田場的可惜

This document is received on 2 3 FEB 2021.

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

<u>Form No. S16-I</u> 表格第 S16-I 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF A VIOLENCE 301 THE TOWN PLANNING ORDINANCE

(CAP.131)

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

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

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

Applicant who would like to publish the <u>notice of application</u> 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: <a href="https://www.info.gov.hk/tpb/en/plan\_application/apply.html">https://www.info.gov.hk/tpb/en/plan\_application/apply.html</a>

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

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

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only	Application No. 申請編號	A/4L-SK/362
請勿填寫此欄	Date Received 收到日期	2 3 FEB 2021

- 1. 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 櫻城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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).

  请先細閱《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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),亦可向委員會秘書處(香港北角渣華道 333 號北角政府台署 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 號北角政府台署 17 樓及新界沙田上禾盎路 1 號沙田政府台署 14 樓)索取。
- 3. 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
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / Company 公司 /□ Organisation 機構 )

Swiss Caviar House (Asia) 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 )

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)	Lot 363A DD112 Yuen Long
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 781.5 sq.m 平方米☑About 約 ☐Gross floor area 總樓面面積 30 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

(d)	Name and number of statutory plan(s) 有關法定圖則的名稱及		石崗分區計劃大綱圖 - S/YL - S	SK/9			
(e)	Land use zone(s) involv 涉及的土地用途地帶	ed	農業				
(f)	Current use(s) 現時用途		空置土地  (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 Ow	ner" of A	pplication Site 申請地點的「現行土地	2擁有人」			
The	applicant 申請人 -						
	is the sole "current land c 是唯一的「現行土地擁	owner" <sup>#&amp;</sup> (pl 有人」 <sup>#&amp;</sup> (罰	ease proceed to Part 6 and attach documentary proof o 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owners" <sup># &amp;</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 <sup>#&amp;</sup> (請夾附業權證明文件)。						
	is not a "current land owner". 並不是「現行土地擁有人」 <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						
(b)	The applicant 申請人 ~						
(0)			"current land owner(s)".				
			現行土地擁有人」"的同意。				
	Details of consent of "current land owner(s)" btained 取得「現行土地擁有人」 同意的詳情						
	No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	Land Regis	r/address of premises as shown in the record of the stry where consent(s) has/have been obtained 注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)			
		1					
	(Please use separate s	heets if the sp	pace of any box above is insufficient. 如上列任何方格的空				

		rent land owner(s)" # notified	已獲通知「現行土地擁有人」	
L	lo. of 'Current and Owner(s)' 「現行土地擁 「人」數目	Lot number/address of premis Land Registry where notificati 根據土地註冊處記錄已發出		Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
(7)		h-4 'C4.	1. 1	
(PI	ease use separate s	heets if the space of any box above	is insufficient. 如上列任何方格的空	E間个足,請另貝說明 )
E	採取合理步 <b>驟</b> 以	e steps to obtain consent of or g 取得土地擁有人的同意或向記	<b>该人發給通知。詳情如下:</b>	
<u>Re</u>			取得土地擁有人的同意所採取	
			wner(s)" on 「現行土地擁有人」 <sup>"</sup> 郵遞要求同	
<u>Re</u>			向土地擁有人發出通知所採取	
		ces in local newspapers on (日/月/年)在指定報道	(DD/MM/YY 首就申請刊登一次通知 <sup>&amp;</sup>	'YY) <sup>&amp;</sup>
		in a prominent position on or ne (DD/MM/YYYY)&	ar application site/premises on	
	於	(日/月/年)在申請地點	站/申請處所或附近的顯明位置	且出關於該申請的通知
	office(s) or rui 於	ral committee on	'owners' committee(s)/mutual aid (DD/MM/YYYY) <sup>&amp;</sup> 往相關的業主立案法團/業主委	- · · · · · · · · · · · · · · · · · · ·
<u>Ot</u>	hers 其他			
	others (please 其他(請指明	• • /		

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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 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Type (ii) Statutory Plan(s) 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 第(ii)類 Public utility installation / Utility installation for private project Type (iii) 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 Use / development other than (i) to (iii) above Type (v) 第(v)類 上述的(i)至(iii)項以外的用途/發展 Note 1: May insert more than one  $\lceil \checkmark \rfloor$ . 註1: 可在多於一個方格內加上「✓」號 Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途,請填妥於附件的表格。

V.

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(0)	‡ <u>Por Trype (Ф) applicatio</u>	n_4440).					
(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	specify the u	se and gross floor	,institution or commun area) 設施,請在圖則上顯示	-	-	-
(c)	Number of storeys involved 涉及層數			Number of units invo 涉及單位數目	olved		
		Domestic p	art 住用部分		sq.m 平	方米	□About 約
(d)	Proposed floor area 擬議樓面面積	Non-domes	Non-domestic part 非住用部分		sq.m 环	方米	□About 約
		Total 總計			sq.m 平	方米	□About 約
(e)	Proposed uses of different	Floor(s) 樓層	Current us	se(s) 現時用途	Pr	oposed u	se(s) 擬議用途
	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)						

(ii) For Type (ii) applic	ation 供第(ii)類申請	
	□ Diversion of stream 河道改道	
	□ Filling of pond 填塘 Area of filling 填塘面積	sq.m 平方米 □About 約 m 米 □About 約
(a) Operation involved 涉及工程	Depth of filling 填土厚度	sq.m 平方米 □About 約
	Depth of excavation 挖土深度	nd(s), and particulars of stream diversion, the extent
	(諸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		
(iii) Eor Type (iii) applic	ation 供第(iii)類申請	
200 Marin Edward Income Manager Control of the Cont	Public utility installation 公用事業設施裝置	um in a tradición su trata. Desenvariante en en en en sen en en um un en
	□ Utility installation for private project 私人發見	<b>曼計劃的公用設施裝置</b>
	Please specify the type and number of utility to be p 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	•
·	Name/type of installation	msion of each installation ling/structure (m) (LxWxH) 裝置/建築物/構築物的尺寸 長 x 閮 x 高)
(a) Nature and scale 性質及規模	太陽能板-每件尺寸 176 1.	755m x 1.038m x 0.035m
1		
	太陽能系統控制房 1	6.1m x 4.9m x 6m
	太陽能系統控制房 1	6.1m x 4.9m x 6m

; '.

(iv) <u>I</u>	in Type (iv) application of	等(ii)類申請。		
(a)	Please specify the proposed	minor relaxation of stated	development restriction(s) and a	lso fill in the
	proposed use/development a 請列明擬議略為放寬的發展		rs in part (v) below – I擬議用途/發展及發展細節 –	
	Plot ratio restriction 地積比率限制	From 由	to 至	
	Gross floor area restriction	From 🛱sq. m <sup>3</sup>	平方米 to 至sq. m 平方爿	<b>&lt;</b>
	總樓面面積限制		•	
	Site coverage restriction 上蓋面積限制	From 由	% to 至%	
	Building height restriction	From 由n	1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store	ys 層
	Non-building area restriction 非建築用地限制	From 由	m to 至m	
	Others (please specify)			
	其他 (請註明)	•••••		
(v) I	or Type (v) application 4	第0)類集計		
		AND DESCRIPTION OF THE STATE OF		
(a) Pro	oposed e(s)/development			
	議用途/發展			
	(Please	illustrate the details of the propo	sal on a layout plan 請用平面圖說明建議	洋情)
(b) <u>De</u>				<u> </u>
Pro	pposed gross floor area (GFA) 携	議總樓面面積	sq.m 平方米	□About 約
Pro	pposed plot ratio 擬議地積比率			□About 約
Pro	oposed site coverage 擬議上蓋面	積	%	□About 約
Pro	pposed no. of blocks 擬議座數			
Pro	oposed no. of storeys of each bloo	k 每座建築物的擬議層數	storeys 層	
1			□ include 包括storeys of basem	ents 層地庫
			□ include 包括storeys of basem □ exclude 不包括storeys of bas	
Pro	oposed building height of each bl	ock 每座建築物的擬議高度	·	ements 層地庫

☐ Domestic par	 t 住用部分			
_	<b>摟面面積</b>		sq. m 平方米	□About 約
number (	of Units 單位數目			
average	unit size 單位平均面		sq. m 平方米	口About 約
estimate	d number of resident	s 估計住客數目	***********	
☐ Non-domestic	part 非住用部分		GFA 總樓面面	<u>i積</u>
	ace 食肆		□About 約	
□ hotel 酒			sq. m 平方米 sq. m 平方米	□About 約
<u> </u>			(please specify the number of rooms	
			請註明房間數目)	
☐ office 辦	<b>公室</b>		sq. m 平方米	□About 約
	I services 商店及服務	格行業	sq. m 平方米	口About 約
		211276		
☐ Governm	nent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land
	機構或社區設施	,	area(s)/GFA(s) 請註明用途及有關的	
exits p	XIII-WILLEUXIII		樓面面積)	
			13.111 11.177	
☐ other(s)	其他		(please specify the use(s) and	concerned land
	X10		area(s)/GFA(s) 請註明用途及有關的	
			樓面面積)	-3-2mm/5() (W
☐ Open space ⑺	木憩用地		(please specify land area(s) 請註明	地面面積)
= =	pen space 私人休憩	用地	sq. m 平方米 口 Not i	
_	pen space 公眾休憩		sq. m 平方米  口 Not I	
	· · · · · · · · · · · · · · · · · · ·	ole) 各樓層的用途 (如:		
	1	元(文) (文) (文) (文) (文) (文) (文) (文)		
[Block number]	[Floor(s)]		[Proposed use(s)]	
[座數]	[層數]		[擬議用途]	
(d) Proposed use(s	) of uncovered area (	ifany) 露天地方(倘有	了)的擬議用途	
		• • • • • • • • • • • • • • • • • • • •		• • • • • • • • • • • • • • • • • • • •
		•••••		•••••
				•••••
				•••••

