

RNTPC Paper No. A/TM-SKW/105A
For Consideration by
the Rural and New Town
Planning Committee
on 18.12.2020

FURTHER CONSIDERATION OF APPLICATION NO. A/TM-SKW/105
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

Proposed Public Utility Installation (Solar Energy System)
in “Green Belt” Zone,
Lot 37 in D.D. 383, So Kwun Wat, Tuen Mun, New Territories

1. Background

- 1.1 On 30.9.2019, the applicant submitted an application seeking planning permission for the proposed installation of solar energy system on the application site (the Site) which falls within an area zoned “Green Belt” (“GB”) on the approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13 (**Plan FA-1**). According to the Notes of the OZP, the proposed solar energy system, which is regarded as ‘Public Utility Installation’ use, within the “GB” zone requires planning permission from the Town Planning Board (the Board). Currently, the Site is mostly covered by meadow with some trees and two structures for storage use (**Plan FA-3 and FA-4a**).
- 1.2 According to the applicant, the proposed system involves 616 solar panels (each about 1.65m long x 0.992m wide x 0.035m thick) installed on stands (with the total height of 1.262m) and two converted containers (each about 6.06m long x 2.44m wide x 2.59m high) for accommodating electricity metres (**Drawings FA-1 and FA-2**). The proposed system will be connected to the existing electrical power network of CLP Power Hong Kong Limited (CLP) under the ‘Renewal Energy Feed-in Tariff Scheme’ (FiT Scheme). The amount of electricity expected to be generated is about 225,666 kW per year which will be sold to CLP on commercial basis. No parking and loading/unloading space is proposed.
- 1.3 The application was first submitted to the Rural and New Town Planning Committee (the Committee) of the Board for consideration at its meeting on 29.11.2019. At the meeting, the Committee considered another application (No. A/NE-KLH/578) for installation of solar energy system in “Agriculture” zone and was of the view that some assessment criteria should be formulated to facilitate assessment of such applications by the Committee. The Committee then decided to defer consideration of all such applications in the same meeting (including the current application) pending the formulation of assessment criteria on applications for installation of solar energy system. The assessment criteria was promulgated on 21.7.2020 and details of these are set out in paragraph 2 below.
- 1.4 For Members’ reference, the following documents are attached:
 - (a) RNTPC Paper No. A/TM-SKW/105

(Appendix F-I)

- (b) Extract of minutes of the Committee's meeting held on 29.11.2019 (Appendix F-II)
- (c) Secretary of the Board's letter dated 13.12.2019 informing the applicant of the Committee's decision (Appendix F-III)

2. Further Information Submitted by the Applicant

- 2.1 According to the applicant, an application to CLP for participation in the FiT Scheme has been submitted but the 'Acknowledgement Letter' from CLP, as referred in paragraph 3(a) below, has yet to be obtained. Nevertheless, in response to paragraph 6(a) of the 'Assessment Criteria for Considering Applications for Solar Photovoltaic System' (Appendix F-IV) regarding the technical feasibility of the proposed scheme, the applicant submitted a further information (FI) on 19.10.2020 providing a letter from CLP in relation to the necessary network reinforcement works for his participation in the FiT Scheme, which will be carried out by CLP subject to the conditions stated in the letter (Appendix F-Va).
- 2.2 On 27.11.2020, the applicant further clarified the height of the solar panels with stands is 1.262m (Appendix F-Vb).

3. Assessment Criteria for Considering Applications for Solar Photovoltaic System

The set of assessment criteria for considering applications for Solar Photovoltaic (SPV) system made under Section 16 of the Town Planning Ordinance was approved by the Board on 3.7.2020 and promulgated on 21.7.2020 (Appendix F-IV). The relevant assessment criteria are summarised as follows:

- (a) It is a prerequisite for the applicant to obtain the 'Consent Letter' or 'Acknowledgement Letter' from the Hongkong Electric Company, Limited 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;
- (b) Unless with strong justifications, the SPV system, including the height of the proposed structures, should be in keeping with the surrounding area/developments and commensurate with the function(s) it performs.
- (c) It has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual¹ and, where needed, appropriate measures are to be adopted to mitigate the impacts.

¹ The applicant has to demonstrate that the proposal would not affect the visual and landscape amenities/character of the area adversely by, for instance, causing a significant change of landscape resources/character, dwarfing the surrounding developments or catching the public's visual attention due to the scale and prominence of the proposed installation. Where appropriate, measures should be taken to mitigate the visual/landscape impact, for example, by peripheral screen planting.

- (d) Unless with strong justifications², proposals involving extensive site formation, vegetation clearance/ tree felling, excavation or filling of land/ pond are generally not supported.
- (e) 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.
- (f) As there is a general presumption against development in “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.
- (g) 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.
- (h) 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.

