

2024年 8月 1 5日

此文件在收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2024-08-15  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401880 31.7.2024 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-425/530
	Date Received 收到日期	2024-08-15

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

### 1. Name of Applicant 申請人姓名/名稱

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

青草園有限公司

GREEN LAND GARDEN LIMITED

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

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

黃新和

Wong Sun Wo William

### 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)	元朗丈量約份第129約地段第1286號及毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3510 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2022 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 136 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	GB
(f) Current use(s) 現時用途	公用事業設施裝置(太陽能發電系統)  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3510 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.15 ..... m 米 <input checked="" type="checkbox"/> About 約 備註 申請地點面積3510平方米經已填上0.15米厚度的混凝土 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 (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 公用事業設施裝置(太陽能發電系統)和相關填土工程。

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<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>600件</td> <td>2.281米(L)X1.134米(W)X0.03米(H)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </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	600件	2.281米(L)X1.134米(W)X0.03米(H)					
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
太陽能板	600件	2.281米(L)X1.134米(W)X0.03米(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      From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction      From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction      From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction      From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
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      From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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           | ..... sq.m 平方米  | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | .....   | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | ..... %   | <input type="checkbox"/> 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   |                                  |
|   | <input type="checkbox"/> include 包括.....storeys of basements 層地庫  |                                  |
|   | <input type="checkbox"/> 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)   | <input type="checkbox"/> About 約 |
|   | ..... m 米   | <input type="checkbox"/> About 約 |

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 ..... sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目 .....		
average unit size 單位平均面積 ..... sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目 .....		
<input type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 ..... sq. m 平方米	<input type="checkbox"/> About 約	
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> 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)		
<input type="checkbox"/> 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)		
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地 ..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 ..... sq. m 平方米	<input type="checkbox"/> 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)

2024年12月

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由深灣路經鄉村泥路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 3 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 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。

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



**10. Justifications 理由**

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

我等早前已獲得中華電力有限公司同意我等在申請地點安裝太陽能板裝置，申請地點為綠化地帶，而在流浮山及尖鼻咀分區計劃大綱核准圖編號S./Y.L.-L.F.S./1.1規劃許可上公用事業設施裝置(太陽能發電系統)為第二欄內為須向貴會作出申請，因此我等作出是次申請。

同時我等會利用現有空間在太陽能裝置下方開設10個溫室種植草菇及2個儲物室，用以增加收益我等會在10溫室及2個儲物室頂部加設一組鋼樑結構，用支柱由地面支撐一個鋼樑平台，在平台面安放600件太陽能板，每件太陽能板面積2.281m(L)X1.134m(W)X30mm(H)，須要以斜度45度方式安放於平台上方，因此高度約1.2米至1.5米，溫室和儲物室高度為4.5米，因此由地面至安放後的太陽能板總高度約為6米。

而草菇是一種喜高溫高濕環境因此我等使用溫室種植方式可保證全天后都有收成包括冬天日子銷售途徑，全香港各大超市及餐飲包括 惠康、Market Place, Oliver, Three Sixty, 百佳, International, Fusion, Citi Super, U-Select, Aeon, Yata, Maxim' Group, Starbucks, Pret A Manger, all Five Star Hotels。

我等在此希望貴會能批准是次申請。

**11. Declaration 聲明**

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

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

Signature  
簽署

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

WONG SUN WO WILLIAM

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

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

Date 日期

12-07-2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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



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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

<sup>@</sup> 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	新界丈量約份第129約地段第1286號及毗連政府土地		
Site area 地盤面積	3510 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 136 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11		
Zoning 地帶	GB		
Applied use/ development 申請用途／發展	公用事業設施裝置(太陽能發電系統)和相關填土工程。		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2022 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.576 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	57.6 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	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) _____ _____	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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) _____ _____	1

### 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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖 申請地點位置圖 填土範圍圖		

### **Reports 報告書**

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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