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7. Anticipated Completio 擬議發展計劃的預		of the Development Proposal 诗間						
擬議發展計劃預期完成的年份及 (Separate anticipated completion Government, institution or commu	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)							
2021年6月								
8. Vehicular Access Arra 擬議發展計劃的行	_	t of the Development Proposal 安排						
Any vehicular access to the site/subject building?	Yes 是	□ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))						
是否有車路通往地盤/有關 建築物?		□ 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)						
	No 否							
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	□ (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 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)						
	No 否							
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	□ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)						
	No 否	☑						

9. Impacts of De	evelopme	ent 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,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。							
Does the development proposal involve alteration of existing building? 接議發展計劃是否包括現有建築物的改動?  Does the development proposal involve the operation on the right? 接議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第(ii)類申請,請跳至下一條問題。)	Yes 是 No 否 Yes 是	<ul> <li>✓</li> <li>(Please indicate on site plan the bothe extent of filling of land/pond(s) (請用地盤平面圖顯示有關土地/圍)</li> <li>□ Diversion of stream 河這</li> <li>□ Filling of pond 填塘         Area of filling 填塘面積         Depth of filling 填土面積         Depth of filling 填土         Area of excavation 挖土         Area of excavation 挖土     </li> </ul>	undary of concerned land/pond(s), and pand/or excavation of land) /池塘界線,以及河道改道、填塘、填空设道  sq.m 平方米 安 m 米  sq.m 平方米 安 m 米	articulars of stream diversion, 土及/或挖土的細節及/或範 □About 約 □About 約 □About 約			
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffi On wate: On drain On slope Affected Landsca Tree Fel Visual In Others (I	onment 對環境 c 對交通 r supply 對供水 age 對排水 s 對斜坡 by slopes 受斜坡影響 pe Impact 構成景觀影響 ling 砍伐樹木 mpact 構成視覺影響 Please Specify) 其他 (請列明) tate measure(s) to minimise the at breast height and species of the 是量減少影響的措施。如涉及砍 品種(倘可)	e affected trees (if possible) 伐樹木,請說明受影響樹木的!	No 不會 IN No No 不會 IN No No No 不會 IN No			

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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。
申請理由如下:
1. 目前為閒置土地,為可善用土地作有意義使用
2. 支持環保及宣揚環保意識
3. 配合政府推動的環保能源
.4、配合政府及兩電公司的.可再生能源上網電價.計劃
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dd Daala	WALLEY WAS DEF
	ration 聲明 are 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	明,本人就追宗申請提交的資料, <b>據本人所知及所信,均騰具實</b> 無誤。
anal matarial	nt a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload is to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 委員會的情將本人就此中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	Ø Applicant 申請人 /□ Authorised Agent 獲授權代理人
	YUEN CHOLENE Director
	Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位(如適用)
Professional 專業資格	Qualification(s)  Member 會員 / □ Fellow of 資深會員 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會/ □ HKIUD 香港城市設計學會
on behalf of 代表	Others 其他 For and on behalf of SWISS CAVIAR HOUSE (ASIA) LIMITED Swiss Caviar House (Asia) Limited 瑞士魚子醬(亞洲)有限公司
144	☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)  Authorized Signature(s)
Date 日期	3rd Feb 2021 (DD/MM/YYYY 日/月/年)
public, Such where the B 恋邑會會向	ils submitted in an application to the Board and the Board's decision on the application would be disclosed to the h materials would also be uploaded to the Board's website for browsing and free downloading by the public Board considers appropriate. 图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,有關申請上載至委員會網頁供公眾免費瀏覽及下載。
	Warning 警告
1 1 . 1 . 1 . 2 . 1	a who knowingly or wilfully makes any statement or furnish any information in connection with this application, lse in any material particular, shall be liable to an offence under the Crimes Ordinance. 月知或故意的情况下,就追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
departi 委員會 劃委員 (a) th w j (b) fe	ersonal data submitted to the Board in this application will be used by the Secretary of the Board and Government ments for the following purposes: 可就追宗申請所收到的個人資料會交給委員會秘普及政府部門,以根據《城市規劃條例》及相關的城市規資會規劃指引的規定作以下用途: ne processing of this application which includes making available the name of the applicant for public inspection; and 就理這宗申請,包括公布追宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及 acilitating 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。
mentic	ersonal data provided by the applicant in this application may also be disclosed to other persons for the purpose oned in paragraph I above. 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。
Data ( Secret 組織	plicant has a right of access and correction with respect to his/her personal data as provided under the Persona (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the lary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. (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 香圖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 f 如發展涉及靈灰安置所用途,請另外填妥以下資料:	ollowing:
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) 除單人及雙人龜位外的其他龜位總數 (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	
<ul> <li>② Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言,骨灰安放容量指:</li> <li>- 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;</li> <li>- the maximum number of sets of ashes that may be interred other than in niches in any area in the colu 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</li> <li>- the total number of sets of ashes that may be interred in the columbarium.</li> <li>在該骨灰安置所內,總共最多可安放多少份骨灰。</li> </ul>	mbarium; and

Gist of Application 申請摘要						
consultees, uploaded deposited at the Plan	l to the ' ning End 文填寫 署規劃資	Town Planning Boa quiry Counters of the 。此部分將會發送了 對查詢處以供一般	rd's Website fo Planning Depa 予相關諮詢人士 经多閱。)	r browsing and free rtment for general ir	rt will be circulated to relevant downloading by the public and formation.)	
Application No.	(For Of	ficial Use Only) (請勿	7填寫此欄)		•	
申請編號						
Location/address						
位置/地址			,			
		DD112 LOT 363A Yuen Long				
Site area	, .	. 78	31.5		sq. m 平方米 🗗 About 約	
地盤面積	<i></i>		•	f tel-		
	(includ	ludes Government land of 包括政府土地 sq. m 平方米 口 About 約)				
Plan 圖則		石崗分區計劃大綱圖 - S/YL - SK/9				
Zoning						
地帶				農業	•	
		,				
Applied wee/	•		•			
Applied use/ development 申請用途/發展		擬議公用事業設施裝置 (太陽能系統 - 可再生能源上網電價)				
			•			
(i) Gross floor are	20		50 %	 1 平方米	Plot Ratio 地積比率	
and/or plot rat			5 <b>q</b> ,11			
總樓面面積及/或		Domestic 住用		□ About 約 □ Not more than	□About 約 □Not more than	
地積比率		[max.] [4]		不多於	不多於	
		Non-domestic	30	■ About 約 □ Not more than	□About 約 □Not more than	
		非住用		□ Not more than 不多於	一	
(ii) No. of block 幢數		Domestic 住用		,	1	
		Non-domestic 非住用	•	1		
		Composite 綜合用途				

(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上)□ (Not more than 不多於)
	٠.		Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Non-domestic 非住用	m 米 4.9 ☑(Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			1 Storeys(s) 層□ (Not more than 不多於)
			(☑Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Composite 綜合用途	m 米 □ (Not more than 不多於)
	•		mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 口 (Not more than 不多於)
	·		(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		% □ About 約
(v)	No. of units 單位數目		
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 🗆 Not less than 不少於
		Public 公眾	sq.m 平方米 🗆 Not less than 不少於

