

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-LFS/500**

- Applicant** : Mr. Zhang Anhua
- Site** : Lots 1279, 1280 and 1281 in D.D. 129, Tsim Bei Tsui, Yuen Long, New Territories
- Site Area** : About 1,982.89m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Green Belt” (“GB”)
- Application** : 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 system) and filling of land at the application site (the Site) (**Plan A-1**) zoned “GB” on the OZP. According to the Notes for the “GB” zone, ‘Public Utility Installation’, which is a Column 2 use, as well as filling of land require planning permission from the Town Planning Board (the Board). The Site is currently hard-paved with a platform formed, and partly used for open storage of construction materials and parking of vehicles without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Deep Bay Road via a local track (**Drawing A-3**). As shown on the layout plans at **Drawings A-1 and A-2**, the proposed solar photovoltaic system involves a total of 352 solar panels (each of about 2.279m long × 1.134m wide × 0.035m thick) mounted on metal frames of about 0.75m to 1.25m in height, which are in turn placed on the ground with the support of concrete blocks<sup>1</sup>. The solar panels will be arranged in groups of seven with spacing in between, covering a total area of about 1,108.5m<sup>2</sup> (or about 55.9% of the Site). The proposed solar photovoltaic system also involves other ancillary components which would be

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<sup>1</sup> The dimension of each concrete block is 0.25m long × 0.25m wide × 0.25m high.

housed within two structures erected at the east of the Site<sup>2</sup>. The system would be connected to the existing electrical power network of CLP Power Hong Kong Limited (CLP Power) under the ‘Renewable Energy Feed-in Tariff Scheme’ (FiT Scheme), and the total generation capacity of the system is 170kW. All electricity generated would be sold to CLP Power on commercial basis. The applicant has obtained a Network Reinforcement Condition Letter from CLP Power which confirmed the preliminary technical feasibility of the proposal.

1.3 Moreover, the applicant would like to regularise the land filling on the Site. As shown on the land filling plan at **Drawing A-4**, the entire Site (about 1,982.89m<sup>2</sup>) has been filled with concrete of about 0.3m in depth.

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

- (a) Application Form with attachments received on 17.11.2023 (**Appendix I**)
- (b) Supplementary Information (SI) received on 24.11.2023 (**Appendix Ia**)
- (c) FI received on 27.12.2023\* (**Appendix Ib**)
- (d) FI received on 28.12.2023\* (**Appendix Ic**)

*\* accepted and exempted from publication requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarised as follows:

- (a) the applicant supports the use and supply of clean energy and government policy on new energy;
- (b) the Site would not be used for any purposes other than electricity generation;
- (c) the structure previously erected on the Site has been demolished; and
- (d) given the low traffic generation and short construction period, the proposed development would not cause adverse traffic impact on the surrounding area.

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

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Town Planning Board Guidelines**

4.1 Town Planning Board Guidelines for ‘Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at

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<sup>2</sup> As indicated in the submission, the ancillary components include alternating current (AC)/direct current (DC) converter, transformer and fused switch, etc. The dimensions of the two structures are about 1.008m long × 0.678m wide × 0.343m high; and about 0.586m long × 0.788m wide × 0.267m high respectively.

## **Appendix II.**

- 4.2 According to Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are detailed at **Appendix III**.

## **5. Assessment Criteria for Considering Applications for Solar Photovoltaic System**

The ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ first promulgated on 21.7.2020 is relevant to the application. The latest set of Assessment Criteria which was promulgated on 7.10.2022 are detailed at **Appendix IV**.

## **6. Background**

### *The FiT Scheme*

- 6.1 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 renewable energy. It aims to encourage the private sector to consider investing in renewable energy 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 renewable energy systems and generation.
- 6.2 Any non-governmental bodies or individuals, who as customers of the relevant power company plan to install distributed renewable energy 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 FiT Scheme, an applicant may make submission to the relevant power company direct with the required documents including the preliminary layout diagram and other information of the proposed renewable energy 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 renewable energy system to the power grid. The successful applicant would be offered the FiT rate throughout the project life of the renewable energy system until end-2033. The applicant shall ensure that the design, installation, operation and maintenance of the renewable energy system comply with the applicable laws, guidelines and safety and technical guidelines.