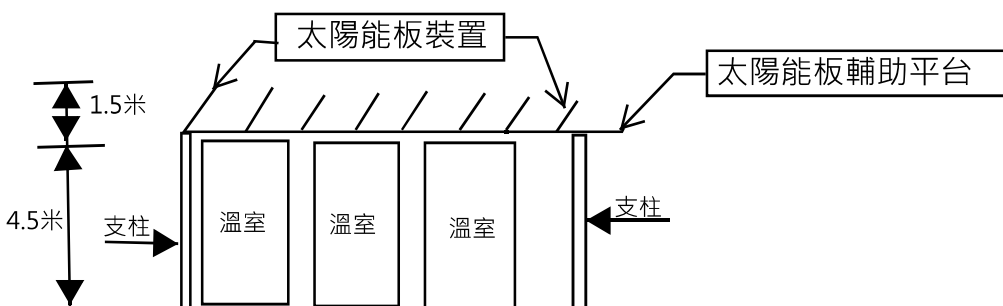
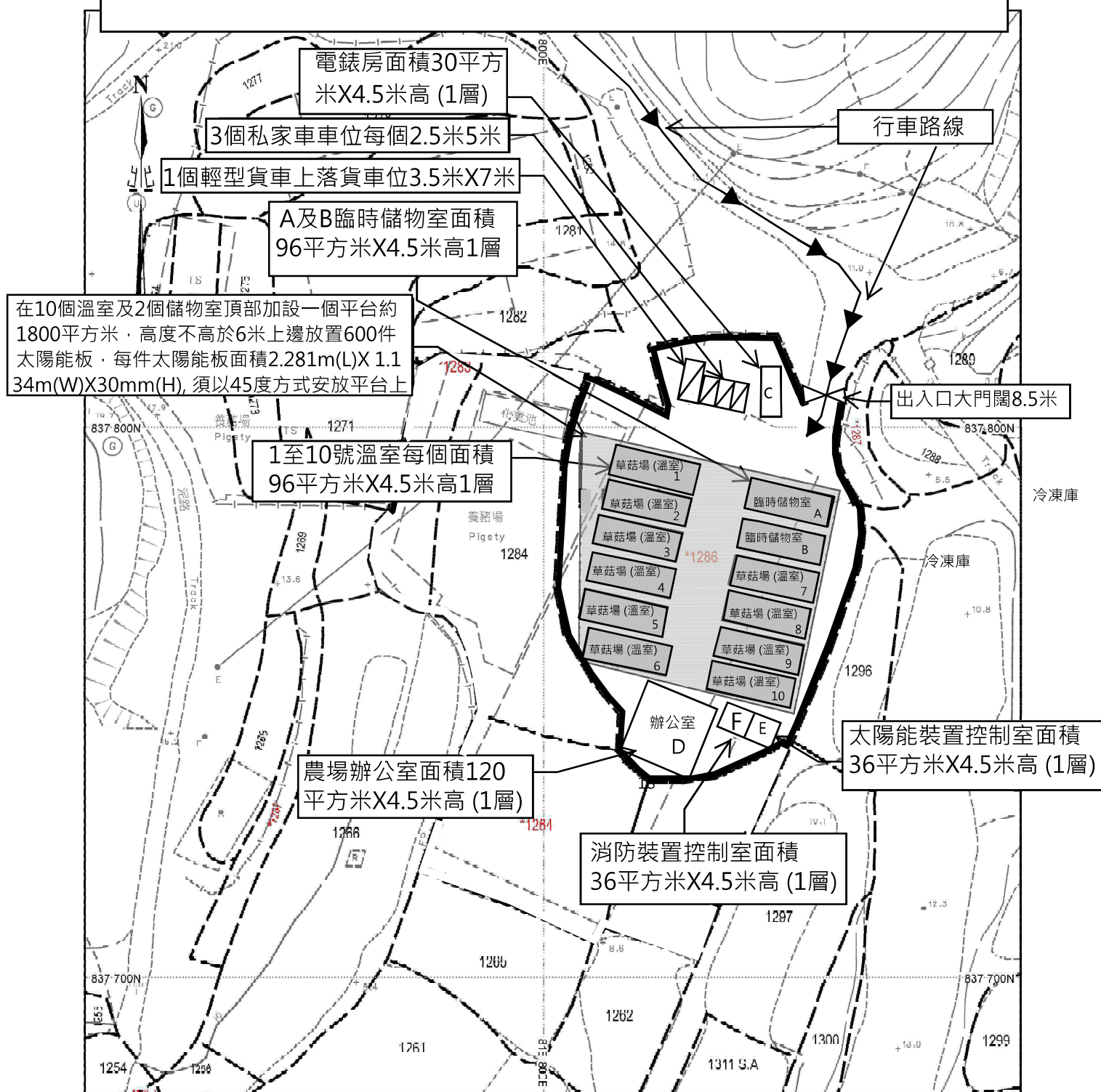
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

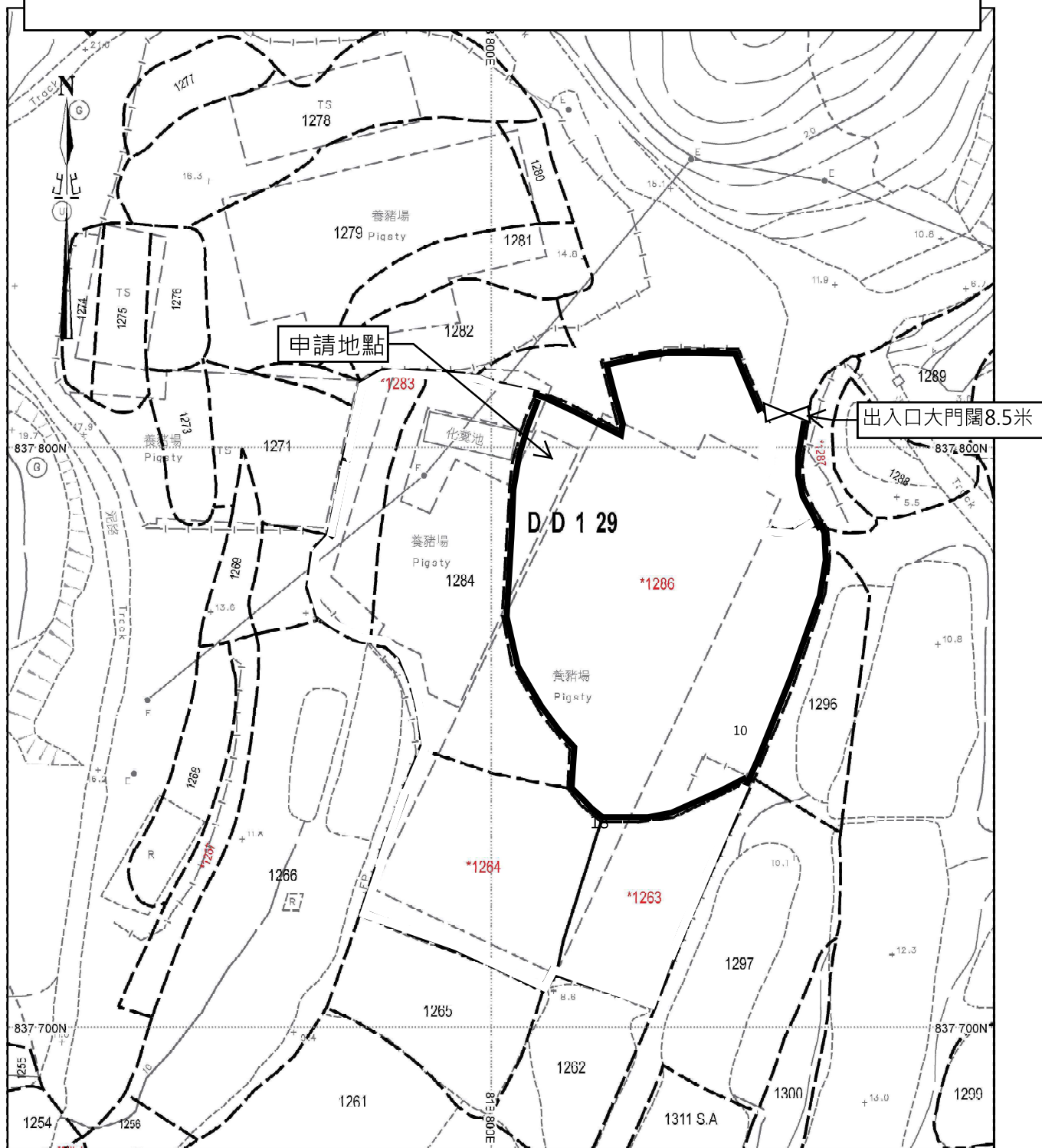
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## 布局圖