4. Comments from Relevant Government Departments

- 4.1 For the FI submitted by the applicant after the last deferment by the Committee as mentioned in paragraph 2 above, relevant government bureau/departments have been consulted. Their updated comments are summarised as follows:

Lands Administration

- 4.1.1. Comments of the District Lands Officer/ Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) The applicant has provided FI to relevant departments concerning the terms and conditions between CLP and the applicant under CLP Renewable Energy FiT Scheme. As the FI is outside the purview of his office and he shall defer to the relevant departments to comment.
- (b) In view of the above, he has no further comments and his previous comments in the relevant RNTPC paper remain valid except that para.10.1.1 of **Appendix F-I** should read ‘notwithstanding the

² Ground-mounted SPV system is usually on steel frame or concrete plinth. It should normally not involve extensive site formation, excavation or filling of land.

above, his office reserves the right to take enforcement actions as may be considered appropriate against any unauthorized erection/extensions/alterations of the structures affected irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by his office or any unauthorized occupation of Government land.'

- 4.2 The following government bureau/departments maintained their previous comments on the application as stated in paragraph 10 of **Appendix F-I**, which are recapitulated below:

Environment

4.2.1. Comments of the Secretary for the Environment (SEN):

- (a) He strongly supports the development of RE systems, especially larger-scale systems such as the one proposed under the current application as they would be better able to meaningfully contribute to increase the use of RE in Hong Kong.
- (b) Development of RE is an important part of his efforts in combating climate change. Increasing the use of RE, a zero-carbon energy, can help decarbonise electricity generation sector, which contributes to about two-thirds of the carbon emission in Hong Kong. In particular, if it is able to achieve a carbon reduction that is compliant with Paris Agreement's well below 2°C target in 2050, it is estimated that about 80% of electricity would need to come from zero-carbon energy sources. Therefore, promoting the development of RE has been an integral part of decarbonisation strategy.
- (c) 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. For the private sector, he and the power companies have introduced the FiT Scheme, providing financial incentives which can encourage the private sector to invest in distributed RE. A series of measures have also been introduced to facilitate and support members of the public in developing RE. Example include relaxing the restrictions in relation to installation of PV systems at the rooftop of village houses and introducing a new scheme called 'Solar Harvest' to install small-scale RE systems for eligible schools and welfare non-Governmental organisations. Electrical and Mechanical Services Department (EMSD) has also revamped its 'HK RE Net' to provide useful information in respect of developing RE to the public.

Landscape

4.2.2. Comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)

- (a) He has reservation on the application from the landscape planning perspective.
- (b) The site area is about 1,650m², located near Pak Shek Hang, in an area of miscellaneous rural fringe landscape character surrounded by meadow and natural woodland (**Plans FA-1 to FA-3**). With reference to the site visit conducted on 16.10.2019 and aerial photos taken in 2015 and 2018, the Site is mostly covered by meadow (updated photos taken in November 2020 are in **Plans FA-4a and FA-4b**). A few existing trees of common species and some minor temporary structures are found within the Site. The applicant clarified (**Appendix If of Appendix F-I**) that the existing tree will be transplanted within the Site, however, the plinths of solar panel will impose adverse impact on the existing landscape resources. The rural fringe landscape character will also be altered inevitably due to the proposed development. The approval of such application would set an undesirable precedent for other similar applications within the "GB" zone, and would affect the integrity of the adjacent natural woodland.

Nature Conservation

4.2.3. Comments of Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) It is noted from the applicant's further information (**Appendix Ig of Appendix F-I**) that jib crane would be used to transport solar panels and containers to the Site, and would not cause adverse impacts on the stream to the south-east of the Site. The applicant also revealed that no vegetation clearance would be carried out.
- (b) However, the Site is located 100m (**Plans FA-1 and FA-3**) downhill of the MacLehose Trail and the Tai Lam Country Park (TLCP). The applicant shall provide information to demonstrate if the proposed system would induce any indirect environmental impacts including visual impacts on the surrounding TLCP, and if mitigation measure(s) such as the use of non-reflective solar panels, would be adopted under the project.

Electrical Installation

4.2.4. Comments of Director of Electrical and Mechanical Services (DEMS):

- (a) He has no objection to the application.
- (b) All fixed electrical installations of the solar energy system shall comply with the Electricity Ordinance (Cap. 406) and its subsidiary regulations.

4.3 The following government departments maintain their previous comments on the application as stated in paragraph 10 of **Appendix F-I**:

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (c) Director of Environmental Protection (DEP);
- (d) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (e) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (f) Director of Fire Services (D of FS);
- (g) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (h) District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD).

4.4 The following government departments maintain their previous views of having no objection to/comments on the application:

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Director of Health (D of H);
- (e) Commissioner of Police (C of P);
- (f) Director of Food and Environmental Hygiene (DFEH); and
- (g) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO).