### *Enforcement history and suspected unauthorized development*

- 6.3 The Site was previously involved in a planning enforcement action (Case No. E/YL-LFS/515) against unauthorized development (UD) involving storage use (including deposit of containers) and workshop use (**Plan A-2**). Enforcement Notice (EN) was issued to the concerned parties on 6.11.2020 requiring the discontinuance of the UD by 6.2.2021. As the UD was subsequently found to have been discontinued, Compliance Notice was issued on 8.7.2021 for compliance with the EN.

- 6.4 The storage use, parking of vehicles and filling of land currently on the Site would be subject to planning enforcement action.

## **7. Previous Application**

The Site is involved in a previous application (No. A/YL-LFS/422) for temporary warehouse for storage of electronic goods for a period of three years and filling of land, which was rejected by the Board on review on 8.7.2022 mainly on grounds of being not in line with the planning intention and TPB PG-No. 10; being not compatible with the surrounding area; failure to demonstrate no adverse landscape and traffic impact; and setting of undesirable precedent. Details of the previous application is summarised in **Appendix V** and its location is shown on **Plan A-1**.

## **8. Similar Application**

Within the same “GB” zone, there is a similar application (No. A/YL-LFS/486) for temporary public utility installation (solar photovoltaic system) for a period of 3 years and associated filling of land, which was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 13.10.2023 mainly on grounds of being not in line with the planning intention, TPB PG-No. 10, as well as ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ in that there were adverse comments from relevant department on landscape aspect; the applicant had failed to demonstrate that the applied development would not adversely affect the landscape character/resources of the “GB” zone and jeopardise the integrity of the zone as a buffer; and vegetation clearance and filling of land were involved. Details of the similar application are summarised at **Appendix V** and its location is shown on **Plan A-1**.

## **9. The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

9.1 The Site is:

- (a) erected with a platform, hard-paved, and partly used for open storage of construction materials and parking of vehicles without valid planning permission; and
- (b) accessible from Deep Bay Road located to its north via a local track.

9.2 The surrounding areas are predominated by woodland and shrubland. Other uses such as open storage yards, warehouses, cultivated agricultural land and public utility installations (solar photovoltaic system) are also found in the vicinity of the Site. Other than the cultivated agricultural land, all the other uses are suspected UDs subject to planning enforcement action.

9.3 To the east of the Site is woodland within the Tsim Bei Tsui Egrettry Site of Special Scientific Interest (SSSI). To the further east are the mangroves and ponds within the Inner Deep Bay SSSI.

## **10. Planning Intention**

- 10.1 The planning intention of the “GB” zone 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.
- 10.2 As filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

## **11. Comments from Relevant Government Departments**

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

### **Land Administration**

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

- (a) He has adverse comment on the application.
- (b) 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.
- (c) According to the applicant’s submission, no GFA or covered area is proposed at the Site. However, it is noted from the layout plan provided by the applicant that the concerned 352 pieces of solar panels will be installed on metal stands (each metal stand is about 0.5m – 1m in height) and stone piers of 0.25m in height be affixed on ground. Also, ancillary equipment including Alternate Current/Direct Current Convertor, transformer and fused switch are proposed to be installed in two inverter boxes at the Site. As such, these solar panels, metal stands, stone piers and inverter boxes should be considered as structures and being counted as GFA and covered area.
- (d) The applicant should note his advisory comments in **Appendix VIII**.

### **Nature Conservation**

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

He notes that an Ecological Impact Assessment (EcoIA) is required under the TPB PG-No. 12C as the Site falls within the WBA and is in proximity to the Wetland Conservation Area (WCA) (about 147m).