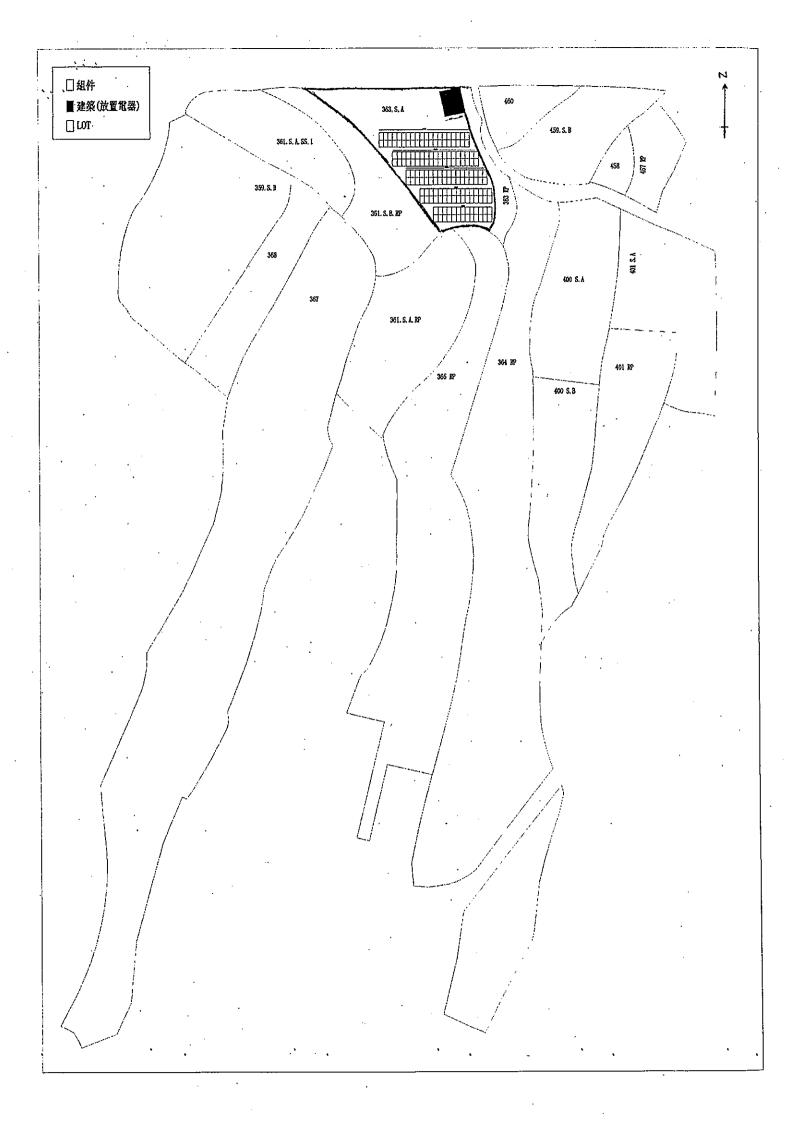
(vii)	No. of parking	Total no. of vehicle parking spaces 停車位總數	
	spaces and loading /	11 Trans	
	unloading spaces	Private Car Parking Spaces 私家車車位	
	停車位及上落客貨 車位數目	Motorcycle Parking Spaces 電單車車位	
	中业数日	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
		Others (Please Specify) 其他 (請列明)	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
		工洛谷貝単位/	
		Taxi Spaces 的士車位	
		Coach Spaces 旅遊巴車位	
		Light Goods Vehicle Spaces 輕型貨車車位	
		Medium Goods Vehicle Spaces 中型貨車位	
		Heavy Goods Vehicle Spaces 重型貨車車位	
		Others (Please Specify) 其他 (請列明)	
L			

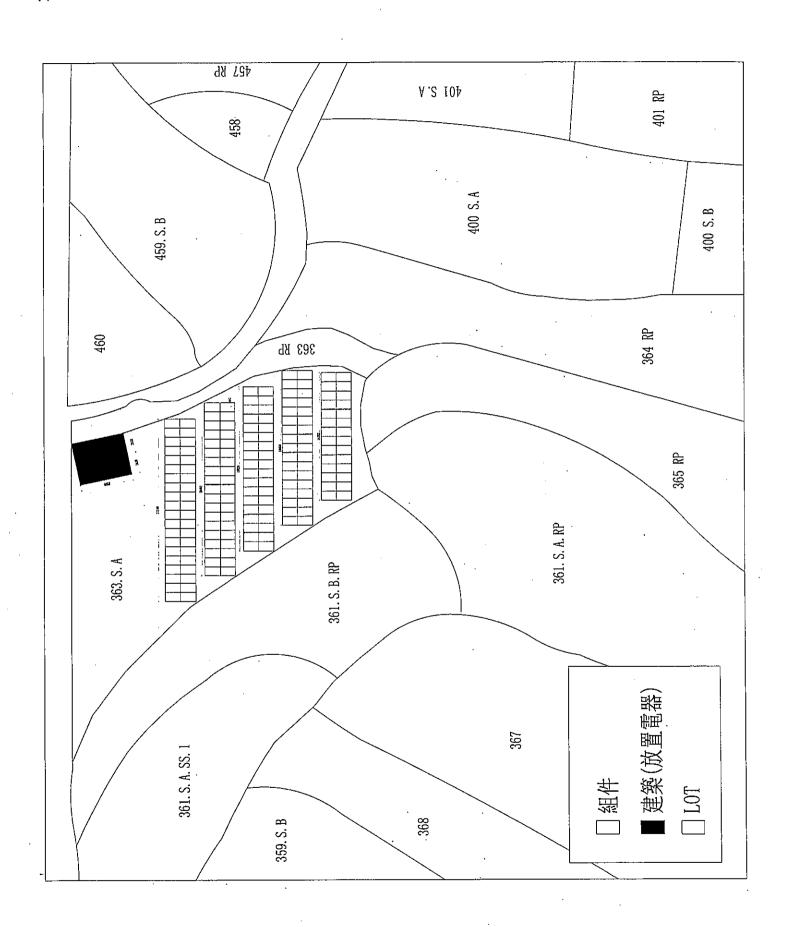
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
TOTAL TO A THE CONTROL OF THE CONTRO	中文	英文
Plans and Drawings   画則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		Ш
<u>位置圖</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one 「✓」. 註:可在多於一個方格內加上「✓」號		

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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。







27 October 2020 SWISS CAVIAR HOUSE (ASIA) LIMITED 只會在收到所有必要的資料及文件後才正式確認收到

23 FEB 2021 This document is received on The To vn Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

CLP Power Hong Kong Limited

企業客戶服務組 Corporate Customer Experience (CCF)

Attention: Gary Tsang

CLP Electricity : Account Number

Application No. :

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

Dear Gary Tsang,

CLP Renewable Energy Feed-in Tariff (FiT) Scheme - Application Acknowledgment Letter Renewable Energy System at DD 112 LOT 363-460, SHUI LAU TIN TSUEN, PAT HEUNG YUEN LONG with a Total Generation Capacity of 20.00 kW

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

We received your FiT Application Form and all the preliminary supporting documents on 10 September 2020. Please be advised that the renewable energy system referred to in your application will be considered as a single system with a total generation capacity of 20.00 kW.

Your provisional FiT rate, following the prevailing rate published on our website on 10 September 2020, is set out below together with the validity period of each FiT rate:

Renewable energy system ·	Generation capacity (kW)	Provisional FiT rate (HK\$/kWh)	Validity period (expiry date)
New solar system at DD 112 LOT 363-460,SHUI LAU TIN TSUEN, PAT HEUNG YUEN LONG, NEW TERRITORIES	20.00 (Three-phase)	4.00	12 months (expire on 26 October 2021)

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

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

Thank you once again for supporting this meaningful scheme to encourage the use of green energy in Hong Kong.



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

Yours sincerely,

Auyang, Victor Wai Keung Corporate Customer Experience Manager – SME Accounts For and on behalf of . CLP Power Hong Kong Limited



#### FiT Scheme Technical Assessment Guidance Notes

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

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

#### Note:

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

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



Monday, May 24, 2021

Application Number: S.16 Application No. A/YL-SK/302

Your Ref: TPB/A/YL-SK/302

The Secretary of Town Planning Board 15th Floor, North Point Government Offices, 333 Java Road, North Point Attn: Mr Raymond Kan

Re: Further Information submission and Apply for TPB meeting

Dear Mr Kan,

Regarding the Proposed Public Utility Installation (Solar Energy System) in "Agriculture" Zone, Lot 363 S.A. in DD 112, Shek Kong, Yuen Long application, we we are hereby formally to submission of further information on the final responses and requested drawings inbetween 1) Planning Department, 2) Chief Town Planner/Urban Design & Landscape, Planning Department 3) Transport Department and 4) Security Bureau for your reference.

We are very appreciative if we can have at the earliest Town Planning Board meeting for the approval of our application.

For further enquiries, please do not hesitate to contact us. (T: , Email: )

direct, MB:

Thank you for your kind attention.

Best Regards

Yours faithfully,

For and on behalf of

Swiss Caviar House (Asia) Limited

Director

Cc : Mr Boris Lai, Planning Department

, CEO

- Legal Advisor

- Engineering Advisor



#### Attachment:

The Submission of Further Information:

## 1. Planning Department:

- Clarifications on filling of land and location of solar panels on 4.3.2021
- Clarifications on the names of the structures on layout plans and the purpose of remaining spaces on 7.4.2021 and 8.4.2021
- Final Responses to Comments on 10.5.2021

## 2. Chief Town Planner/Urban Design & Landscape, Planning Department:

- Responses to comments on 11.4.2021 (explanation) and 13.5.2021 (visual illustration)
- Final Responses to Comments on 17.5.2021

# 3. Transport Department:

• Responses to comments on 7.4.2021 (two emails) and 23.4.2021 (with 3D illustration tally with the finalized visual illustration)

### 4. Security Bureau:

Responses to comments on 2.3.2021 and 3.3.2021 (two emails)

# Clarifications on filing of land and location of solar panels on 4.3.2021

# **Enquiry**

jtblai@pland.gov.hk於 2021年3月4日 09:31 寫道:

### Reply:

Re: S.16 Application No. A/YL-SK/302 - Clarifications

Date: 04/03/2021 11:23

From:

To: jtblai@pland.gov.hk

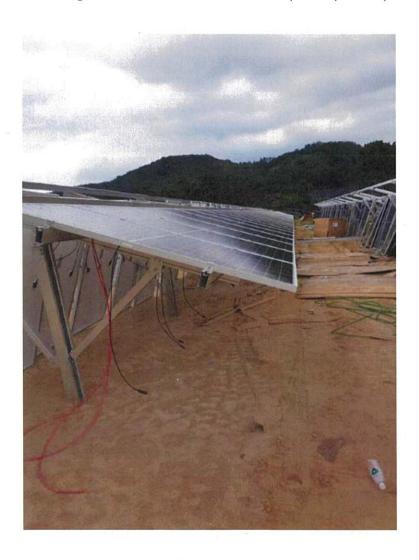
Cc:

, jpkwong@pland.gov.hk

Dear Boris

Please noted that we don't have any plans of filling lands.

