

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/530

- Applicant** : Green Land Garden Limited represented by Mr. Wong Sun Wo William
- Site** : Lot 1286 in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,510m² (including GL of 111m² or 3.16%)
- 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 largely hard-paved, and a minor portion of the Site is covered by some solar panels 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 600 solar panels (each of about 2.281m long × 1.134m wide × 0.03m thick) mounted on steel beam platform covering an area of about 1,800m² (or about 51.3% of the Site). It will be supported by pillars above 12 single-storey structures (about 4.5m in height) proposed as greenhouses¹ and store rooms. Four single-storey structures (about 4.5m in height) with a total floor area of about 222m² are also proposed for farm office, meter room, fire service installation and solar photovoltaic system control room uses. The solar photovoltaic 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

¹ According to the Notes for the “GB” zone, ‘Agricultural Use’, including green house, is a Column 1 use which is always permitted.

electricity generated would be sold to CLP Power on commercial basis. The applicant has obtained an Application Acknowledgement Letter from CLP Power which confirmed the preliminary technical feasibility of the proposal.

- 1.3 The applicant also seeks planning permission to regularise the land filling on the Site. As shown on the land filling plan at **Drawing A-4**, the entire Site (about 3,510m²) has been filled with concrete of about 0.15m in depth.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 15.8.2024 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 21.8.2024 (**Appendix Ia**)
 - (c) Further Information (FI) received on 16.9.2024* (**Appendix Ib**)

** accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the FI at **Appendix Ib**. 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 receives a total of 10 hours of daylight and should be utilized for clean energy production;
- (c) the solar photovoltaic system would be installed on top of greenhouses and would not affect the agricultural uses of the Site; and
- (d) the lighting would be turned off at night and the proposed development would not adversely affect the environment of the surrounding area (including bird habitat).

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. For the GL portion, the requirements as set out in Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) are not applicable.

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 **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 Part of the Site is subject to planning enforcement action (Case No. E/YL-LFS/614) against unauthorized development (UD) involving use for place for solar panel installation and storage use (including deposit of containers) (**Plan A-2**). Enforcement Notice (EN) was issued to the concerned parties on 7.5.2024 requiring the discontinuance of the UD by 7.7.2024. Recent site inspection revealed that the UD has not discontinued. The case is currently under monitoring.
- 6.4 Another part of the Site is subject to planning enforcement action (Case No. E/YL-LFS/615) against UD involving storage use (**Plan A-2**). EN was issued to the concerned parties on 7.5.2024 requiring the discontinuance of the UD by 7.7.2024.

Recent site inspection revealed that the Site was generally vacant. The case is also currently under monitoring.

7. Previous Applications

The Site is involved in two previous applications (No. A/YL-LFS/432 and 452) for temporary recyclable collection centre or temporary warehouse with filling and excavation of land which were rejected by the Rural and New Town Planning Committee (the Committee) of the Board in 2022 and 2023 respectively. Details of the previous applications are summarised in **Appendix V** and their locations are shown on **Plan A-1**. Considerations of these two previous applications are not relevant to the current application which involves a different use.

8. Similar Applications

Within the same “GB” zone, there are two similar applications (No. A/YL-LFS/486 and 500) for temporary public utility installation (solar photovoltaic system) for a period of three years and associated filling of land. Both applications were rejected by the Committee in 2023 and 2024 respectively 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 applications are summarised at **Appendix V** and their locations are shown on **Plan A-1**.

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

9.1 The Site is:

- (a) largely hard-paved, fenced-off with minor portion of the Site covered by some solar panels without valid planning permission;
- (b) accessible from Deep Bay Road located to its north via a local track; and
- (c) within the WBA designated under TPB PG-No. 12C, and partly within the Mong Tseng Site of Archaeological Interest.

9.2 The surrounding areas are predominated by woodland, cultivated/fallow agricultural land and shrubland. Other uses such as open storage yards, warehouses, parking of container vehicles and public utility installations (solar photovoltaic system) are also found in the vicinity of the Site, which are suspected UD's subject to planning enforcement action.

9.3 To the east of the Site is woodland within the Tsim Bei Tsui Egret 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 According to the Explanatory Statement of the OZP, filling 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 Bureaux / Departments

- 11.1 The following government bureaux / 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 reservation on the application since there are unauthorized structures and/or uses on the Lot 1286 in D.D. 129 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation of the lease breaches as demanded by LandsD.
 - (b) The Site comprises Old Schedule Agricultural Lot (OSAL) and GL. The OSAL is 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. No permission is given for the occupation of the GL included in the Site. The act of occupation of GL without Government’s prior approval is not allowed.
 - (c) 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):
- (a) 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). In this regard, the applicant has not submitted EcoIA nor other information to demonstrate that the proposed development with associated filling of land would not have negative off-site disturbance impact on the ecological value of the WCA.
 - (b) The applicant should note his advisory comments in **Appendix VIII**.

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 600 solar panels for meeting the annual electricity demand of about 51 households. The application, if approved, could make use of the land to for solar energy generation 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) Although the Site was subject to substantiated environmental complaints in the past three years, the complaints were lodged against the operation of a recycling centre at the Site, which was only relevant to the previously rejected application No. A/YL-LFS/432. It is noted that the Site has been vacated and no recycling operation was observed. The applicant under the current application is also not the recycling operator/applicant of the previously rejected application No. A/YL-LFS/432.
- (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) She has reservation on the application from landscape planning perspective.
- (b) 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 is already hard-paved with concrete. No existing vegetation is observed.
- (c) By comparing the aerial photos taken between 2019 and 2023 (**Plans A-3a to A-3c**), vegetation clearance (including tree felling) and concrete paving were observed within the Site.
- (d) Dense tree groups located in close proximity to the Site are observed. No mitigation measures and landscape proposal are provided in the applicant’s submission to demonstrate that the proposed development with associated filling of land would not have adverse landscape impact on the Site and surrounding areas. Moreover, there is no similar application for solar photovoltaic system use previously approved in the same “GB” zone. The proposed development with associated filling of land is considered incompatible with the surrounding landscape character from landscape planning perspective.