## **Environment**

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

- (a) The Government has set net-zero electricity generation as one of the major decarbonisation strategies in the Hong Kong's Climate Action Plan 2050 promulgated in October 2021. To achieve the long-term carbon neutrality target before 2050, zero-carbon electricity supply through renewable energy development are needed to be increased as far as possible.
- (b) The policy is for the Government to take the lead in developing renewable energy at various buildings and facilities where technically and financially feasible, and to create conditions that are conducive to community participation. For the private sector, the Government 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 renewable energy. The Government have also introduced a series of measures to facilitate and support members of the public in developing renewable energy.
- (c) Subject to no adverse comment from DAFC, he supports the development of renewable energy systems, including systems such as the one proposed under the application in the subject "GB" zone involving the installation of 352 solar panels for meeting the annual electricity demand of about 51 households. The application, if approved, could put largely vacant land to good use while achieving the carbon neutrality target.
- (d) The applicant should note his advisory comments in **Appendix VIII**.

### 11.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the captioned application in view of the nature and scale of the proposed development.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments in **Appendix VIII**.

## **Landscaping and Urban Design**

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

#### *Landscaping*

- (a) The Site is situated in area of rural coastal plains predominated by temporary structures, village houses, farmland, ponds and existing woodland within the same "GB" zone located in close proximity to the Site. The Site has been hard-paved with concrete.

- (b) Meanwhile, dense tree groups located in close proximity to the Site are observed. She therefore has grave concern on the proposed development and associated filling of land in “GB” zone which would further degrade the landscape resources and quality of the “GB” zone. Moreover, no mitigation measures or landscape proposal are proposed by the applicant to demonstrate that the proposed development and associated filling of land would not have adverse landscape impact on the Site and its surrounding areas. As such, the proposed development and associated filling of land are considered incompatible with the landscape character and resources of the subject “GB” zone.

#### *Urban Design and Visual*

- (c) The Site is concrete-paved and forms part of a cluster of temporary structures. It is situated in a large “GB” zone, which is predominantly rural in character comprising vegetated lower hill slopes/knolls, fallow agricultural land and scattered temporary structures. The eastern portion of the “GB” zone where the Site is located also falls within the WBA and is adjoining some nature conservation areas especially the egrettries in the close proximity of the Site and mangrove communities in the “SSSI” zones to the east, as well as wetland and fish ponds in the “Conservation Area” zones to the south. Given its scale in the existing rural and natural setting and in view of the planned context, the proposed development and associated filling of land may not be fully in keeping with the character of the surrounding area for nature and ecological conservation.
- (d) According to the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ promulgated in October 2022, the applicant has to demonstrate that the solar photovoltaic system will not have significant adverse visual impacts and appropriate measures will be adopted to mitigate the impacts (in that it would not affect the visual amenities/character of the area adversely by catching the public’s visual attention due to the scale and prominence of the proposed development). There is lack of the relevant information in the submission.

#### **Drainage**

##### 11.1.6 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, and to implement and maintain the proposed drainage facilities to his satisfaction.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to water supply for firefighting and fire service installations being provided to his satisfaction.
- (b) An on-site inspection revealed that the distance between the Site and the nearest available street fire hydrant is more than 500m. As such, a fire hydrant system with adequate flow and pressure at a location that is within 500m from the Site shall be provided, depending on any structures to be erected in the Site.
- (c) The applicant should note his advisory comments at **Appendix VIII**.

### **Building Matters**

#### 11.1.8 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 for the existing structure at the Site, he is not in a position to offer comments on its suitability for use proposed in the application.
- (b) The applicant should note his advisory comments in **Appendix VIII**.