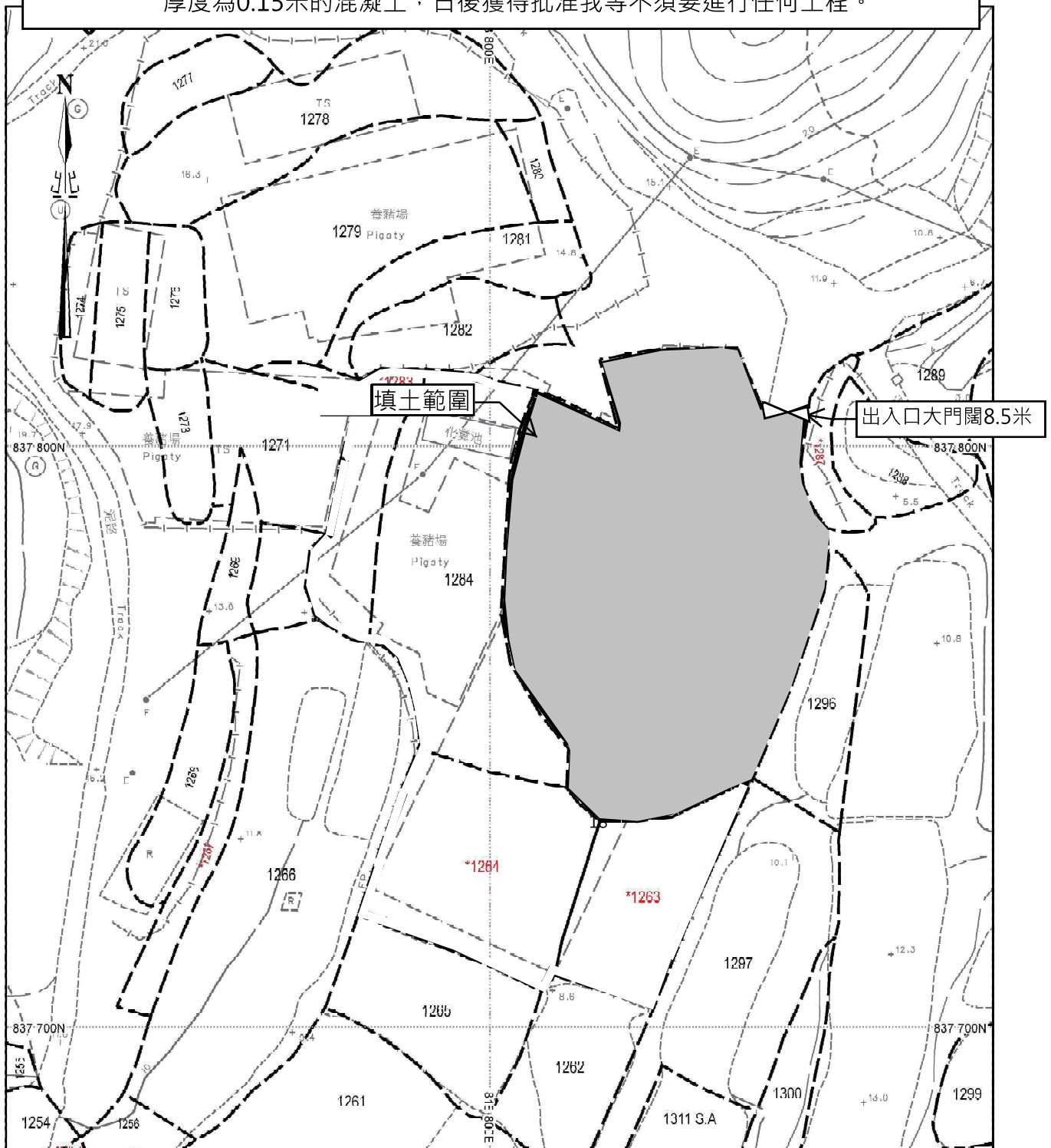
# 申請地點位置圖



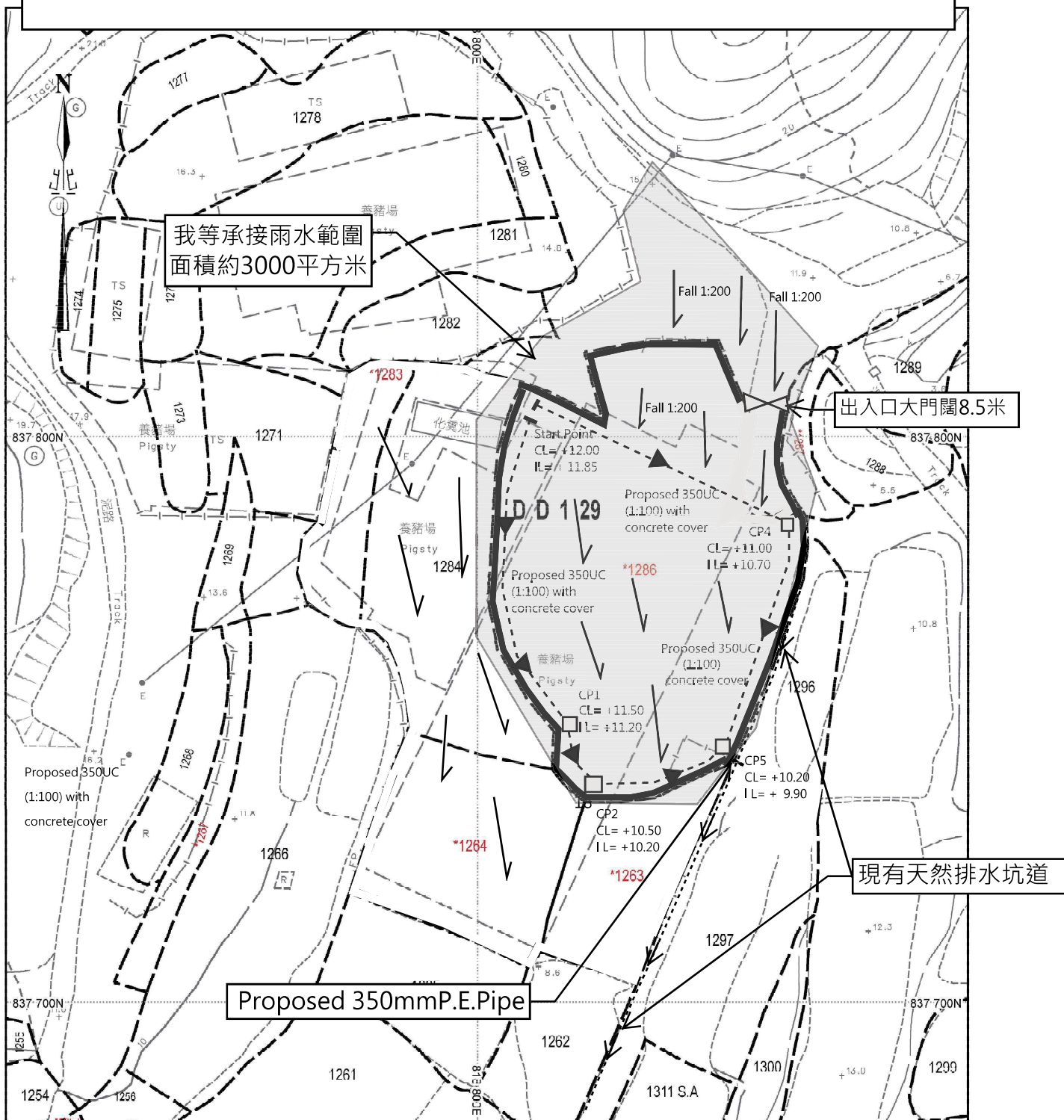


# 填土範圍圖

備註：有關申請地點面積3510平方米，90年代曾用作養豬場期間已鋪上一層厚度為0.15米的混凝土，日後獲得批准我等不須要進行任何工程。



# 雨水排放建議圖



Site Catchment Area = 3000 m<sup>2</sup>

= 0.003000 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.003000 km<sup>2</sup>

= 0.19807 m<sup>3</sup>/s

= 11884 liter/min

Note:

1. Catchpit (CP1-CP5) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS



22 January 2024

Attention: HK BRILLIANT RENEW ENERGY ENGINEERING CO., LIMITEDCLP Electricity : 82866884002  
Account Number

Application No. : 92000043119

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

Dear HK BRILLIANT RENEW ENERGY ENGINEERING CO., LIMITED

**CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Application Acknowledgement Letter  
Renewable Energy System at ENGINEERING CO., LIMITED, DD 129 LOT 1286, MONG TSENG  
WAI, PING SHAN YUEN LONG with a Total Generation Capacity of 170.00 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 are writing in response to your application to take part in the FiT Scheme with existing renewable energy system that was enrolled in the Scheme by the previous registered CLP electricity account holder. We agree that the same FiT rate will remain effective, provided that no modification has been made to the specifications of the existing renewable energy system.

Otherwise, the provisional FiT rate for your renewable energy system will follow the prevailing rate published on our website on the date we received your FiT Application Form and all the preliminary supporting documents, is set out below together with the validity period of each FiT rate.

Renewable energy system	Generation capacity (kW)	Provisional FiT rate(no modification) (\$/kWh)	Provisional FiT rate (\$/kWh)	Validity period (expiry date)
Existing solar system at DD 129 LOT 1286,MONG TSENG WAI, PING SHAN YUEN LONG, NEW TERRITORIES, NT	170.00 (Three-phase)	3.00	3.00	12 months (expire on 21 January 2025)

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

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.

### **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 and FiT Project Cost Form 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 copies of any available supporting documents (such as invoices) for the project cost information provided in the FiT Project Cost Form. 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.



