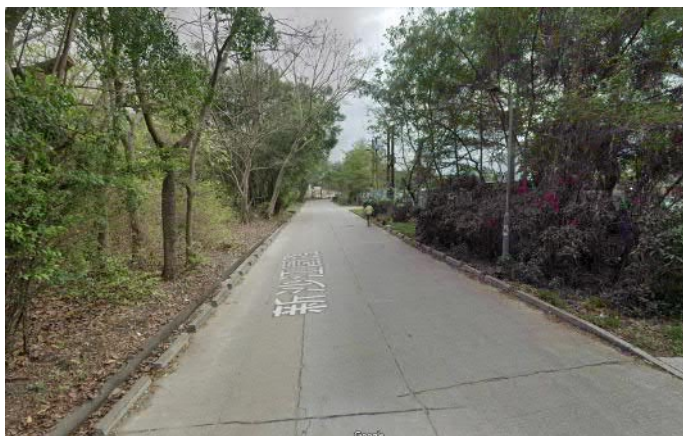
申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場地的公用事業設施裝置（太陽能光伏系統）位於巒山一號內，可供消防車之類的緊急車輛進入，並連接行車通道接駁新沙江圍路，透過新沙江圍路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

行車通道實況照片



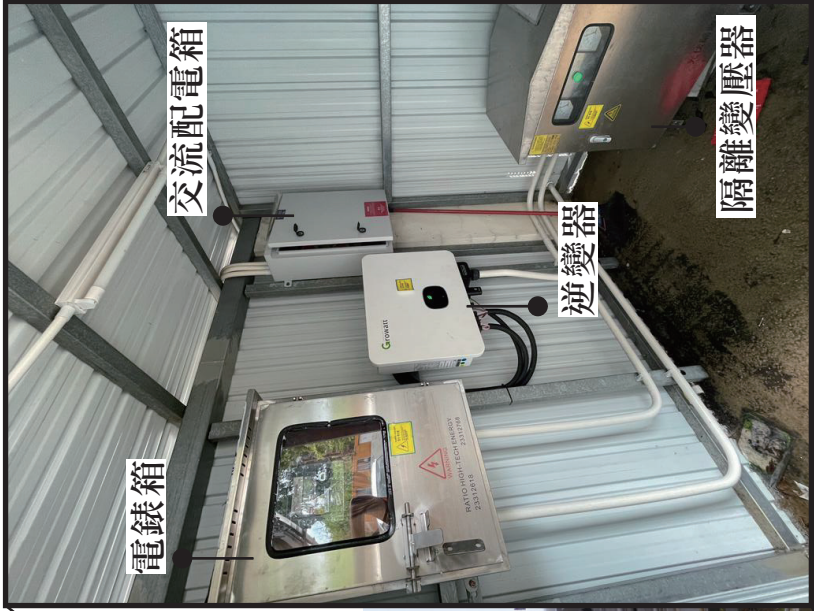
新沙江圍路實況照片



申請地點開放時間為每天 24 小時。場地不設泊車位及上落貨車位，不會進行任何運輸工作，夜間並不會產生噪音。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區或有工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

太陽能附件位置圖



22 June 2021

BIG CHAMP MANAGEMENT LIMITED

Attention: BIG CHAMP MANAGEMENT LIMITEDCLP Electricity :
Account NumberApplication No. :
Please quote our application number whenever you correspond with us about this application

Dear BIG CHAMP MANAGEMENT LIMITED,

CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Completion Letter**Renewable Energy (RE) System at DD 129 LOT 2662S(I1,F),2663S(H,G,RP,M,L), SHA KONG WAI,
PING SHAN YUEN LONG with a Total Generation Capacity of 39.00 kW**

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

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

RE system at the above address under your FiT Agreement	Generation capacity (kW)	FiT rate (\$/kWh)	Commencement date
New solar system at MANAGEMENT OFFICE, DD 129 LOT 2663 SH, SHA KONG WAI, PING SHAN, YUEN LONG, N.T.	39.00 (Three-phase)	4.00	19 June 2021

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

We would also like to remind you that, according to the FiT Scheme Terms and Conditions, all the electricity generated by the RE system under the Scheme will be sold to CLP and Scheme participants are restricted in claiming emissions reduction benefits that may arise from the RE system. Scheme participants who wish to claim emissions reduction benefits may consider purchasing CLP Renewable Energy Certificates. Please contact your Account Manager for details.