### **District Officer's Comments**

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

He has consulted the locals regarding the application. A local comment from villagers of Mong Tseng Wai (**Appendix VI**) is received objecting to the application mainly on grounds that the Site has been used for warehouse without permission; the Site involves illegal occupation of Government Land for parking of vehicles/storage of wrecked vehicles; and the substandard access road leading to the Site has been used for parking of vehicles which caused conflicts with villagers' access.

#### 11.2 The following government departments have no objection to/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, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (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); and
- (h) Director of Electrical and Mechanical Services (DEMS).



## **12. Public Comment Received During Statutory Publication Period**

On 28.11.2023, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual (**Appendix VII**) was received objecting to the application on grounds that the proposed development and associated filling of land are not compatible with the surroundings which are ecologically sensitive.

## **13. Planning Considerations and Assessments**

- 13.1 The application is for proposed public utility installation (solar photovoltaic system), which comprises 352 solar panels covering about 1,108.5m<sup>2</sup> (or about 55.9% of the Site) and ancillary components, as well as filling of land within the “GB” zone of the OZP (**Plan A-1**). There is a general presumption against development within the “GB” zone. Moreover, filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment (including the ecology). The Site forms part of a much larger “GB” zone providing buffer between village settlements and the “SSSI” zones which are ecologically sensitive. While CE/MN of DSD has no objection to the application from drainage perspective, the proposed development and associated filling of land, which involves vegetation clearance and concrete-paving (to be discussed at paragraph 13.4 below), are not in line with the planning intention of the “GB” zone. There is no strong planning justification given in the submission to warrant a departure from the planning intention.
- 13.2 The Site also falls within the WBA under TPB PG-No. 12C. According to TPB PG-No. 12C, the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless an EcoIA is submitted to demonstrate that the negative impacts could be mitigated through positive measures. In this regard, no EcoIA or other information has been submitted to demonstrate that the proposed development and associated filling of land would not cause negative off-site disturbance impact on the ecological value of the WCA. As such, the proposed development and associated filling of land are considered not in line with TPB PG-No. 12C.
- 13.3 The Site is located in an area predominated by woodland. To its immediate east is the Tsim Bei Tsui Egretry SSSI while to its further east are the mangroves and ponds of the Inner Deep Bay SSSI. The proposed solar photovoltaic system involving 352 solar panels mounting on metal stands sitting on concrete blocks covering an area of about 1,108.5m<sup>2</sup> (or about 55.9% of the Site) is substantial in scale. In this regard, CTP/UD&L of PlanD considers that given its scale in the existing rural and natural setting and in view of the planned context, the proposed development and associated filling of land may not be fully in keeping with the character of the surrounding area for nature and ecological conservation. Although there are open storage yards, warehouses and public utility installation (solar panels) in the vicinity, they are suspected UDs subject to planning enforcement action. The proposed development and associated filling of land, which involved vegetation clearance and concrete paving, are considered not compatible with the surrounding areas.

- 13.4 According to TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The design and layout of any proposed development within “GB” zone should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment. The issue on exceptional circumstances and compatibility have been discussed in paragraphs 13.1 and 13.3 above. With regard to the impact on existing natural vegetation and landscape, with reference to aerial photos between 2014 and 2015 (**Plans A-3b to A-3e**), it is noted that tree felling, vegetation clearance and concrete paving had been undertaken mainly along the periphery of the Site<sup>3</sup>. Significant adverse impact on landscape resources had taken place. Noting there are the dense tree groups in close proximity and no mitigation measures or landscape proposal are proposed by the applicant, CTP/UD&L of PlanD has grave concern that the proposed development and associated filling of land would further degrade the landscape resources and quality of the “GB” zone, and considers the proposed development and associated filling of land incompatible with the landscape character and resources of the “GB” zone. In view of the above, the proposed development and associated filling of land are considered not in line with TPB PG-No. 10.
- 13.5 While SEE supports the proposed development from environmental policy perspective as it can meet the annual electricity demand of about 51 households and help achieve the carbon neutrality target, the proposed development is not in line with the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System’ promulgated on 7.10.2022 in that there are adverse comments from relevant department on landscape and urban design aspects; the applicant has failed to demonstrate that the proposed development would not adversely affect the landscape character/resources of the “GB” zone, and jeopardise the integrity of the “GB” zone as a buffer; and adversely affect the visual amenities/character of the area by catching the public’s visual attention.
- 13.6 Other concerned departments including DEMS, DEP, C for T and D of FS have no objection to or no comment on the proposed development and associated filling of land from electricity supply safety, environmental, traffic and fire safety perspectives.
- 13.7 There is no approved previous application at the Site. Meanwhile, there is one similar application for solar photovoltaic system within the same “GB” zone which was rejected by the Committee in October 2023. Approval of the application would set an undesirable precedent and encourage proliferation of similar solar photovoltaic systems within the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area.
- 13.8 Regarding the local views conveyed by DO/YL of HAD and the public comment received objecting to the application as summarised in paragraph 11.1.9 and 12 respectively, the planning considerations and assessments in paragraphs 13.1 to 13.7 above are relevant.