30 January 2024

中華電力有限公司  
CLP Power Hong Kong Limited客戶體驗  
Customer Experience香港新界沙田安麗街六號中電沙田中心13樓  
13/F Shatin Centre, 6 On Lai Street  
Sha Tin, New Territories, Hong Kong網址 Website [www.clp.com.hk](http://www.clp.com.hk)Attention: HK BRILLIANT RENEW ENERGY ENGINEERING CO., LIMITEDCLP Electricity : 82866884002  
Account Number

Application No. : 92000043119

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

Dear HK BRILLIANT RENEW ENERGY ENGINEERING CO., LIMITED,

**CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Completion Letter**  
**Renewable Energy RE System with a Total Generation Capacity of 170.00 kW at ENGINEERING CO., LIMITED, DD 129 LOT 1286, MONG TSENG WAI, PING SHAN YUEN LONG with Customer Main Switch Rating  $\leq 100$  A**

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 shown in Figure 1 below will be connected to the CLP grid with effect from the commencement date as follows.

The following table indicates the FiT rate applicable from the commencement date throughout the useful life of the renewable energy 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 DD 129 LOT 1286, MONG TSENG WAI, PING SHAN YUEN LONG, NEW TERRITORIES, NT	170.00 (Three-phase)	3.00	11 January 2024

Figure 1 - As-built site photos of RE system structure/equipment taken on 11 January 2024



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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").

As requested by EMSD, EMSD may, on behalf of the Government of the Hong Kong Special Administrative Region and for the purpose of ensuring compliance of the relevant laws, regulations and guidelines by all participants of the FiT Scheme, receive a copy of the materials submitted to or collected or issued by CLP during the course of your application to participate in the FiT Scheme. The materials may also be used by other government and regulatory authorities for the purpose of ensuring compliance of the applicable laws, regulations and guidelines.

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

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

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

Yours sincerely,

**CLP Power Hong Kong Limited**

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Paper No. A/YL-LFS/530

**Wilfred Ka Hing CHU/PLAND**

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寄件者: sun wo wong  
寄件日期: 2024年08月21日星期三 15:16  
收件者: Wilfred Ka Hing CHU/PLAND; tpbpd/PLAND  
主旨: A/YL-LFS/530  
附件: P2,14.pdf  
  
類別: Internet Email

此郵件係取代剛才發給貴會的電郵文件  
有關太陽能裝置所收集的電力會全數  
售與中華電力。  
更正申請書內頁第 2 頁及 14 頁



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

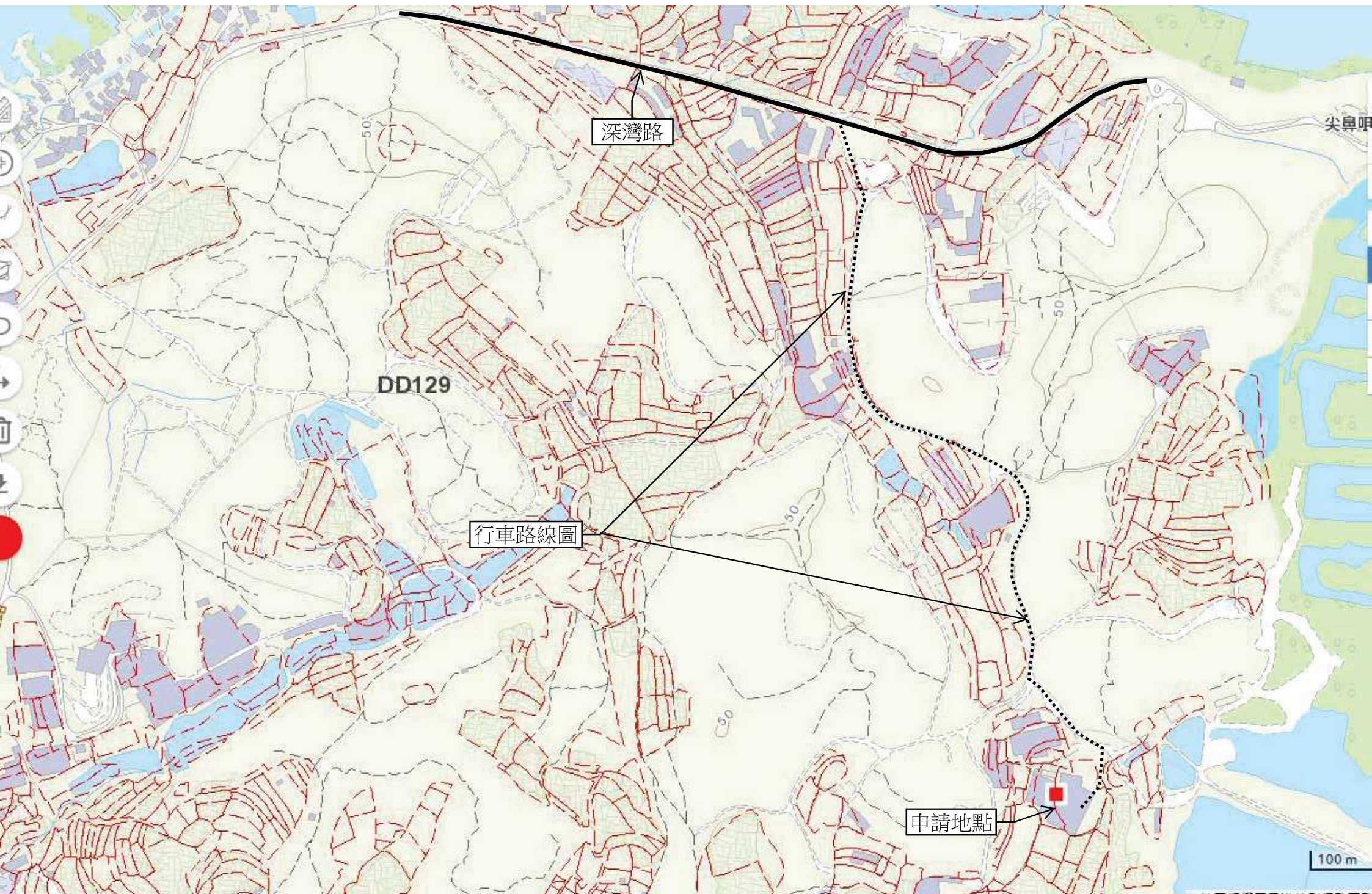
<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) 青草園有限公司 GREEN LAND GARDEN LIMITED