Solar Panels will be installed with aluminum/galvanized steel mounting and the total height will not higher than 1.5m. Please see attached pic. for your easy understanding.



At the end of the construction, perhaps we will then make some concrete bricks at the foot of the mounting poles for enhancing the strength of the structure Therefore, there will not have any change of land or elevation of ground level as well as no other substance will be mixed or placed on ground

Hope I can make you a bit more understanding of the designs, if you have any further questions, please let me know at once, thanks.

Engineering Consultant of the Applicant

 Clarifications on the names of the structures on layout plans and the purpose of remaining spaces on 7.4.2021 and 8.4.2021

# **Enquiry**

jtblai@pland.gov.hk於 2021年4月1日下午2:44寫道:

Dear both,

I refer to the captioned Section 16 application.

Please note the comments of the Chief Town Planner / Urban Design & Landscape, Planning Department as below for your responses/ information:

- the applicant is advised to submit visual illustration to demonstrate how the proposed solar energy system would not result in significant adverse visual impact to the surrounding environment;
- the Site of about 781.5m² falls within the "AGR" zone on the respective OZP and is situated in an area surrounded by temporary structures and village type development of 1 to 3 storeys and some agricultural land, which is predominantly rural in character; and
- the current application seeks planning permission for a proposed solar energy system involving 176 solar panels (1.755m long x 1.038m width x 0.035m high each) and a single storey solar energy control room (about 6m high). According to the Assessment Criteria for Considering Applications for Solar Photovoltaic System (SPV) made under Section 16 if the Town Planning Ordinance promulgated by Town Planning Board in July 2020, the height of the proposed structures should be in keeping with the surrounding area/developments and the applicant has to demonstrate that such SPV system will not have significant adverse visual impacts which would catch the public's visual attention due to the scale and prominence of the proposed installation.

Thanks. Regards, Boris

# Reply:

Re: S.16 Application No. A/YL-SK/302 - Clarifications (CTP/UD&L, PlandD)

Date: 07/04/2021 12:04

Fm:

To:: jpkwong@pland.gov.hk

#### Dear Boris,

 whether the "組件" and "建築(放置電器)" as in the attached drawings refer to the "太陽 能板" and "太陽能系統控制房" as mentioned in the application form respectively, and to update the drawings for consistency if they refer to the same things; and

itblai@pland.gov.hk

• the area of the Site not covered by either solar panels or the 太陽能系統控制房, and the purpose of such spaces (especially the north-western part of the Site).

Please see attached (302 Floorplan) and the area of the site not covered will be the key entrance of the site, and there is no further plan of modification at the moment

4 attachments



Best Regards,





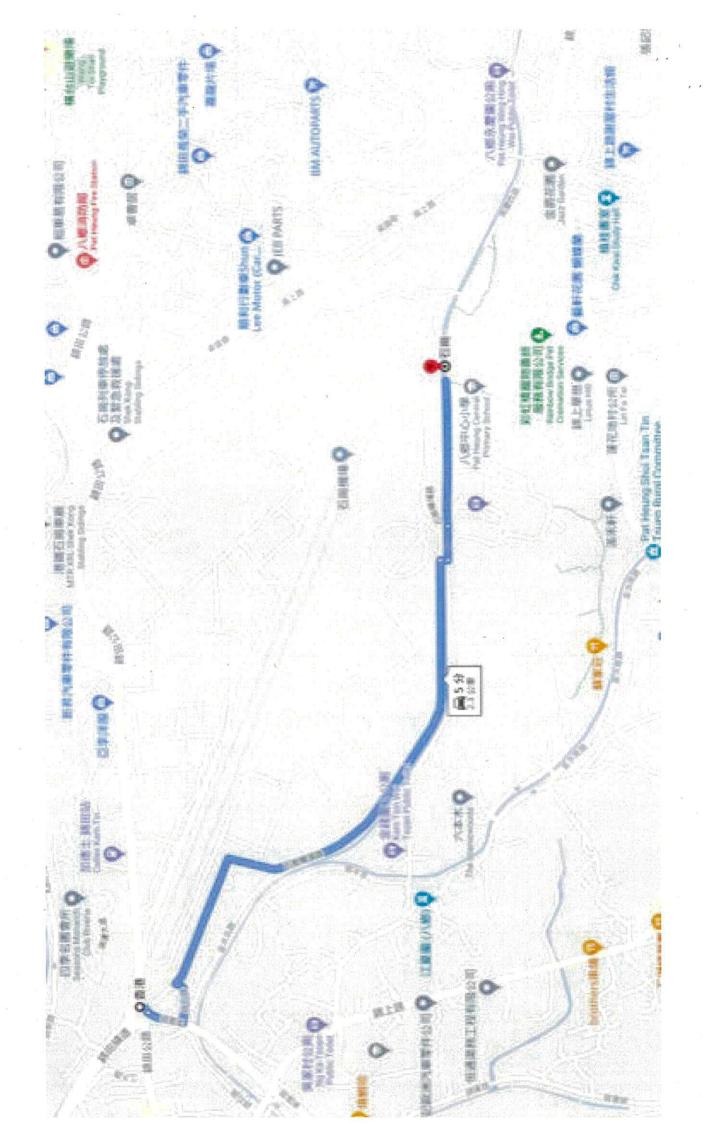


302 Floorplan.pdf mime-attachment.pngmime-attachment.png

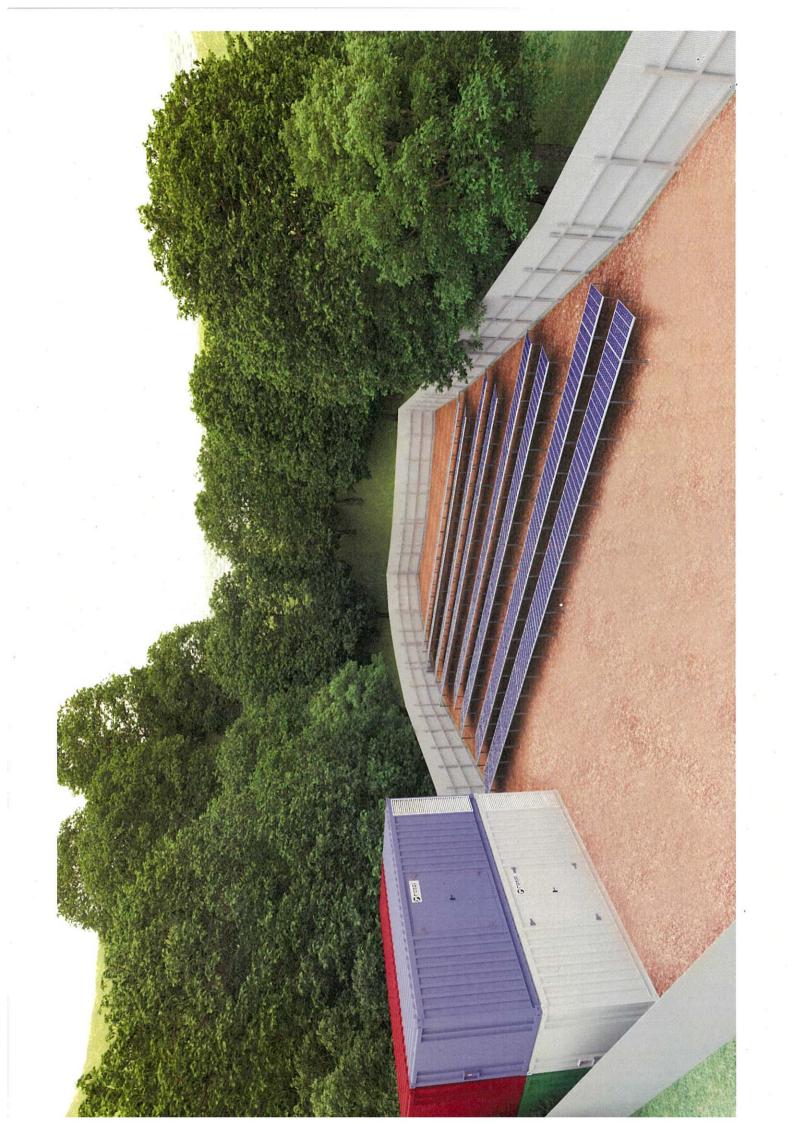
1-2-2.jpg

attachment 302 F302 Floorplloorplan.pdfan.pdf mime-attachment.png 1-2-2.jpg









# **Enquiry**

tblai@pland.gov.hk 於 2021 年 4 月 7 日下午 12:17 寫道:

Dear

Please note that two layout plans are submitted together with the application form. Please update the legends in both drawings.