Urban Design and Visual

- (e) The Site is concrete-paved with solar panels 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 with associated filling of land may not be fully in keeping with the character of the surrounding area for nature and ecological conservation.
- (f) 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 revised 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) It is noted 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, pressure and size of water tank shall be provided at 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 structures 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**.

Others

11.1.9 Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB):

Part of the Site is situated within the Mong Tseng Site of Archaeological Interest (**Plan A-1**). After reviewing the location and scope of the proposed works, he has no objection in principle to the application from archaeological and built heritage conservation perspectives.

District Officer's Comments

11.1.10 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 application is not in line with the planning intention; the Site is adjacent to the fung shui area of burial grounds; and the Site is in close proximity to Tsim Bei Tsui Egrettry SSSI.

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 Comments Received During Statutory Publication Period

On 23.8.2024, the application was published for public inspection. During the statutory public inspection period, two public comments from Kadoorie Farm & Botanic Garden Corporation and an individual (**Appendix VII**) were received objecting to the application on grounds that the applied use is a brownfield operation in disguise; not in line with the planning intention; and that previous and similar applications were rejected by the Committee.

13. Planning Considerations and Assessments

13.1 The application is for proposed public utility installation (solar photovoltaic system), which comprises 600 solar panels covering about 1800m² (or about 51.3% of the Site), 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 with associated filling of land, which involved vegetation clearance and concrete-paving (to be discussed at paragraph 13.4 below), is 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. To its immediate east is the Tsim Bei Tsui Egrettry SSSI while to its further east are the mangroves and ponds of the Inner Deep Bay SSSI. 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, DAFC points out that no EcoIA or other information has been submitted to demonstrate that the proposed development with associated filling of land would not cause negative off-site disturbance impact on the ecological value of the WCA. As such, the proposed development with associated filling of land is considered not in line with TPB PG-No. 12C.
- 13.3 The Site is located in an area predominated by woodland. The proposed solar photovoltaic system involves 600 solar panels mounted on steel beam platform on top of 12 structures covering an area of about 1,800m². In this regard, CTP/UD&L of PlanD considers that given its scale in the existing rural and natural setting, the proposed development with 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 UD's subject to planning enforcement action. The proposed development with associated filling of land is 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 compatibility have been discussed in paragraph 13.3 above. With regard to the impact on existing natural vegetation and landscape, although the applicant claims that the Site was paved since the 1990s, aerial photo in 1993 (**Plan A-3d**) showed that the Site was covered by vegetation. Moreover, aerial photos between 2019 and 2023 (**Plans A-3a to A-3c**) showed that vegetation clearance and concrete paving had been undertaken mainly at the eastern portion of the Site. 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 reservation on the application from landscape planning perspective. She also considers that the proposed use with associated filling of land is not compatible with the surrounding landscape character. In view of the above, the proposed development with associated filling of land is 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 nature conservation, 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.

- 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 with associated filling of land from electricity supply safety, environmental, traffic and fire safety perspectives respectively.
- 13.7 There is no approved previous application at the Site. Meanwhile, there are two similar applications for solar photovoltaic system within the same "GB" zone which were rejected by the Committee in 2023 and 2024 respectively. 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. Rejecting the application is in line with the previous decisions of the Committee.
- 13.8 Regarding the local views conveyed by DO/YL of HAD and the public comments received objecting to the application as summarised in paragraph 11.1.10 and 12 respectively, the application is for a proposed solar photovoltaic system and the planning considerations and assessments in paragraphs 13.1 to 13.7 above are relevant.

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 comments mentioned in paragraphs 11.1.10 and 12 respectively, the Planning Department does not support the application for the following reasons:
- (a) the proposed installation with associated filling of land is not in line with the planning intention of the "Green Belt" zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
 - (b) the proposed installation with associated filling of land is 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 installation with associated filling of land is considered not compatible with the surrounding areas; and the applicant fails to demonstrate that the proposed installation with associated filling of land would not have adverse landscape impact on the surrounding areas;

- (c) the proposed installation with associated filling of land, which falls 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 installation with 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 installation 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 installation would not adversely affect the landscape character/resources of the “Green Belt” zone, jeopardise the integrity of the zone as a buffer between Mong Tseng Wai Village and Tsim Bei Tsui Egrettry SSSI / Inner Deep Bay SSSI; 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 **4.10.2028**, 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 a revised 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

Appendix I	Application Form with Attachments received on 15.8.2024
Appendix Ia	SI received on 21.8.2024
Appendix Ib	FI received on 16.9.2024
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
Appendix IV	Assessment Criteria for Considering Applications for Solar Photovoltaic System Made Under Section 16 of the Town Planning Ordinance
Appendix V	Previous and Similar Applications
Appendix VI	Local Views conveyed by District Officer/Yuen Long
Appendix VII	Public Comments Received During Statutory Publication Period
Appendix VIII	Recommended Advisory Clauses
Drawings A-1 and A-2	Layout Plan of the Solar Photovoltaic System
Drawing A-3	Vehicular Access Plan
Drawing A-4	Land Filling Plan
Drawing A-5	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3d	Aerial Photo taken in 2023, 2020, 2019 and 1993
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2024**