5. **Planning Considerations and Assessments**

5.1 The application is for proposed public utility installation (solar energy system), involving 616 solar panels (each 1.65m (L) x 0.992m (W) x 0.035m (H)) installed on stands (with the total height of 1.262m) and two containers (each 6.06m (L) x 2.44m (W) x 2.59m (H)) for meter installation at a site of about 1,650m² within an area zoned “GB” (**Drawings FA-1 and FA-2**). The planning intention of “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.

5.2 At the Committee meeting on 29.11.2019, Members decided to defer consideration of the application pending the formulation of the assessment criteria for considering applications for SPV system. The assessment criteria was promulgated on 21.7.2020 (**Appendix F-IV**). According to the applicant, the ‘Acknowledgement Letter’ from CLP, as a prerequisite under the assessment criteria, has yet to be obtained. However, to demonstrate the technical feasibility of the proposed solar energy system as requested by the assessment criteria, the applicant has submitted a letter from CLP informing that subject to the applicant’s acceptance of the relevant terms and conditions (**Appendix F-Va**), CLP will carry out the network reinforcement works for the applicant to participate in the FiT Scheme. Nevertheless, the proposed use is not in line with the planning intention

of “GB” zone and no strong justification has been given in the applicant’s submission for a departure from the planning intention of “GB” zone.

- 5.3 As the surrounding area of the Site is predominately rural in nature with goat farm, abandoned farmland and vegetated hillslope linking to Tai Lam Country Park (TLCP) and MacLehose Section 10 (**Plans FA-2 and FA-3**), the proposed solar energy system with 616 solar panels and two converted containers covering most of the Site will inevitably altered the rural fringe landscape character of the Site.
- 5.4 The applicant did not provide further information to address concerns of CTP/UD&L, PlanD and DAFC on the potential impact on the rural fringe landscape character and the existing landscape, and the indirect environmental impacts, including visual impacts, on TLCP respectively. CTP/UD&L, PlanD maintains his reservation on the application from the landscape planning perspective while DAFC’s concerns have not been addressed. The application does not meet 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) as it will affect the existing landscape and cause adverse visual impact. Moreover, the applicant still fails to demonstrate that the proposed system is essential and there is no alternative site available.
- 5.5 The proposed development does not fulfil the assessment criteria for considering application for SPV system in that there are adverse comments from relevant Government departments on visual and landscape aspects, and the applicant has failed to demonstrate that the proposed system would not adversely affect the landscape character/ resources of the “GB” zone and jeopardise the integrity of the zone as a buffer. As there is a general presumption against development in “GB” zone, planning application for SPV system within the “GB” zone is normally not supported unless with strong justifications.
- 5.6 SEN supports the development of renewable energy. DEP and DEMS have no objection to the application. Other Government departments consulted, including C for T, CE/MN of DSD, CBS/NTW of BD, D of FS and D of Health, have no objection to or adverse comments on the application.
- 5.7 There is no similar application for solar energy system within the “GB” zone on the same OZP. Approval of the application would set an undesirable precedent for similar uses to proliferate in the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment and landscape quality of the area.

6. Planning Department’s View

- 6.1 Based on the assessment made in paragraph 5 above, the Planning Department maintains its previous view of not supporting the application for the following reasons:
 - (a) the proposed development is not in line with the planning intention of the “GB” zone, which is primarily intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl,

as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

- (b) the proposed development 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 applicant fails to demonstrate that the proposed system is essential, no alternative site is available for the proposed system, and there will be no adverse landscape and visual impacts on the surrounding areas and Tai Lam Country Park;
 - (c) the proposed development does not fulfil the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate that the proposed SPV system would not adversely affect the landscape character of the “GB” zone; and
 - (d) the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment and landscape quality of the “GB” zone.
- 6.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until **18.12.2024**, and after the said date, the permission shall cease to have effect unless prior to the said date either the development hereby permitted is commenced or this permission is renewed. The following condition of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the submission and implementation of fire services installation proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix F-VI**.

7. Decision Sought

- 7.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 7.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 7.3 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.

8. Attachments

Appendix F-I	RNTPC Paper No. A/TM-SKW/105
Appendix F-II	Extract of minutes of the RNTPC meeting held on 29.11.2019
Appendix F-III	Secretary of the Board's letter dated 13.12.2019 informing the applicant of the Committee's decision
Appendix F-IV	Assessment Criteria for Considering Applications for Solar Photovoltaic System
Appendix F-Va	Letter received on 19.10.2020
Appendix F-Vb	Applicant's email dated on 27.11.2020
Appendix F-VI	Advisory Clauses
Drawing FA-1	Layout Plan
Drawing FA-2	Schematic drawing for the proposed system and solar panel
Plan FA-1	Location plan
Plan FA-2	Site plan
Plan FA-3	Aerial photo
Plans FA-4a to 4b	Site photos