Thanks,

Boris

### Reply

Re: S.16 Application No. A/YL-SK/302 - Clarifications (CTP/UD&L, PlandD)

Date: 08/04/2021 13:48

Fm:

TO: jtblai@pland.gov.hk

CC:

, jpkwong@pland.gov.hk

Dear Boris, please see attached with thanks.

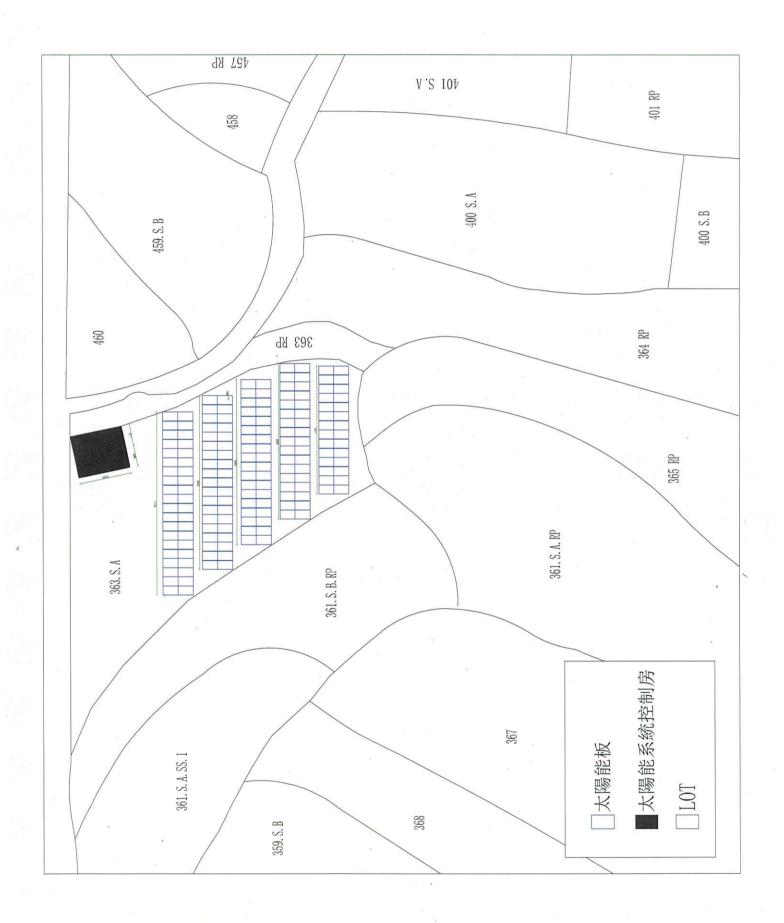
Best Regards,

1 attachment



香港农棚布置图-0407.pdf





## Final Comments from Chief Town Planner/Urban Design & Landscape, Planning Department 17.5.2021

2021年5月17日上午11:27

Fm:

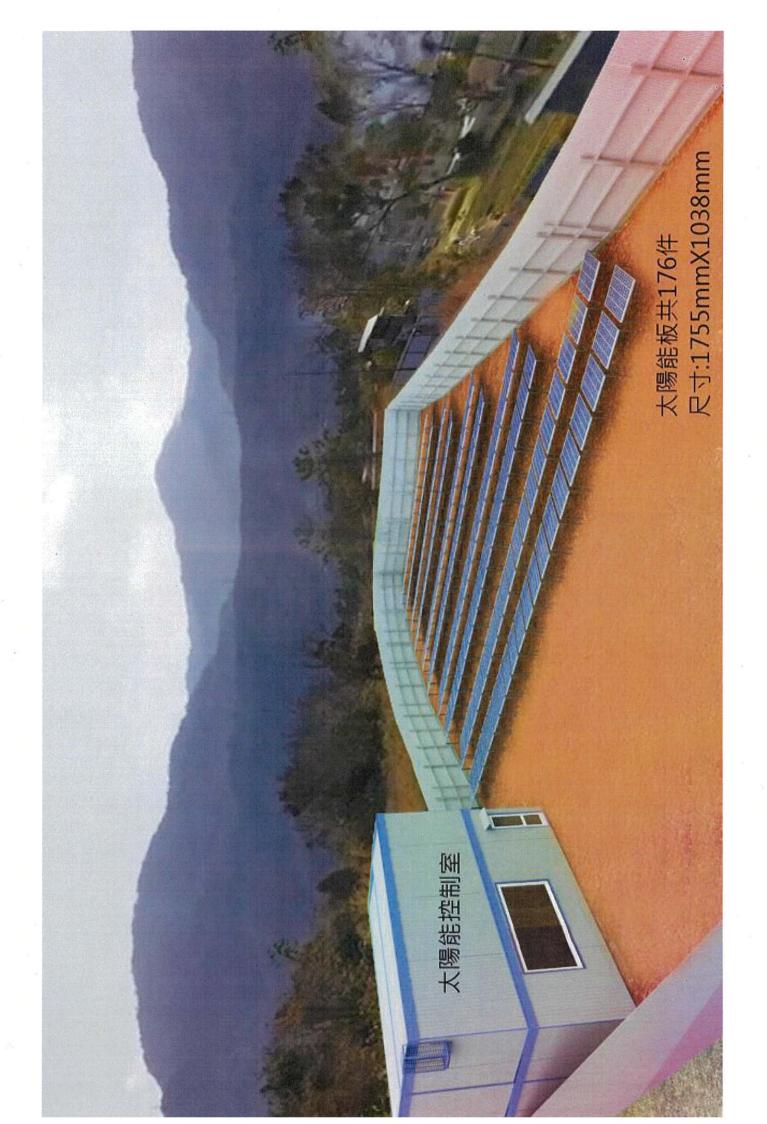
To: jtblai@pland.gov.hk

Copy: jpkwong@pland.gov.hk,

Dear Boris,

Shirley Kong reverted a call to me and said the picture is fine already. May I know the schedule of the meeting on coming?

Best Regards,



## Chief Town Planner/Urban Design & Landscape, Planning Department Repsonses to comments 13.5.2021 (Visual Illustration)

Fm:

To: jtblai@pland.gov.hk

Copy:jpkwong@pland.gov.hk,

Date: 2021年5月13日下午3:00

Dear Boris,

Please send this revised picture to Shirley Kong thanks



Chief Town Planner/Urban Design & Landscape, Planning Department – Ms Shirley Kong Responses to comments on 11.4.2021 (explanation)

#### Reply

From:

To:

jtblai@pland.gov.hk

Cc:

jpkwong@pland.gov.hk

Date:

11/04/2021 17:03

Subject:

Re: S.16 Application No. A/YL-SK/302 - Clarifications (CTP/UD&L, PlandD)

Dear Boris,

Please see the revised visual illustration for your perusal.

As the solar panels will be setting up on the ground and the total height of the solar panels will not exceed 1.5 meter, besides, A fence with a height of 2.5 meters will be installed around the location. Therefore, we believe it won't cause any visual impact



Best Regards,

Transport Department
Final Reponses to comments on 10.5.2021

jtblai@pland.gov.hk <jtblai@pland.gov.hk>

收件者:

副本:jpkwong@pland.gov.hk, 2021年5月10日下午2:31

Dear

Please find below the comments from the Transport Department (TD) for your information please. "he has no further comment on the application from traffic engineering perspective; and the Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with the Lands Department (LandsD). Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly."

Thanks.

Best regards,

Boris

#### **Transport Department**

1) Reponses to comments on 7.4.2021 (1st email)

#### **Enquiry**

jtblai@pland.gov.hk於 2021年4月7日 14:55 寫道:

Deal

Please find below the further comments of Transport Department for your response please.

"(a) The regular maintenance on yearly basis is noted. However, the applicant should clarify if there is any space for parking or loading / unloading of such maintenance vehicles."

Thanks.

Best regards,

**Boris** 

#### Reply

From:

To:

jtblai@pland.gov.hk

Cc:

jpkwong@pland.gov.hk,

Date:

07/04/2021 15:18

Subject:

Re: S.16 Application No. A/YL-SK/302 - Clarifications (TD)

Dear Boris,

Yes, there will be reserved some areas for parking inside the location.

#### Reponses to comments on 7.4.2021 (2nd email)

#### **Enquiry**

---- Forwarded by Boris J.T. LAI/PLAND/HKSARG on 01/04/2021 11:29 ----

From:

Boris J.T. LAI/PLAND/HKSARG

To:

Cc: Jeffrey Po Kit WONG/PLAND/HKSARG@PLAND

Date:

30/03/2021 16:48

Subject:

S.16 Application No. A/YL-SK/302 - Clarifications

Furthermore, please provide your response to the comments of Transport Department as below:

- The applicant should provide the routing between either Shek Kong Airfield Road / Kam Sheung Road and the Site; and
- The applicant should clarify if the proposed application would induce traffic due to maintenance.

Many thanks.