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) 黃新和 Wong Sun Wo William

<b>3. Application Site 申請地點</b>	
(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)	元朗丈量約份第129約地段第1286號及 毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3510 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2022 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 111 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

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	新界丈量約份第129約地段第1286號及毗連政府土地		
Site area 地盤面積	3510 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 111 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11		
Zoning 地帶	GB		
Applied use/ development 申請用途／發展	公用事業設施裝置(太陽能發電系統)和相關填土工程。		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2022 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.576 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

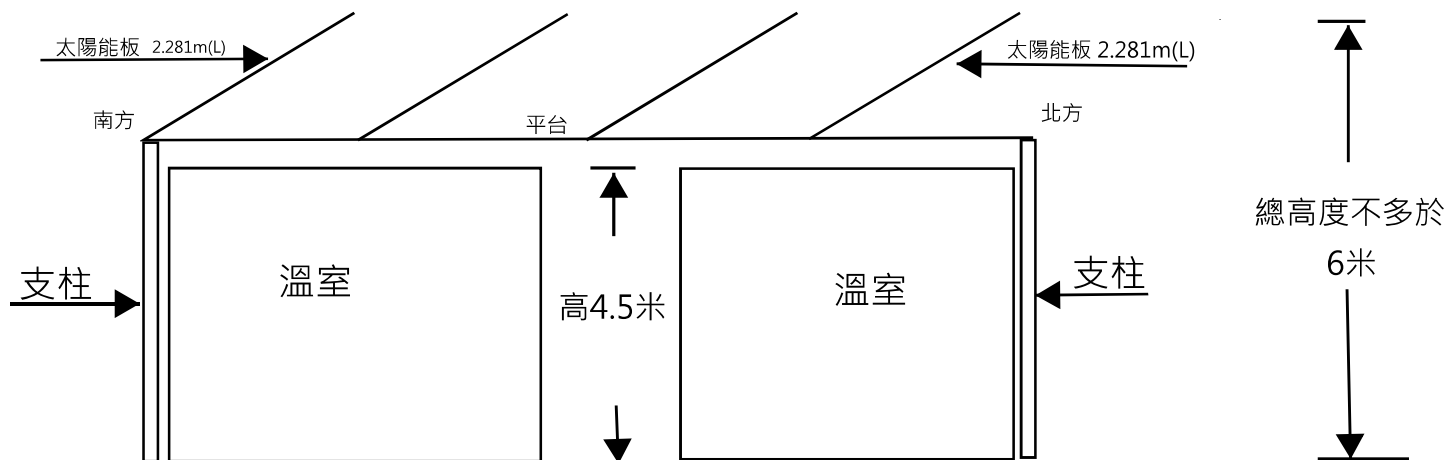
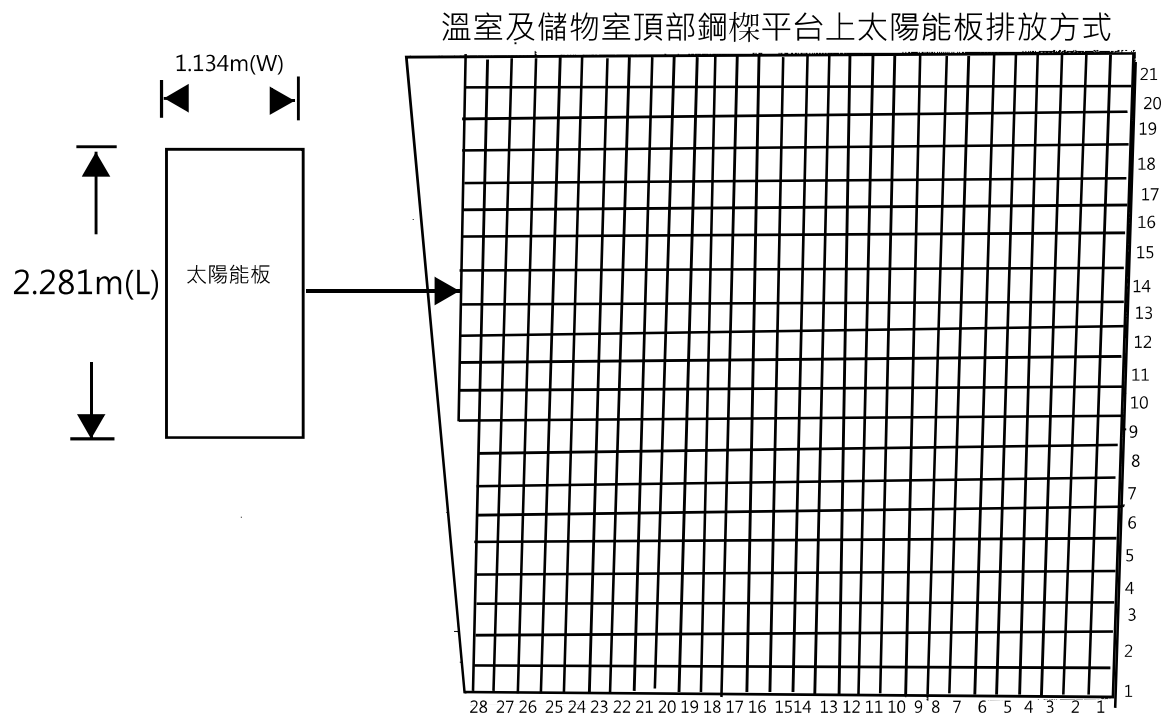
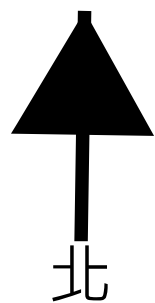