**PLANNING DEPARTMENT
DECEMBER 2020**

RNTPC Paper No. A/TM-SKW/105
For Consideration by
the Rural and New Town
Planning Committee
on 29.11.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/105

Applicant : Mr. KONG Wai Keung

Site : Lot 37 in D.D. 383, So Kwun Wat, Tuen Mun, New Territories

Site Area : 1,650m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13

Zoning : “Green Belt” (“GB”)

Application : Proposed public utility installation (solar energy system)

1. The Proposal

- 1.1 The applicant seeks planning permission for the proposed installation of solar energy system on the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “Green Belt” (“GB”) on the approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13. According to the Notes of the OZP, the proposed solar energy system, which is regarded as ‘Public Utility Installation’ use, within the “GB” zone requires planning permission from the Town Planning Board (the Board). Currently, the Site is mostly covered by meadow with some trees and two structures for storage use (**Plans A-3 and A-4a**).
- 1.2 According to the applicant’s proposal, the proposed system involves 616 solar panels (1.65m (L) x 0.992m (W) x 0.035m (H) each) and two converted containers (6.06m (L) x 2.44m (W) x 2.59m (H) each) for accommodating electricity metres (**Drawings A-1 and A-2**). The proposed system will be connected to the existing electrical power network of CLP Power Hong Kong Limited (CLP) under the ‘Renewal Energy Feed-in Tariff Scheme’ (FiT Scheme). The amount of electricity expected to be generated is about 225,666kW per year which will be sold to CLP on commercial basis. No parking and loading/unloading space is proposed. The existing vegetation will not be affected and the existing tree will be transplanted within the Site (**Drawing A-3**). The existing structures on the Site (**Plans A-4a and A-4b**) will be demolished for installation of the proposed system.
- 1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 30.9.2019 (Appendix I)
- (b) Applicant's email dated 2.10.2019 providing replacement pages of application form (Appendix Ia)
- (c) Applicant's email dated 4.10.2019 providing replacement pages of application form (Appendix Ib)
- (d) Further information (FI) dated 16.10.2019 providing responses to comments of Transport Department (TD) and Urban Design and Landscape Section of Planning Department (UD&L of PlanD)
[the FI was accepted and exempted from publication requirements] (Appendix Ic)
- (e) FI dated 28, 29 and 30.10.2019 providing responses to comments of District Lands Office/ Tuen Mun (DLO/TM) and District Planning Office/ Tuen Mun and Yuen Long West (DPO/TM&YWL) and enclosing schematic drawings for the proposed system.
[The FI was accepted and exempted from publication and recounting requirements.] (Appendix Id)
- (f) FI dated 3.11.2019 providing responses to comments of Drainage Services Department (DSD) and Geotechnical Engineering Office of Civil Engineering and Development Department (GEO of CEDD)
[The FI was accepted and exempted from publication and recounting requirements.] (Appendix Ie)
- (g) FI dated 11.11.2019 providing responses to comments of DPO/TM&YWL and UD&L of PlanD
[The FI was accepted and exempted from publication and recounting requirements.] (Appendix If)
- (h) FI dated 13 and 14.11.2019 providing responses to comments of Environmental Protection Department (EPD) and Agriculture, Fisheries and Conservation Department (AFCD)
[The FI was accepted and exempted from publication and recounting requirements.] (Appendix Ig)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are summarised as follows:

- (a) It is noted that the Environment Bureau is in collaboration with CLP to promote the FiT Scheme. The applicant supports environmental protection and therefore proposes to install a solar energy system on the Site.

- (b) Using solar energy would be beneficial to the surrounding area as it could reduce reliance on using oil, coal and natural gas for generation of electricity. It could reduce air pollution and ease global warming.
- (c) The proposed system would not cause any adverse impact to the surrounding area and the adjacent stream since the proposed system would not release harmful emission, including gases, sewage and pollutants.
- (d) Clearance of existing vegetation within the Site will not be involved. The existing tree within the Site will be transplanted (**Drawing A-3**). Adverse landscape impact is not anticipated.
- (e) There is a creek adjacent to the Site. The water simply flows from the Site to the creek. No drainage system or discharge points would be affected by the proposed system.
- (f) A technical team has been commissioned to prepare detailed technical proposal for the proposed system and will be responsible for maintenance and management of the system.
- (g) Application for participating into the FiT Scheme has been submitted to CLP. CLP advised that permissions and approvals from relevant Government departments, such as Planning Department, for the proposed system should be obtained. CLP will process the application if the applicant has obtained the permissions and approvals from relevant departments within the time limit (**Appendix Id**).

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

The applicant is not the “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by obtaining owners’ consent. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

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) is relevant to the application. Relevant extracts of the Guidelines are attached at **Appendix II**.