Regards,

Boris

#### Reply

From:

To:

jtblai@pland.gov.hk

Cc:

jpkwong@pland.gov.hk

Date:

07/04/2021 12:04

Subject:

Re: S.16 Application No. A/YL-SK/302 - Clarifications (CTP/UD&L, PlandD)

Please see below routing for easy understanding. Besides, since the system is not necessary to give maintenance in routine basis but couple times in yearly basis, we believe it won't induce any traffic by the application in the future.

[attachment "mime-attachment.png" deleted by Boris J.T. LAI/PLAND/HKSARG] [attachment "mime-attachment.png" deleted by Boris J.T. LAI/PLAND/HKSARG]

Best Regards,

#### **Transport Department:**

2) 3D Illustration tally with the finalized visual illustration 23.4.2021

#### **Enquiry**

< itblai@pland.gov.hk > 於 2021 年 4 月 22 日週四 上午 9:40 寫道:

Dear

Please find below the further comments of the Transport Department for your response please.

- "(a) The applicant should clarify the type of vehicles to be used for maintenance;
- (b) The applicant should demonstrate the smooth maneuvering of vehicles to / from Shek Kong Airfield Road, along the local access and within the site; and
- (c) The applicant should clarify if there is any designated space for loading / unloading operation."

Thanks.

Best regards,

**Boris** 

#### Reply

From:

To:

itblai@pland.gov.hk

Cc:

, jpkwong@pland.gov.hk

Date:

23/04/2021 18:01

Subject:

Re: S.16 Application No. A/YL-SK/302 - Clarifications (TD)

Dear Boris

Good afternoon.

Regarding the comments from the Transportation Department, please find the below additional information.

- (a) The applicant should clarify the type of vehicles to be used for maintenance; The maintenance service will one time a year and the vehicle will use a private car or minivan on site visit. In emergency cases for maintenance, the technician will take a private vehicle or by taxi to our site.
- (b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Shek Kong Airfield Road, along the local access and within the site; and
- (c) The applicant should clarify if there is any designated space for loading / unloading operation.

By One 5.5T Lorry on <u>One</u> time delivery of solar panel and facilities (gross weight less than 2 Tons)

The diagram 1 & 2 shows the route to/from Shek Kong Airfield Road and Kam Shui North Road

And the diagram 3 & 4 is located in the loading and unloading area which has enough space for operation. All these activities are within our land area Lot 460, and should be not concerned about the closed road requirement.

We will very much appreciate it if the above arrangement can consider and satisfy the regulation on our application.

For further enquiries, please don't hesitate to contact us.

Thank you for your kind attention.

Have a nice weekend.

Best regards

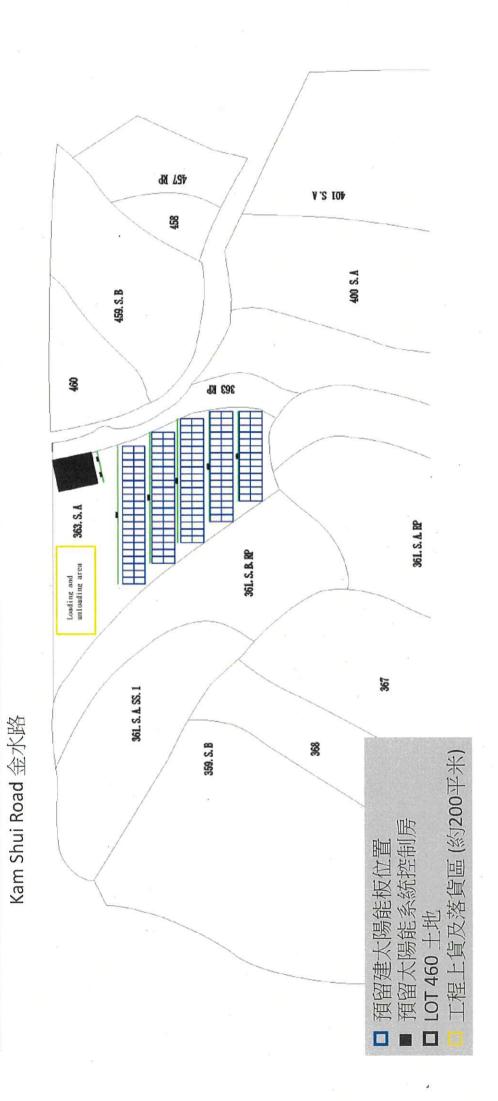
on behalf of The Applicant Swiss Caviar House (Asia) Limited

Attached 4 Pages Diagrams









#### **Security Bureau**

Responses to comments on 2.3.2021 and 3.3.2021 (two emails)

#### Enquiry

jtblai@pland.gov.hk 於 2021 年 3 月 2 日 16:16

寫道: Dear Sir/Madam,

I refer to the captioned Section 16 application. Please find below the comments from the Security Bureau for your action.

- Please indicate the way of access from Kam Sheung Road to the application site on a plan.

Thanks.

Regards,

Boris Lai

for DPO/FS&YLE, PlanD Tel: 3168 4045

#### Reply

Re: S.16 Application No. A/YL-SK/302 - Comments from the Security Bureau

Date: 02/03/2021 17:51

From:

To: jtblai@pland.gov.hk

Cc: , jpkwong@pland.gov.hk

Dear Boris,

Thank you for your site visit today.

Regarding the driving route, please find the attached pictures for your reference.



From Kam Sheung Road via Pat Heung Primary School to our site (we are next to Pat Heung Primary School)



From Kam Sheung Road Metro via Shek Kong Airport Road to our site



Gary







#### Enquiry - 1st Mail

<jtblai@pland.gov.hk> 於 2021年3月3日週三 下午12:22 寫道:

Dear

Thank you for your reply.

From the your plan below, it seems that there is no direct access (either by car or on foot) from Kam Sheung Road via Pat Heung Primary School to the Site. Would you also indicate the whole route for travelling from Kam Sheung Road via Pat Heung Primary School to the Site? Thanks

Regards

**Boris** 

#### Reply

Re: S.16 Application No. A/YL-SK/302 - Comments from the Security Bureau

Date: 03/03/2021 12:51

From:

To: jtblai@pland.gov.hk

Cc:

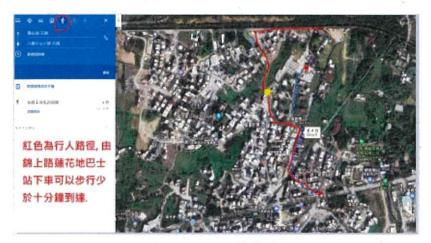
·, jpkwong@pland.gov.hk File Ref:

Dear Boris

Thank you for your reply.

The route is by car which you can find from the left-hand upper corner of the picture.