太陽能裝置控制室實境相片





**Wilfred Ka Hing CHU/PLAND**

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寄件者: sun wo wong  
寄件日期: 2024年09月13日星期五 18:30  
收件者: Wilfred Ka Hing CHU/PLAND; tpbpd/PLAND  
主旨: A/YL-LFS/530  
  
類別: Internet Email

有關我等太陽能裝置的申請，皆因現時國家都在大力倡議環保能源建設，現時我等私人參與的環保能源只有太陽能板發電裝置，而我等土地為綠化地帶，在城市規劃條件內公用事業裝置(太陽能板發電)係第二欄內，如獲得城市規劃委員會批准便可裝設，而我等場地每天日照時間長達十小時，這樣好的天然資源不加以利用實屬浪費，同時我等利用溫室頂部裝置太陽能板絕對不會影響作為農業設施的用途，我等場地以前為養豬場現時沒有植被存在，晚間場地不會開動光源及噪音產生，因此不會影響雀了的棲息環境，場地亦非季后了的航道，因此我等太陽能板裝置發電系統只會帶來環保能源，及增加場地的收益，和不會對鄰近的環境產生負面的影響，懇請各委員能同意我等申請。  
代理人黃新和敬上



**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.

**Relevant extract of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
(TPB PG-No. 12C)**

On 16.5.2014, 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) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) 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. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.



**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 visual<sup>1</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;
- (e) unless with strong justifications<sup>2</sup>, 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

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<sup>1</sup> 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.

<sup>2</sup> 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.

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 heliports<sup>3</sup>, 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<sup>4</sup>. 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.

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<sup>3</sup> 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%.

<sup>4</sup> 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 s.16 Applications covering the Application Site**

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/432	Proposed Temporary Recyclable Collection Centre (Plastics and Aluminium) with Ancillary Office and Workshop for a Period of 3 years, and Filling and Excavation of Land	GB	26.8.2022	(1) to (3)
2	A/YL-LFS/452	Proposed Temporary Warehouse for Engineering Machineries and Construction Equipment (Suspended Working Platforms and Metal Scaffolds) for a Period of 3 years, and Filling and Excavation of Land	GB	17.2.2023	(1) & (2)

**Rejection Reasons**

- (1) Not in line with planning intention.
- (2) Not in line with TPB PG-No. 10.
- (3) Failure to demonstrate no adverse traffic impact.

**Similar s.16 Applications  
within/straddling the same “Green Belt” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan**

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/486	Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 3 Years and Associated Filling of Land	GB	13.10.2023	(1) to (3)
2	A/YL-LFS/500	Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land	GB	12.1.2024	(1) to (4)

**Rejection Reasons**

- (1) Not in line with planning intention.



- (2) Not in line with TPB PG-No. 10.
- (3) Not in line with the 'Assessment Criteria for Considering Applications for Solar Photovoltaic System'.
- (4) Not in line with TPB PG-No. 12C.

呈：元朗民政事務處  
民政專員台鑑！

有關貴處檔號：（21）in HAD YL C&D 17-45/45/11100 Pt2  
及城市規劃委員會擬議申請編號：A/YL-LFS/530  
我等村民反對理由如下：

- （一）擬議申請丈量約份第129約地段第1286號和毗連政府土地側為本圍土葬風水區。
- （二）該申請地段坐落在綠化地帶及兩側有兩個尖鼻咀鷺鳥林（SSSI用地，雀鳥甚多。
- （三）該申請地段上建築物懷疑曾改建，是違法結構物。
- （四）該申請地段側的毗連政府土地是行人道路，既狹窄又不標準，原是村民用來耕種及春秋二祭拜山之用。
- （五）該地段係不適而擬議設施裝置（太陽能光伏系統）及填土工程。

特此函達！惟盼！

本圍村民及居民簽署：鄧栢麟 黃炳輝 鄧永強  
鄧景陽 黃炳就 鄧椿林  
日期：2024年09月12日 鄧炳金 鄧仁芳

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

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From:  
Sent: 2024-09-10 星期二 02:49:38  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-LFS/530 DD 129 Lau Fau Shan GB FIT

A/YL-LFS/530

Lot 1286 in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area: About 3,510sq.m Includes Government Land of about 111sq.m

Zoning: "Green Belt"

Applied use: (Solar Photovoltaic System / 4 Vehicle Parking / **Filling of land**)

Dear TPB Members,

Strongest Objections. The inclusion of 4 parking spaces indicates that the true intention is to continue with the brownfield operations.

This is part of Application 452 rejected 17 Feb 2023

*"the proposed use and associated filling and excavation of land are 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 proposed use and associated filling and excavation of land are considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use and associated filling and excavation of land would not have significant adverse landscape impact on the surrounding areas."*

Members should refer to the minutes of Rural and New Town Planning 12.1.2024

[https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m734rnt\\_e.pdf](https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m734rnt_e.pdf)

This application is similar in detail.

Agenda Item 31 Section 16 Application [Open Meeting (Presentation and Question Sessions Only)] A/YL-LFS/500 Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land in "Green Belt" Zone, Lots 1279, 1280 and 1281 in D.D. 129, Tsim Bei Tsui, Yuen Long (RNTPC Paper No. A/YL-LFS/500)

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 government department on landscape aspect; the applicant has failed to demonstrate that the proposed development would not adversely affect the landscape character/resources of the "GB" zone, jeopardise the integrity of the zone as a buffer; and adversely affect the visual amenities/character of the area."