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<sup>3</sup> The structure at the Site as shown on aerial photo taken on 13.4.2014 was built in 1993, and was covered by livestock keeping licences for pig rearing issued by DAFC between 2000 and 2007.

#### **14. Planning Department's Views**

14.1 Based on the assessments made in paragraph 13 above and having taken into account the local views and public comment mentioned in paragraphs 11.1.9 and 12 respectively, the Planning Department does not support the application for the following reasons:

- (a) the proposed development and associated filling of land are 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;
- (b) the proposed development and associated filling of land are not in line with the Town Planning Board 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 proposed development and associated filling of land are considered not compatible with the surrounding areas; and the applicant fails to demonstrate that the proposed development and associated filling of land would not have adverse landscape impact on the surrounding areas;
- (c) the proposed development and associated filling of land, which fall within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed development and associated filling of land would not have negative off-site disturbance impact on the ecological value of the Wetland Conservation Area; and
- (d) the proposed development is not in line with the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ in that there are adverse comments from relevant department on landscape aspect; the applicant has failed to demonstrate that the proposed development would not adversely affect the landscape character/resources of the “Green Belt” zone, jeopardise the integrity of the zone as a buffer; and adversely affect the visual amenities/character of the area.

14.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until **12.1.2028**, 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 of an ecological impact assessment for the proposed development, and implementation of the ecological mitigation measures identified therein before commencement of the proposed development to the

satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;

- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (c) the submission and implementation of proposal for water supply for firefighting 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 VIII**.

### **15. Decision Sought**

- 15.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 15.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 15.3 Alternatively, 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 date when the validity of the permission should expire.

### **16. Attachments**

<b>Appendix I</b>	Application Form with Attachments received on 17.11.2023
<b>Appendix Ia</b>	SI received on 24.11.2023
<b>Appendix Ib</b>	FI received on 27.12.2023
<b>Appendix Ic</b>	FI received on 28.12.2023
<b>Appendix II</b>	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
<b>Appendix III</b>	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
<b>Appendix IV</b>	Assessment Criteria for Considering Applications for Solar Photovoltaic System Made Under Section 16 of the Town Planning Ordinance
<b>Appendix V</b>	Previous and Similar Applications
<b>Appendix VI</b>	Local Views conveyed by District Officer/Yuen Long
<b>Appendix VII</b>	Public Comment Received During Statutory Publication Period
<b>Appendix VIII</b>	Recommended Advisory Clauses
<b>Drawings A-1 and A-2</b>	Layout Plan of the Solar Photovoltaic System
<b>Drawing A-3</b>	Vehicular Access Plan
<b>Drawing A-4</b>	Land Filling Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan

<b>Plans A-3a to A-3f</b>	Aerial Photo taken in 2022, July 2015, January 2015, June 2014, April 2014 and 1990
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2024**