- (a) There is a general presumption against development (other than redevelopment) in a "GB" zone.
- (b) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning ground;
- (c) Applications for Government, Institution or Community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available.
- (d) The design and layout of any proposed development should be compatible with the

surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (e) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features.
- (f) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (g) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (h) Any proposed development on a slope or hillside should not adversely affect slope stability.

5. Background

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

6. Previous Application

There is no previous application covering the Site.

7. Similar Application

- 7.1 There is no similar application for the proposed solar energy system within the

same “GB” zone.

- 7.2 For other areas, the Committee approved an application (No. A/NE-TK/649) for solar energy system within “Agriculture” (“AGR”) zone on the approved Ting Kok OZP No. S/NE-TK/19 on a temporary basis of five years on 1.11.2019. The application was approved mainly on considerations that development of RE was an environmental friendly initiative; the proposed system would not deprive the site of the potential for agricultural use; and no adverse impact on the surrounding areas would be incurred. Nevertheless, a temporary approval period of five years was granted with a view to allow monitoring of the implementation progress of the solar energy system and the condition of the site.

8. The Site and Its Surrounding Areas (Plans A-2 to A-4b)

8.1 The Site:

- (a) is mostly covered by meadow with some trees and two structures for storage use (**Plans A-3 and A-4a**);
- (b) is surrounded by vegetated slopes on its north, west and east (**Plans A-3 and A-4b**);
- (c) is adjacent to a stream to its southeast (**Plan A-2**); and
- (d) is only accessible through private lots and the Government land located between the Site and the footbridge (**Plans A-2, A-3 and A-4b**). Vehicular access is only available at the local track adjacent to the footbridge which links to So Kwun Wat Tsuen Road.

8.2 The surrounding areas have the following characteristics:

- (a) rural in character with scattered vacant land set against green and vegetated land/ hillslopes (**Plans A-2, A-3 and A-4b**);
- (b) further to its west is a goat farm with sheds (**Plan A-2**); and
- (c) further to its north about 100m is Tai Lam Country Park and MacLehose Trail Section 10 (**Plan A-3**).

9. Planning Intention

The planning intention of “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. However, limited development may be permitted if they are justified on strong planning grounds.

10. Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the

application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) The Site falls within Lot No. 37 in D.D. 383 ('the Lot'). The Lot is Old Schedule Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Site inspection revealed that there were two structures and some mature trees on the Lot. No permission has been given for the erection of structures on the Lot.
- (c) Vehicular access is only available via a road branching off from So Kwun Wat Tsuen Road up to a footbridge near the southwestern tip of the Site. The Site can only be accessed through private lots and Government land located between the Site and the footbridge. His Office does not carry out maintenance works for the said road nor guarantee that right-of-way over the Government land will be given to the Site. The applicant shall make his own arrangement for access over the private land affected.
- (d) The layout plan provided by the applicant only indicates the arrangement of solar photovoltaic (PV) panels and lateral side of the solar panel without installation details. The containers and solar panels may be regarded as structures and prior permission from his Office will be required.
- (e) In the event that planning permission is given by the Board and the proposed system involves erection of structures, the lot owner may consider submitting a formal application to his office for a Short Term Waiver (STW) to permit erection of the proposed structures on the Lot. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administrative fee etc.
- (f) Notwithstanding the above, his Office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures affected irrespective of whether planning permission will be given or not.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no objection to the application given that the trip generation

induced by the proposed system is insignificant and there is no vehicular access or car parking space proposed for the operation of the proposed system.

- (b) However, the Site is connected to the public road network via a section of local access road which is not managed by his Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no comment on the application from highways maintenance perspective on the understanding that no vehicular access is proposed and no public road is affected by the application.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

10.1.4 Comments of the Secretary for the Environment (SEN):

- (a) He strongly supports the development of RE systems, especially larger-scale systems such as the one proposed under the current application as they would be better able to meaningfully contribute to increase the use of RE in Hong Kong.
- (b) Development of RE is an important part of his efforts in combating climate change. Increasing the use of RE, a zero-carbon energy, can help decarbonise electricity generation sector, which contributes to about two-thirds of the carbon emission in Hong Kong. In particular, if it is able to achieve a carbon reduction that is compliant with Paris Agreement's well below 2°C target in 2050, it is estimated that about 80% of electricity would need to come from zero-carbon energy sources. Therefore, promoting the development of RE has been an integral part of decarbonisation strategy.
- (c) 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. For the private sector, he and the power companies have introduced the FiT Scheme, providing financial incentives which can encourage the private sector to invest in distributed RE. A series of measures have also been introduced to facilitate and support members of the public in developing RE. Example include relaxing the restrictions in relation to installation of PV systems at the rooftop of village houses and introducing a new scheme called 'Solar Harvest' to install small-scale RE systems for eligible schools and welfare non-Governmental organisations. Electrical and Mechanical Services Department (EMSD) has also revamped its 'HK RE Net' to provide useful information in respect of developing RE to the public.