The application provides little details but counting the squares appears to involve 600 panels.

Note there is no indication of where the vehicles would park.

There is no justification to approve this application. Solar Farms on "GB" zoning are not supported under policy measures.

Mary Mulvihill

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**From:**

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

**Date:** Wednesday, 25 January 2023 2:27 AM HKT

**Subject:** A/YL-LFS/452 DD 129 Lau Fau Shan GB

Dear TPB Members,

432 was rejected 26 Aug but back again with a slight change in Applied Use to "Warehouse for Engineering Machineries and Construction Equipment (Suspended Working Platforms and Metal Scaffolds"

***The Site is the subject of an active planning enforcement action (Case No. E/YL-LFS/552) against unauthorised development (UD) involving storage use (including deposit of containers) and workshop use (Plan A-2). Enforcement Notices were issued to the concerned parties on 25.1.2022 and 16.6.2022 requiring the discontinuance of the UD by 25.2.2022 and 16.7.2022 respectively. The Site is being closely monitored under established practice.***

Absolutely no justification for approval.

Mary Mulvihill

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**From:**

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

**Date:** Monday, 1 August 2022 3:17 AM CST

**Subject:** A/YL-LFS/432 DD 129 Lau Fau Shan GB

A/YL-LFS/432

Lots 1263, 1264, 1283, 1284, 1286 and 1287 in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area : About 7,250sq.m Includes Government Land of about 270sq.m

Zoning: "Green Belt"

Applied use: Recyclable Collection Centre (Plastics and Aluminium) / **Filling and Excavation of land** / 4 Vehicle Parking

Dear TPB Members,

This site is even closer to the Tsim Bei Tsoi Egrety than Application 422. The outcome can be no different. In addition no history of previous approval.

Members should question PlanB as to the current state of the site and what damage has been already done to the GB and if enforcement action is ongoing.

690th RNTPC MEETING ON 04.03.2022

After deliberation, the Committee decided to reject the application. The reasons were :

“(a) the applied development is not in line with the planning intention of the “Green Belt” (“GB”) 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 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 impacts on the surrounding areas;

(c) the applicant fails to demonstrate that the applied development would not generate adverse traffic impact on the surrounding areas; and

(d) approval of the application would set an undesirable precedent for similar applications for warehouse use within the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.”

Mary Mulvihill

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**From:**  
**Sent:** 2024-09-13 星期五 22:36:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on seven planning applications  
**Attachment:** 240913 s16 HT 22c.pdf; 240913 s16 LFS 530.pdf; 240913 s16 HTF 1178.pdf; 240913 s16 FTA 251.pdf; 240913 s16 TLS 65.pdf; 240913 s16 MKT 40 & MUP 207.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SEVEN applications. There are SIX pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme

Kadoorie Farm and Botanic Garden

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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)

13th September, 2024.

By email only

Dear Sir/ Madam,

**Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land**  
**(A/YL-LFS/530)**

1. We refer to the captioned.
2. As shown in the map of the gist, the current application site is close to two SSSI zoned areas. We urge the Board to investigate with relevant authorities as to whether the proposed use would have adverse impacts on these two SSSI areas and also whether an ecological impact assessment would need to be carried out.
3. There are also two rejected applications covering the current site. The reasons to reject the latest one (Proposed Temporary Warehouse for Engineering Machineries and Construction Equipment (Suspended Working Platforms and Metal Scaffolds) for a Period of 3 Years, and Filling and Excavation of Land, A/YL-LFS/452) are reproduced below:

*(a) the proposed use and associated filling and excavation 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, even on a temporary basis; and*

*(b) the proposed use and associated filling and excavation of land are 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 proposed use and associated filling and excavation of land are considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use and associated filling and excavation of land would not have significant adverse landscape impact on the surrounding areas.*

4. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the Green Belt (GB) zone. We hope the Board can remember or be reminded of the planning intention of GB zone – there is a general presumption against development within this zone<sup>1</sup>.

5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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<sup>1</sup> <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-LFS%2f11&lang=EN&ext=pdf&dType=in>

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the land filling works at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected or to be erected within the subject lot, if any and the occupation of the GL and/or apply for modification of STW/STT conditions where appropriate. The application(s) for STW(s) and/or STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and/or STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
  - (i) birds may make use of the panels as a roosting site and deposit droppings on the panels. Frequent cleansing of the panels may be necessary depending on the usage of the panels by the birds;
  - (ii) non-reflective surfaces shall be adopted for the panels to mitigate the potential impacts of reflection to birds; and
  - (iii) bird-friendly measures should be taken when conducting maintenance of the solar panels. For example, nests of wild birds should not be removed during maintenance and advice from Agriculture, Fisheries and Conservation Department should be sought, if necessary;
- (d) to note the comments of the Secretary for Environment and Ecology (SEE) 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) 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. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the application site with Deep Bay Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) 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 the construction of the proposed development. Reference could be made to relevant publications/guidelines including Recommended Pollution Control Clauses for Construction Contracts (available at:

[http://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html));

and Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/23, 'Construction Site Drainage';

- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, water supply for firefighting and fire service installations (FSIs) are anticipated to be required. As the distance between the Site and the nearest available street fire hydrant is more than 500m, a fire hydrant system with adequate flow, pressure and size of water tank shall be provided at the Site. The applicant shall submit relevant layout plans incorporated with the proposed water supply for firefighting and 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 water supply for firefighting and FSIs to be installed should be clearly marked on the layout plans. Moreover, the distribution of solar panel should be arranged to minimise the fire risk and facilitate the access of firefighter and escape of person thereat in case of emergency with provision of access points to the Site. Emergency disconnection to electricity such as Manual emergency shut-off system should be provided. 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
- (i) 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 structure is 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 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.