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

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

Yours sincerely,

CLP Power Hong Kong Limited

Note: This is a computer printout letter that requires no signature.

中電電力有限公司
CLP Power Hong Kong Limited

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

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

網址 Website www.clp.com.hk

03 May 2021

BIG CHAMP MANAGEMENT LIMITED

Attention: BIG CHAMP MANAGEMENT LIMITED

CLP Electricity :
Account Number

Application No. :

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

Dear BIG CHAMP MANAGEMENT LIMITED

CLP Renewable Energy Feed-in Tariff (FIT) Scheme – Application Acknowledgement Letter
Renewable Energy System at DD 129 LOT 2662S(I,F), 2663S(H,G,RP,M,L), SHA KONG WAI, PING
SHAN YUEN LONG with a Total Generation Capacity of 39.00 kW

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

We received your FIT Application Form and all the preliminary supporting documents on 07 December 2020. Please be advised that the renewable energy system referred to in your application will be considered as a single system with a total generation capacity of 39.00 kW.

Your provisional FIT rate, following the prevailing rate published on our website on 07 December 2020, is set out below together with the validity period of each FIT rate:

Renewable energy system	Generation capacity (kW)	Provisional FIT rate (\$/kWh)	Validity period (expiry date)
New solar system at MANAGEMENT OFFICE, DD 129 LOT 2663 SH, SHA KONG WAI, PING SHAN, YUEN LONG, N.T.	39.00 (Three-phase)	4.00	12 months (expire on 02 May 2022)

We will conduct a technical assessment of your FIT Scheme application. Please refer to the attachment and submit the supplementary information required.

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

We would also like to remind you that, according to the FIT Scheme Terms and Conditions, all the electricity generated by the renewable energy system under the Scheme will be sold to CLP and Scheme participants are restricted in claiming emissions reduction benefits that may arise from the renewable energy system. Scheme participants who wish to claim emissions reduction benefits may consider purchasing CLP Renewable Energy Certificates. Please contact your Account Manager for

details.

Thank you once again for supporting this meaningful scheme to encourage the use of green energy in Hong Kong. If you have any questions, please do not hesitate to contact your Account Manager, Lam, Hon Sing on 26783406.

Yours sincerely,

CLP Power Hong Kong Limited

Note: This is a computer printout letter that requires no signature.

Attachment

FIT Scheme Technical Assessment Guidance Notes

Please read and follow these instructions to submit the required documents and install and test your renewable energy system so as to complete your FIT Scheme application.

1. We will send you an email to inform you of the documents you need to submit for review. Please submit the required documents as instructed in the email.
2. Once we have received the required documents, we will give you the contact information of the CLP engineer assigned to your FIT Scheme application.
3. The CLP engineer will advise you with respect to the design of your renewable energy system and the associated electrical installations, when necessary, to ensure compliance with CLP's technical requirements.
4. Once your FIT Scheme application has been fully reviewed, the CLP engineer will inform you of the review result. Based on the result and our recommendations, you may then start the installation of your renewable energy system. In order to ensure that your renewable energy system and the associated electrical installations comply with CLP's technical requirements, we recommend you not to start installing your renewable energy system until you have been notified of the review result.
5. After you have completed the installation of your renewable energy system, you are required to submit the Test and Commissioning (T&C) report to the CLP engineer.
6. If the T&C report is accepted, the CLP engineer will witness on-site tests of your renewable energy system accordingly. You should employ and arrange a qualified registered electrical contractor to conduct the required tests and submit the signed work completion certificate (Form WR1) to us.
7. We will issue a Completion Letter to you if all required tests have been completed and we agree for the renewable energy system to be connected to the CLP network. The Completion Letter will confirm the FIT rate applicable to your renewable energy system and the commencement date and end date of the FIT Scheme agreement.