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) Based on the information provided by the applicant, the proposal involves installation of solar energy system with 616 nos. of solar panels within the Site of 1,650m² to generate an annual average of 225,666kW of renewable energy. The applicant intends to join the FiT Scheme of CLP Power Hong Kong Ltd. In view of the nature and scale of the proposed system, he has no objection to the application.
- (b) The applicant is reminded to strictly comply with the 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 system. Reference could be made to relevant publications/ guidelines including the following:
 - Recommended Pollution Control Clauses for Construction Contracts (available at: https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html)
 - Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 1/94, 'Construction Site Drainage'

Urban Design and Visual

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

The Site falls within an area zoned "GB" on the approved So Kwun Wat OZP No. S/TM-SKW/13. According to the applicant's submitted information, the site area is 1,650m². The proposal involves two converted containers for electricity meters and 616 solar panels with dimension of each solar panel is about 1.65m (L) x 0.992m (W) x 0.035m (H). Given the small scale of the proposed system without any high-rise structure as displayed in the submitted FI, adverse visual impact arising from the proposed system is not anticipated.

Landscape

10.1.7 Comments of CTP/UD&L, PlanD:

- (a) He has reservation on the application from the landscape planning perspective.
- (b) The site area is about 1,650m², located near Pak Shek Hang, in an area of miscellaneous rural fringe landscape character surrounded by meadow and natural woodland (**Plans A-1 and A-3**). With reference to the site visit conducted on 16.10.2019 and aerial photos taken in 2015 and 2018, the Site is mostly covered by meadow (**Plans A-4a and A-4b**). A few existing trees of common species and some minor temporary structures are found within the Site (**Plan A-4a**). The

applicant clarified in the FI (**Appendix If**) that the existing tree will be transplanted within the Site, however, the plinths of solar panel will impose adverse impact on the existing landscape resources. The rural fringe landscape character will also be altered inevitably due to the proposed development. The approval of such application would set an undesirable precedent for other similar applications within the "GB" zone, and would affect the integrity of the adjacent natural woodland.

Nature Conservation

10.1.8 Comments of Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) It is noted from the applicant's FI (**Appendix Ig**) that jib crane would be used to transport solar panels and containers to the Site, and would not cause adverse impacts on the stream to the south-east of the Site. The FI also revealed that no vegetation clearance would be carried out.
- (b) However, the Site is located 100m (**Plans A-1 and A-3**) downhill of the MacLehose Trail and the Tai Lam Country Park (TLCP). The applicant shall provide information to demonstrate if the proposed system would induce any indirect environmental impacts including visual impacts on the surrounding TLCP, and if mitigation measure(s) such as the use of non-reflective solar panels, would be adopted under the project.

Drainage

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

- (a) Upon reviewing the applicant's FI dated 3.11.2019 (**Appendix Ie**), it is considered that the FI does not contain sufficient information and details to demonstrate that there is adequate drainage so that no adverse drainage impact would result from the proposed system.
- (b) Notwithstanding the above, should the application be approved, an approval condition may be included to request the applicant to submit and implement a drainage proposal to the satisfaction of Director of Drainage Services to ensure that the proposed system will not cause any adverse drainage impact to the adjacent area.
- (c) Specific comments on the applicant's FI are provided in **Appendix III**.

Buildings Matters

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

- (a) There is no record of approval by the Building Authority for any structures at the Site and he is not in a position to offer comments on its suitability for the use related to the application.

- (b) If the existing structures erected on leased land are without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (c) Before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (d) For UBW erected on lease land, enforcement action may be taken by the BD to affect their removal in accordance with BD's 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.
- (e) If the proposed use under application is subject to the issue of a license, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (f) In connection with 10.1.10 (c) above, the Site shall be provided with means if 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.
- (g) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (h) Formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage.

Fire Safety

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

He has no objection in principle to the application subject to water supplies for firefighting and fire services installations (FSIs) being provided to his satisfaction.

- (a) Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (b) Furthermore, emergency vehicular access (EVA) in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under Regulation 41D of the B(P)R which is administrated by BD.

Water Supplies

10.1.12 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) The Site is outside WSD's water supply zone, and that there will be no water supply available to the proposed system.

Others

10.1.13 Comments of Director of Electrical and Mechanical Services (DEMS):

- (a) He has no objection to the application;
- (b) all fixed electrical installations of the solar energy system shall comply with the Electricity Ordinance (Cap. 406) and its subsidiary regulations.

District Officer's Comments

10.1.14 Comments of District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has distributed consultation letters to the locals concerned and he understands they would provide their comments (if any) to the Board direct.

10.2 The following Government departments have no objection to/comments on the application:

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Director of Health (D of H);
- (e) Commissioner of Police (C of P);
- (f) Director of Food and Environmental Hygiene (DFEH); and
- (g) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO).