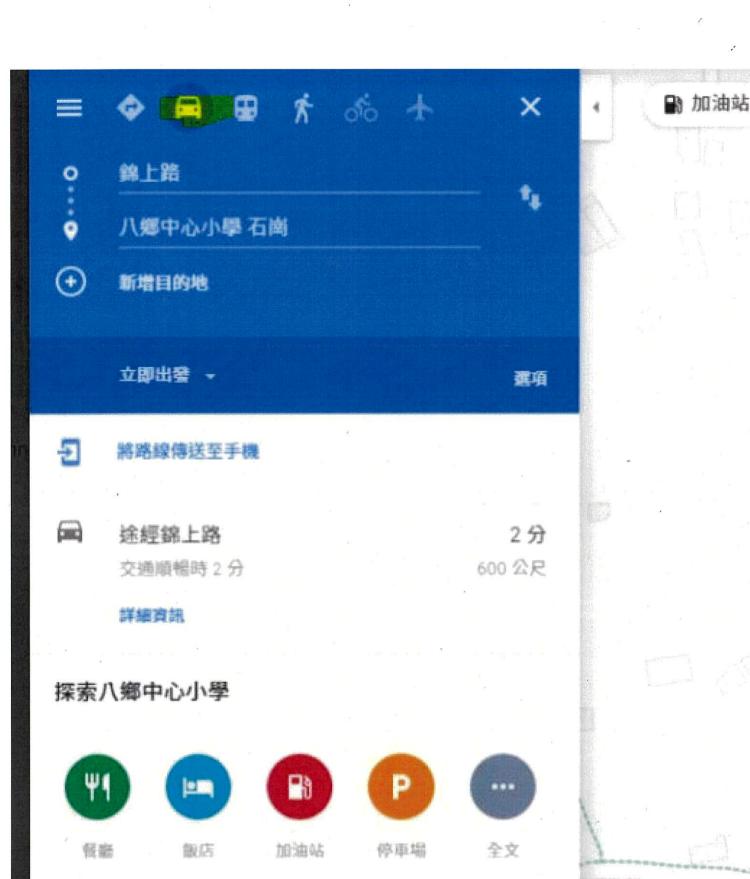


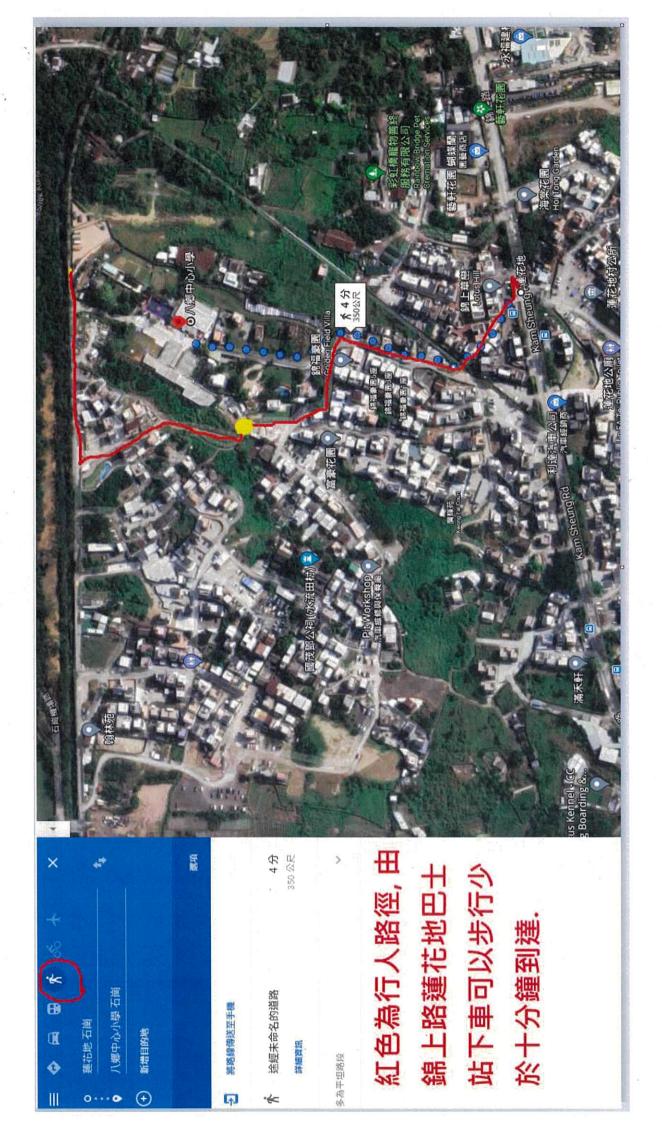
Two ways from Kam Sheung Road 蓮花地 Bus stop by walking (less than 10 mins, route in red) and also by car from 蓮花地 Bus stop to point Yellow only need 2 mins. From Monday to Friday, also can inform Pat Heung Primary School guard to open gate for car pass through (route in blue), \*\*\* this path is open for public since 2016, and after that Primary School made construction and closed the path for his private area. (optional)

For further information, please don't hesitate to contact us.

Thanks for your kind attention.
Best regards

on behalf of the Applicant Swiss Caviar House (Asia) Limited





#### Enquiry - 2<sup>nd</sup> mail

jtblai@pland.gov.hk 於 2021 年 3 月 3 日下午 12:21 寫道:

Dear

Thank you for your reply.

From the your plan below, it seems that there is no direct access (either by car or on foot) from Kam Sheung Road via Pat Heung Primary School to the Site. Would you also indicate the whole route for travelling from Kam Sheung Road via Pat Heung Primary School to the Site? Thanks.

Regards,

**Boris** 

#### Reply

Re: S.16 Application No. A/YL-SK/302 - Comments from the Security Bureau 03/03/2021 12:55

From:

To: jtblai@pland.gov.hk

Cc:

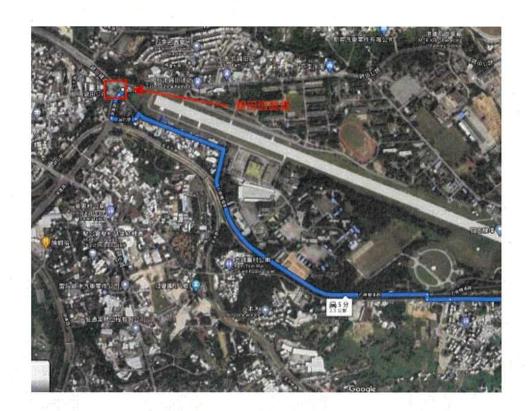
, jpkwong@pland.gov.hk

Dear Boris,

Actually, you can direct access to the destination, please see again the access path as below may earlier for you understanding.

You can also use the same way direct to the Pat Heung Primary School because it is just next to the destination.

If you have further questions, please contact me at Thanks.





Best Regards,





\*

## Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance

#### Feed-in Tariff and Solar Photovoltaic System

- 1. Development of renewable energy (RE) is an important part of the Government's efforts in combating climate change. Increasing the use of RE, a zero-carbon energy, can help decarbonize the electricity generation sector, which contributes to about two-thirds of the carbon emissions in Hong Kong. The policy is for the Government to take the lead in developing RE where technically and financially feasible and to create conditions that are conducive to community participation. Against this background, Feed-in Tariff (FiT) was introduced under the post-2018 Scheme of Control Agreements (SCAs) between the Government and the two power companies, i.e. The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (CLP) to provide incentives for individuals and non-Government bodies to invest in RE, including solar photovoltaic (SPV) system. Under the SCAs, FiT is offered for electricity generated by the RE systems throughout the project life of the RE systems or until 31 December 2033, whichever is the earlier.
- 2. A SPV system includes SPV panels, inverter(s), energy meters, distribution board(s), cables and other components as necessary to form a complete grid connected SPV installation. The two key components are SPV panels and inverter(s). SPV panels convert sunlight into electricity. The inverter(s) convert the output direct current (DC) of the solar panels into alternating current (AC). A typical SPV system is shown in **Figure 1**.

#### Statutory Planning Provision for Solar Photovoltaic System

- 3. In general, SPV systems are commonly found on (i) rooftop of New Territories Exempted House (NTEH); (ii) rooftop of private buildings; and (iii) vacant land.
- 4. If installation of SPV system is incidental to, directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of NTEH or private building, it is regarded as an ancillary use for supplementing power supply to the use/development, household or building<sup>2</sup>. No planning permission for the system is required.
- 5. Installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme would be regarded as 'Public Utility Installation' ('PUI'), which is always permitted in "Commercial", "Government, Institution or Community", "Industrial", "Industrial (Group D)", "Open Storage", "Other Specified Uses" ("OU") annotated "Business" and "OU" annotated "Industrial Estate" zones. Planning application is required for stand-alone SPV system for FiT Scheme in areas where 'PUI' is a Column 2 use under the statutory plan concerned. Any such planning permission granted would be for 'Public Utility Installation (Solar Photovoltaic System for the FiT Scheme)'. Only temporary approval would be considered where there may be potential impact generated by the proposed SPV system which needs to be closely monitored or that the long-term planning intention of the zone

<sup>&</sup>lt;sup>1</sup> The lifespan of a SPV system is about 20 to 25 years.

<sup>&</sup>lt;sup>2</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.

may be frustrated by the proposed use.

#### Assessment Criteria for Planning Applications

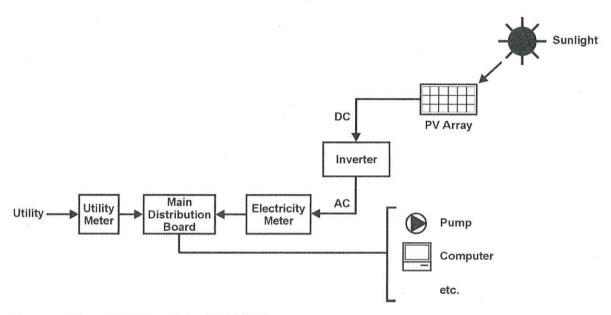
- The following criteria should be taken into account in assessing planning applications for SPV system made under section 16 of the Town Planning Ordinance:
  - it is a prerequisite for the applicant to obtain the 'Consent Letter' or 'Acknowledgement Letter' from HKE and CLP respectively and submit a copy of the document together with the application to demonstrate the technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system;
  - 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;
  - 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;
  - 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>3</sup> and, where needed, appropriate measures are to be adopted to mitigate the impacts;
  - unless with strong justifications<sup>4</sup>, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond are generally not supported;
  - 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;
  - for SPV system falling within water gathering grounds, information should be g) provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply;

<sup>4</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.

<sup>&</sup>lt;sup>3</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.

- where the installation is proposed to be in area close to airports and/or heliports, 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;
- the planning intention of "Agriculture" ("AGR") zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning permission (as explained in Footnote 2 under Paragraph 4). Planning application for stand-alone SPV system as 'PUI' use in the "AGR" zone is generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential. For application on fish ponds in the "AGR" zone, the applicant has to demonstrate that the SPV system will not hinder the use of the site for fisheries purposes;
- j) as there is a general presumption against development in the "Green Belt" ("GB") zone, planning application within the "GB" zone is normally not supported unless with strong justifications. It has to be demonstrated to the satisfaction of the relevant government departments that 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;
- 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;
- 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.



Extracted from EMSD website HK RE Net: <a href="https://re.emsd.gov.hk/english/solar/solar">https://re.emsd.gov.hk/english/solar/solar</a> ph/PV Systems.html

Typical Solar Photovoltaic System



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

18th March, 2021.