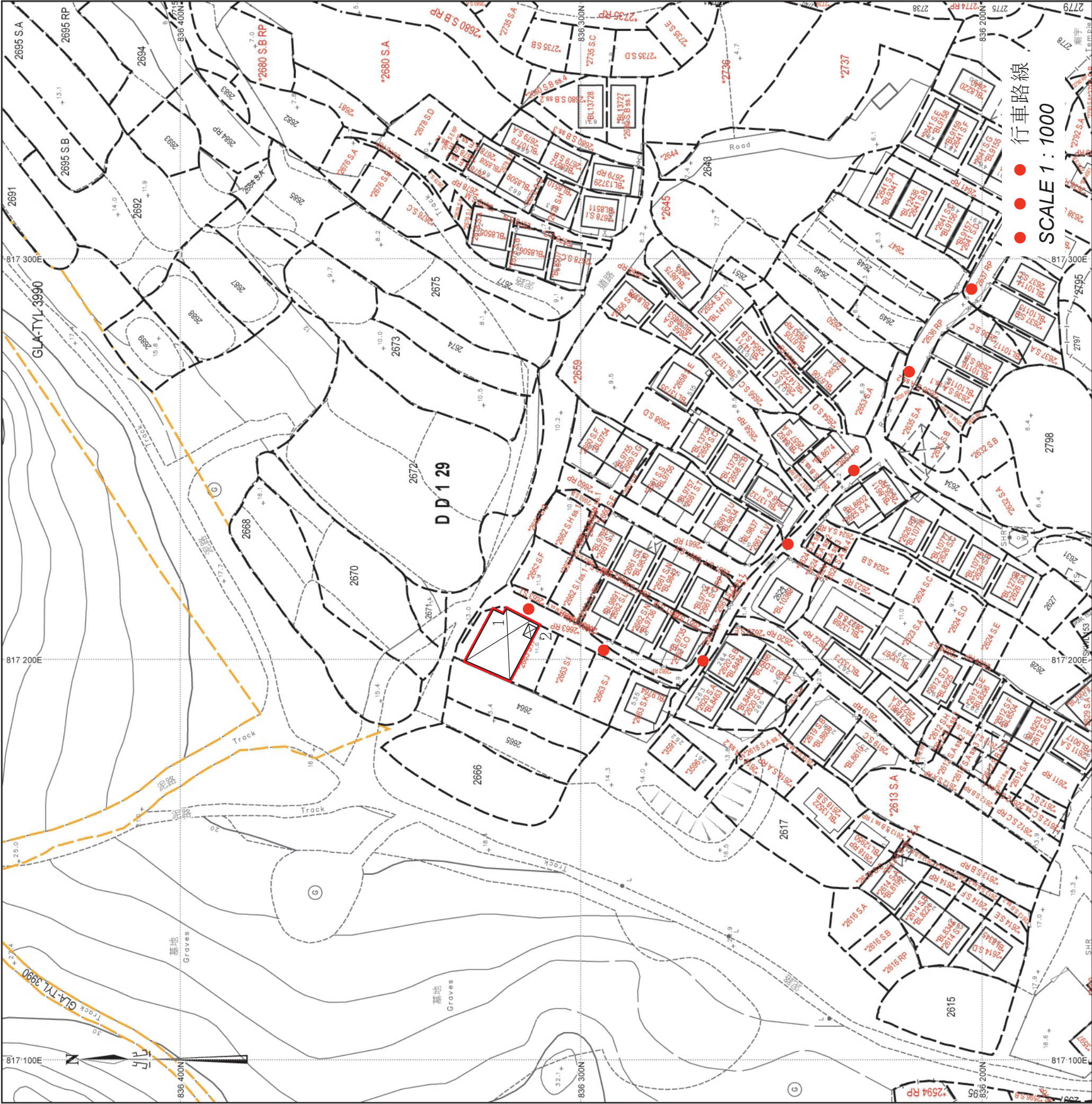
Note:

- The renewable energy system shall not be connected to the CLP network until all required tests have been completed to our satisfaction and in accordance with the FIT Scheme Terms and Conditions and any applicable safety and technical requirements.
- Upon request from the Government, we will ask you to provide details of the project cost breakdown together with copies of any available supporting documents (such as invoices). By providing the information to us, you consent to us passing the information to the Government for data analysis purposes.

If you have any questions regarding technical requirements, please do not hesitate to contact Ms. Lee Tang Fong on 25248865.

場地設計圖

- 建築物(1)
用途:公用事業設施裝置 (太陽能光伏系統) 及填土
建築物料:以金屬搭建
高度:約4米
層數:1層
面積:約208平方米
總樓面面積:約208平方米
- 建築物(2)(存在於構建築物(1)內)
用途:電錶房
建築物料:以金屬搭建
高度:約4米
層數:1層
面積:約5平方米
總樓面面積:約5平方米



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



A/YL-LFS/486 進一步資料

18/09/2023 12:05

From: 陳灝然 [REDACTED]
To: tpbpd@pland.gov.hk
Cc: [REDACTED]

History: This message has been forwarded.

敬啟者

現提交進一步資料。

第一，太陽能板的厚度約 3cm。

以下為太陽能光伏系統簡介：

太陽電池是以半導體製程的製作方式做成的，其發電原理是將太陽光照射在太陽電池上，使太陽電池吸收太陽光能透過圖中的p型半導體及n型半導體使其產生電子(負極)及電洞(正極)，同時分離電子與電洞而形成電壓降，再經由導線傳輸至負載。

太陽電池產生的電是直流電，因此若需提供電力給中電或各式電器則需加裝直/交流轉換器，將直流電轉換成交流電，才能供電至家庭用電或工業用電。

從附件可見，太陽能板即光伏組件(PV Panels)接收能量後會匯集至直流電接線箱(DC Junction Box)，再傳到逆變器(DC/AC Inverter)，將直流電轉換成交流電。為防止雷擊或電源極度不穩定，會把電流輸送至隔離變壓器(Isolation Transformer)，連接至交流電配電箱(AC Power distribution box)，再經主隔離開關與配電系統即中電電錶(CLP meter)連接，向中電輸出電源。

直流電接線箱 DC Junction Box

光伏串在這些箱子裏並排連接，以連接逆變器。所需的阻流二極管、電湧放電器及直流電熔斷器都要安裝在該等箱子裏

逆變器 Inverter

逆變器將光伏陣列輸出的直流電轉換為交流電。逆變器具備功率調節功能，以

控制可再生能源發電系統的諧波電流及輸出功率因數。安裝在逆變器內或外的隔離變壓器有助防止直流電注入配電系統。

隔離變壓器(Isolation Transformer)

隔離變壓器在AC 電源線(主電源) 和受電裝置之間提供電流隔離，這意味著在兩個繞組之間沒有DC 路徑。用途是用在防雷擊或電源極度不穩系統（如柴油發電機）的電源突波損壞器材

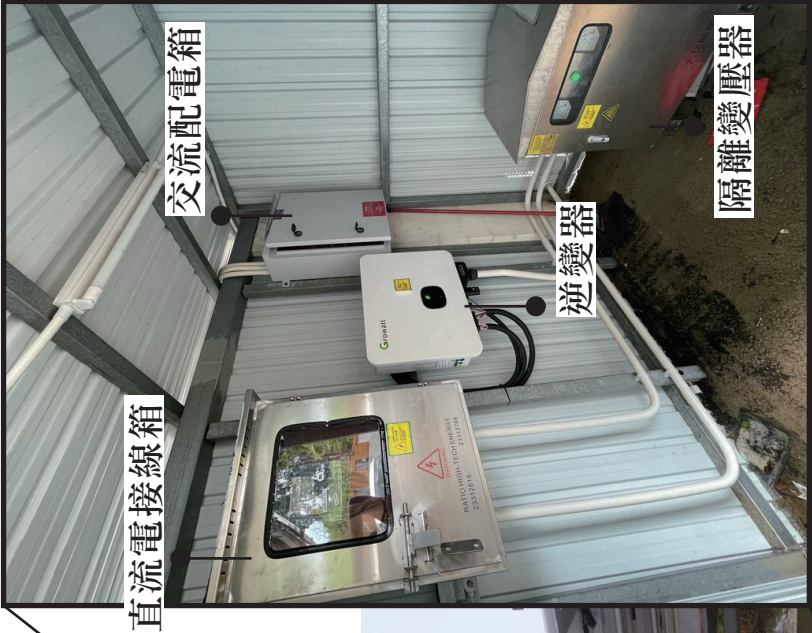
交流電配電箱 (AC Power distribution box)

如為多個逆變器系統而安裝交流電配電箱，逆變器的交流電輸出（經隔離變壓器後）會在這交流電配電箱互相連接，再經主隔離開關與配電系統連接。



太陽能附件位置圖.pdf

太陽能附件位置圖



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[Possible SPAM] A/YL-LFS/486 進一步資料

22/09/2023 13:24

From: 陳灝然 [REDACTED]
To: tpbpd@pland.gov.hk
Cc: [REDACTED]

History: This message has been forwarded.