By email only

Dear Sir/ Madam,

## Proposed Public Utility Installation (Solar Energy System) (A/YL-SK/302)

- 1. We refer to the captioned.
- 2. We would like the Board to look at some aerial photos showing the site and its surroundings in **Figure 1**. We also urge the Board to investigate the site status and history with relevant authorities.
- 3. We strongly object to this application as it is not in line with the planning intention of the Agriculture (AGR) zone, which is 'intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes'.
- 4. We urge the Board to seriously look at the aerial photos in **Figure 1**. We urge the Board to consider the potential cumulative impacts on the AGR zone of approving this application; the approval would set a precedent for other similar applications in this AGR zone.
- Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden RECEIVED

1 8 MAR 2021

Town Planning
and

香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org



**Figure 1.** Aerial photos showing the site and its surroundings (approximately marked by the red circle).





香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org



Figure 1. Cont'd.





香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org





☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups	
	Fw: 元朗石崗丈量約份第112約地段第363號A分段 擬議公用事業設施裝置(太陽能系統)(申請編號: A/YL-SK/302) 04/03/2021 18:10
From: To: FileRef:	Boris J.T. LAI/PLAND/HKSARG tpbpd/PLAND/HKSARG@PLAND
Forwarded by Boris J.T. LAI/PLAND/HKSARG on 04/03/2021 18:15	
From: To: Cc: Date: Subject:	jtblal@pland.gov.hk 04/03/2021 17:23 Re: 元朗石崗丈量約份第112約地段第363號A分段 擬議公用事業設施裝置(太陽能系統) (申 請編號:AYL-SK/302)
48	. 8
Objection.	y as
Due to the nature of the application is private business investment and for monetary return	
benefit.	
I would not object if Planning Department rectify the following classification:	
"Proposed Public Utility Installation (Solar Energy System)	
擬議公用事業設施裝置(太陽能系統)"	

On 2 Mar 2021, at 9:10 AM, <a href="mailto:jtblai@pland.gov.hk">jtblai@pland.gov.hk</a> wrote: <a href="mailto:gist.pdf">gist.pdf</a>>

.

# DesigningHongKong 香港·com

23 March 2021 Chairman and Members Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

Proposed Public Utility Installation (Solar Energy System) (Application No. A/YL-SK/302)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

The proposed area is zoned as "Agriculture (AGR)". The planning intention of this zone is
primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for
agricultural purposes. It is also intended to retain fallow arable land with good potential for
rehabilitation for cultivation and other agricultural purposes.

From the Google Earth's aerial image, the proposed site has been destroyed without any
previous planning approval from the Town Planning Board. We concern the Town Planning
Board may be rewarding an "Destroy First, Development Later" practice and unauthorized

development here through the approval of captioned application.



December 2017



January 2018







December 2019

November 2020

- There is still active farmland near the application site. We believe the site has a great potential
  for the rehabilitation of agriculture. Solar energy system installation should be avoided in
  order to prevent the destruction on rural landscape.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited** 

#### tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年03月23日星期二 22:46

收件者:

tpbpd

主旨:

A/YL-SK/302 dd 112 opp GFS Shek Kong Solar Farm

A/YL-SK/302

Lot 363 S.A opp GFS in D.D. 112, Shek Kong

Site area: About 781.5sq.m

Zoning: "Agriculture"

Applied development: 176 Panel Solar Farm

Dear TPB Members.

Strong objections. Agriculture land is for growing food. I would remind both government officials and members of TPB that it is the duty of the Hong Kong SAR to follow the advice of the Central Government to preserve arable land for the cultivation of crops. That the site is paved over and used for unapproved parking is a demonstration of how the administration has failed to monitor land use in NT.

Concerns about food supply have heightened in China this year amid reports of grain shortages and a call from President Xi Jinping to cut back on "shocking" food waste as concerns grow about crop shortages. https://www.scmp.com/economy/china-economy/article/3111623/china-food-security-hows-it-going-andwhys-it-important-

That our government departments, particularly EPD, are supporting the conversion of farmland to solar farms is certainly not compatible with the national interest and mandate.

In addition the board has erred in its approval of commercial solar farms under the umbrella of the Feed in Tariff programme. It is ultra vires for CLP to collaborate with such application under the FiT scheme.

It is quite clear from the Legco and other papers that the intention of scheme as per the presentation materials was to encourage the erection of solar panels on the roof tops of village house and other buildings. There was no mention of encouraging the development of solar farms and incursion onto sites intended for recreation, community facilities or the general enjoyment of the community or on arable farm land.

https://www.legco.gov.hk/res earch-publications/english/1718in04-feed-in-tariff-for-solar-power-in-selectedplaces-20180117-e.pdf

Programmes quoted from Australia, Japan and Korea all focus on rooftop installation.

https://www.legco.gov.hk/yr18-19/english/panels/ea/papers/ea20181126cb1-189-4-e.pdf

8. Under the FiT Scheme, distributed electricity generated by RE systems invested by the private sector and the community can be sold at a rate higher than the normal electricity tariff rate to the power companies.

11. Members opined that the Administration should introduce initiatives dedicated specifically to generating RE on a large scale locally, such as making use of restored landfills for developing solar plants, instead of relying on waste treatment initiatives (such as ORRCs) to increase the use of RE for power generation as a

secondary goal.

13. The Administration advised that according to the experiences of other places, the contribution from distributed RE systems to the overall electricity demand was limited. Nevertheless, it was expected that implementation of the FiT Scheme would be conducive to the development of RE in Hong Kong by promoting public participation. The Administration would continue to explore further measures to facilitate installation of distributed RE systems in both new and existing buildings in collaboration with relevant professional bodies, such as the Hong Kong Green Building Council.

14. The Administration also advised that further support and facilitation would be provided to individuals and organizations participating in RE development, including suitably relaxing the restrictions on installation of PV systems on the rooftop of New Territories exempted houses ("NTEHs"). Moreover, the Administration would consider making appropriate relaxations for other private buildings, in particular the low-rise ones.

15. As regards incentive measures to attract non-business sectors to pursue the adoption of environmental protection installations to further promote green buildings, the Administration informed Members that it would introduce a new programme in 2019 to provide financial and technical support to assist schools (except government and profit-making schools) and non-governmental welfare organizations in installing small RE systems, such as conducting site visits and providing technical assessments, as well as installation and testing of the system.

https://www.legco.gov.hk/yr18-19/english/panels/ea/papers/ea20181126cb1-189-4-e.pdf

Support for the scheme was based on this principle. There has been no consultation with the public or Legco with regard to converting GIC, GB, OS, Recreation and Agriculture zoned sites to solar farms.

That EPD is supporting applications like this is both irresponsible and a failure on its part to protect our natural environment and ecosystems. TPB in approving these solar farms is setting precedents that could see large swathes of farm land covered in solar panels.

FiT is at best a cosmetic distraction whereby EPD pretends it is doing something to resolve our environmental issues while failing to follow through on the many initiatives that gone through years of consultation and obfuscation.

With regard to this location there is the also the issue of glare from the panels so close to the landing strip for GFS. This could have an impact on safe take off and landings.

Mary Mulvihill

#### **Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) should planning approval be given to the planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via section of a local access road which is not managed by TD. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) 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 construction of the project. Reference could be made to relevant publications / guidelines including Recommended Pollution Control Clauses for Construction Contracts and Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/94, "Construction Site Drainage".
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant shall adopt appropriate measures to avoid polluting the Kam Tin River (Plan A-2) located to the north of the Site.
- (e) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) the Site of about 781.5m<sup>2</sup> falls within the "Agriculture" ("AGR") zone on the respective Outline Zoning Plan and is situated in an area surrounded by temporary structures and village type development of 1 to 3 storeys and some agricultural land, which is predominantly rural in character;

- (ii) the current application seeks planning permission for a proposed solar energy system involving 176 solar panels (1.755m long x 1.038m wide x 0.035m high each) with a total height of 1.5m and a single storey control room (about 6m high). According to the Assessment Criteria for Considering Applications for Solar Photovoltaic System (SPV) made under Section 16 of the Town Planning Ordinance promulgated by Town Planning Board in July 2020, the height of the proposed structures should be in keeping with the surrounding area/ developments and the applicant has to demonstrate that such SPV system will not have significant adverse visual impacts; and
- (iii) the proposed solar energy system will, to a certain extent, bring forth change to the visual context of the area where is predominantly by rural character. Nevertheless, as shown in the visual illustration in the submitted FI (**Appendix Ia**), a fence wall (2.5m high) will be installed along the site boundary to alleviate the visual impact of the solar panels (1.5m high). As such, significant visual impact is not envisaged. To further soften the edge and provide visual interest, the applicant is advised to improve the design of the boundary fencing and explore more mitigation measures such as buffer planting, vertical greening.
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall maintain all the drainage facilities on-site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) 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;
  - (iv) the Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and

- (v) detailed checking under the BO will be carried out at the building plan submission stage.
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (i) to note the comments of the Director-General of Civil Aviation (DGCA) that regarding the installation of solar panels, the applicant is reminded for the glare that may be caused by the panels. While there is no specific requirement on the reflection of solar panels from aviation safety perspective, Article 47 of Air Navigation (Hong Kong) Order (Cap. 448C) stated that, "A person shall not recklessly or negligently act in a manner likely to endanger an aircraft or any person therein." The reflection rate of solar panels with anti-reflective coating of around 5% is most advisable.