敬啟者

現提交進一步資料。有關此場地的太陽能光伏系統所收集到的電源全都直接供給中電。

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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

Assessment Criteria for Planning Applications

The following criteria should be taken into account in assessing planning applications for solar photovoltaic (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 The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (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 visual¹ and, where needed, appropriate measures are to be adopted to mitigate the impacts;
- (e) unless with strong justifications², 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;
- (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

¹ 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.

² 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.

grounds;

- (h) where the installation is proposed to be in area close to airports and/or heliports³, 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 permission⁴. 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.

³ 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%.

⁴ 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.

Previous Planning Applications Covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/175	Proposed House (New Territories Exempted House -Small House)	GB	15.8.2008	(1) & (3) to (6)
2	A/YL-LFS/176	Proposed House (New Territories Exempted House -Small House)	GB	15.8.2008	(1) & (3) to (6)
3	A/YL-LFS/191	House (New Territories Exempted House - Small House)	GB & V	10.7.2009	(1) to (3), (5) & (6)
4	A/YL-LFS/417	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land	GB & V	14.1.2022	(1) & (3)

Rejection Reasons

- (1) Not in line with the planning intention.
- (2) Land is still available within the “V” zone; failure to demonstrate why suitable sites cannot be identified within the “V” zone.
- (3) Not in line with TPB PG-No. 10.
- (4) Not comply with the Interim Criteria: more than 50% of the site and NTEH footprint outside “V” zone.
- (5) Incompatible with the surrounding area.
- (6) Failure to demonstrate no adverse landscape impact.

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.

2. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

3. Fire Safety

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

He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

4. Building Matters

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

As there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

5. District Officer's Comments

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

His office has not received any feedback from locals.

6. Other Department's Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner for Transport (C for T);
- (g) Commissioner of Police (C of P);
- (h) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (i) Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. parking of vehicles) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) there are unauthorized building works and/or uses on both the subject lots which are already subject to lease enforcement actions. The lot owner(s) should remedy the lease breaches as demanded by LandsD; and
 - (iii) the lot owner(s) of the lots will need to apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of 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 among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. San Sha Kong Wai Road and the access road connecting the Site with San Sha Kong Wai Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining San Sha Kong Wai Road and any access connecting the Site with San Sha King Wai Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) to comply with the relevant pollution control ordinances, including the Waste Disposal Ordinance and the Water Pollution Control Ordinance, during operation of the project;
- (f) to 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. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (iii) if the existing structures (not being New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
 - (iv) 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;
 - (v) 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 BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

19th September 2023.

By email only

Dear Sir/ Madam,

**Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 3
Years and Filling of Land
(A/YL-LFS/486)**

1. We refer to the captioned.
2. The application site is covered by three rejected applications (two for Small House (A/YL-LFS/175 and A/YL-LFS/191) and one for temporary vehicle park (A/YL-LFS/417)); the reasons for rejection of A/YL-LFS/417 are shown below:

(a) the applied development is not in line with the planning intention of the "Green Belt" zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention; and

(b) the applied development is not in line with the Town Planning Board (TPB) Guidelines for 'Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10) in that the applied development is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the applied development would not have significant adverse landscape impact on the surrounding area.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

3. We urge the Board to reject this application as the proposed development is unlikely to be in line with the planning intention of the Green Belt zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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A/YL-LFS/486 DD 129 La Fau Shan GB Solar Farm

18/09/2023 04:10

From:

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

File Ref:

A/YL-LFS/486

Lots 2663 S.G (Part) and 2663 S.H (Part) in D.D. 129, Lau Fau Shan

Site area: About 208sq.m

Zoning: "Green Belt"

Applied use: Solar Photovoltaic System / **Filling of Land**

Dear TPB Members,

Previous applications for lots 477 withdrawn and 417 (part of large vehicle park) rejected. No information with regard to number of panels.

The FiT initiative was never intended to allow conversion of GB to solar farming. Nor is it intended to legitimize unapproved filling in of land:

"The applicant also applies for regularizing concrete-paving currently on-site (area of about 208m² and depth of about 0.2m"

The only application for solar farm on GB approved was that for the TKO landfill. Approval of random applications like this would set an undesirable precedent. Other applications for similar use on GB have been rejected for a number of reasons including:

"the proposed use is not in line with the Assessment Criteria for Considering Applications for Solar Photovoltaic System in that the applicant has failed to demonstrate that the proposed use would not adversely affect the landscape character of the "GB" zone and jeopardise the integrity of the zone as a buffer"

Members must reject this application.

Mary Mulvihill