11. Public Comments Received During the Statutory Publication Period

11.1 The application was published on 11.10.2019. During the statutory public inspection period, nine public comments were received from Kadoorie Farm and Botanic Garden Corporation, World Wide Fund, the Hong Kong Bird Watching Society, Designing Hong Kong Limited and members of the public. All the public comments raised objection to the application. Amongst the public comments, four of them are in the form of standard comments (**Appendix IVa**). Samples of the comments received are at **Appendices IV** and **IVa**.

11.2 The major objection grounds are as follows:

- (a) The Site is located within “GB” zone and close to a country park. The proposed system is in conflict with the planning intention as it will involve vegetation clearance. The benefits of existing mature trees and plants far outweigh those of constructed solar panels. The approval of such application will set an undesirable precedent.
- (b) There is severe land shortage in Hong Kong. It is unacceptable to approve any plans that turn precious land resources into solar panel farms. This type of ‘Green Initiative’ is only appropriate for areas with vast expanses of spare land.
- (c) The FiT Scheme by CLP was conceived to encourage home and building owners to set up solar panels on their roofs. CLP should also make it clear that the initiatives will not be extended to commercial enterprises.

12. Planning Considerations and Assessment

- 12.1 The Site with a site area of about 1,650m² is proposed for installation of solar energy system which involves 616 solar panels and two containers for electricity metres (**Drawings A-1 and A-2**). The solar panel has a dimension of 1.65m (L) x 0.992m (W) x 0.035m (H) and the converted container has a dimension of 6.06m (L) x 2.44m (W) x 2.59m (H). The proposed system, which falls within an area zoned “GB”, is not in line with the planning intention of the “GB” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The applicant has not provided any strong planning justification in the submission to merit a departure from such planning intention.
- 12.2 The Site is mostly covered by meadow with some trees and structures for storage use. Surrounding area of the Site is predominantly rural in nature with goat farm, abandoned farmland and vegetated land/hillslope linking to Tai Lam Country Park (TLCP) and MacLehose Section 10 (**Plans A-2 and A-3**). Despite the applicant’s claim that no clearance of existing vegetation will be involved and the existing tree will be transplanted within the Site (**Drawing A-3**), the proposal involves installation of 616 solar panels covering most of the Site (**Drawings A-1 and A-2**). CTP/UD&L, PlanD has reservation on the application as the rural fringe landscape character of the Site will be inevitably altered. Besides, the plinths for the solar panels will impose adverse impact on the existing landscape resources. DAFC also commented that the applicant had not provided information to demonstrate that the proposed system would not have indirect environmental impacts, including visual impacts, on TLCP. The application does not meet the TPB Guidelines (TPB PG No. 10) as it will affect the existing landscape and cause adverse visual impact. Moreover, the applicant fails to demonstrate that the proposed system is essential and there is no alternative site available.
- 12.3 According to the applicant, the amount of electricity expected to be generated by the proposed system is about 225,666kW per year which will all be sold to the CLP under the FiT Scheme. CLP will process the application for joining the FiT System upon receipt of approval from relevant departments. SEN supports the development

of renewable energy. DEP and DEMS have no objection to the application. Other Government departments consulted, including C for T, CE/MN of DSD, CBS/NTW of BD, D of FS and D of Health, have no objection to or adverse comments on the application.

- 12.4 There is no similar application for installation of solar energy system within the “GB” zone on the So Kwun Wat OZP. Approval of the application would set an undesirable precedent for similar uses to proliferate into the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment and landscape quality of the area. For other areas, the Committee, on 1.11.2019, approved an application for solar energy system under “AGR” zone on the approved Ting Kok OZP on a temporary basis of five years (No. A/NE-TK/649) on considerations that development of RE is an environmental friendly initiative; the proposed development would not deprive the site of the potential for agriculture use; and no adverse impact on the surrounding areas would be incurred. The circumstances of the application in Ting Kok are not entirely applicable to the current application.
- 12.5 Regarding the public comments raising concerns on or objection to the application as detailed in paragraph 11, planning assessments in paragraphs 12.1 to 12.4 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department does not support the application for the following reasons:
- (a) The development is not in line with the planning intention of the “GB” zone, which is primarily intended 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 use 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 applicant fails to demonstrate that the proposed system is essential, no alternative site is available, and there will be no adverse landscape and visual impacts on the surrounding areas and Tai Lam Country Park; and
 - (c) the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment and landscape quality of the “GB” zone.
- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be granted on a temporary basis for a period of five years until **29.11.2024**, so as to allow monitoring of the implementation progress of the proposed solar energy system and the condition of the Site. The following conditions of approval and advisory clauses are also suggested for Members’

reference:

Approval Conditions

- (a) the submission of the fire services installation proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **29.5.2020**;
- (b) in relation to (a) above, the implementation of fire services installation proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **29.8.2020**;
- (c) the submission of drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **29.5.2020**;
- (d) in relation to (c) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **29.8.2020**;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) if planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) if any of the above planning conditions (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.
- (h) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application on a temporary basis, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application form received on 30.9.2019 together with attachments
Appendix Ia	Applicant's email dated 2.10.2019
Appendix Ib	Applicant's email dated 4.10.2019
Appendix Ic	Applicant's email dated 16.10.2019
Appendix Id	Applicant's emails dated 28,29 and 30.10.2019
Appendix Ie	Applicant's email dated 3.11.2019
Appendix If	Applicant's email dated 11.11.2019
Appendix Ig	Applicant's emails dated 13 and 14.11.2019
Appendix II	Town Planning Board Guidelines TPB PG-No. 10
Appendix III	Detailed Departmental Comments
Appendices IV and IVa	Public comments
Appendix V	Advisory clauses
Drawings A-1	Layout plan
Drawing A-2	Schematic drawing for the proposed system and solar panel
Drawing A-3	Plan indicating the proposed location for transplanted tree
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2019**

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2019年9月3日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

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

This document is received on 30 SEP 2019
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / TM-SKW / 105
	Date Received 收到日期	30 SEP 2019

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

1. Name of Applicant 申請人姓名/名稱

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

KONG WAI KEUNG 江偉強

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)

DD 383 LOT 37 SO KWUN WAT
VILLAGE TWIN MUN NT

(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 1650 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 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)

不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/TM-SKW/13
(e) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT
(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 Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2019 年 9 月 23 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 2 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	DD 383 Lot 37 SO KWUN WAT VILLAGE	2019 年 8 月 8 日

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)
	太陽能發電版	616 pcs	1650 mm x 992 mm x 35 mm
2x20呎貨櫃 (電廠)	2	6.06 m x 2.44 m x 2.59 m	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐About 約
Proposed plot ratio 擬議地積比率 ☐About 約
Proposed site coverage 擬議上蓋面積 % ☐About 約
Proposed no. of blocks 擬議座數
Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
..... m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

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

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)																																	

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。

本人從報章上得知環境局局長黃錦星先生與中華電力推行(可再生能源上網電價)計劃,本人也支持環保希望對環保付出一點綿力,所以打算在私人土地上興建太陽能發電系統,望這個申請可以通過。另外申請太陽能發電系統的位置和現有的房屋沒有直接的關係和影響。

11. Declaration 聲明

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

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

Signature
簽署

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

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

Date 日期

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD 383 LOT 37 SO KWUN WAT VILLAGE Tuen Mun NT		
Site area 地盤面積	1650 (includes Government land of 包括政府土地	sq. m 平方米 □ About 約	sq. m 平方米 □ About 約
Plan 圖則	DD 383 Lip 490 119502P		
Zoning 地帶	GREEN BELT		
Applied use/ development 申請用途/發展	可再生能源上網電價		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) <u>LOT INDEX PLAN</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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



[A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

02/10/2019 15:54



From:

[REDACTED]

To:

tpbpd@pland.gov.hk,

FileRef:

1 attachment



___ 2019-10-02 15.51.19.pdf

A/TM-SKW/105

從我的 iPhone 傳送

List of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
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Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD 383 LOT 37 SO KWUN WAT VILLAGE TUES MUN NT		
Site area 地盤面積	1650 (includes Government land of 包括政府土地	sq.m 平方米	<input type="checkbox"/> About 約
Plan 圖則	DD 383 Lip 490 119502P		
Zoning 地帶	GREEN BELT		
Applied use/ development 申請用途/發展	可再生能源上網電價		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	→ 261 30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	→ 2	
	Composite 綜合用途		

Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	→ 2.59 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
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(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於



A/TM-SKW/105
04/10/2019 11:14

Appendix Ib of RNTPC
Paper No. A/TM-SKW/105

From:

To:

FileRef:

[REDACTED]
tpbpd@pland.gov.hk,

1 attachment



2019-10-04 11.04.50.pdf



規劃申請A/TM-SKW/105 申請表的修正頁，並取代2019年10月2日的電郵。

從我的 iPhone 傳送

List of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultants, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
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Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	TD 383 Lot 37 So Kwun Wat Village Tuen Mun NT		
Site area 地盤面積	sq.m 平方米 □ About 約 1650 (includes Government land or 包括政府土地 sq.m 平方米 □ About 約)		
Plan 圖則	Approved So Kwun Wat Outline Zoning Plan TD 383 Lot 37 H9502P NO. S/TM-SKW/13		
Zoning 地帶	GREEN BELT		
Applied use/ development 申請用途/發展	Proposed public utility installation (Solar Energy System) 可再生能源上網電纜		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於	□ About 約 □ Not more than 不多於
	Non-domestic 非住用	□ About 約 □ Not more than 不多於	□ About 約 □ Not more than 不多於
(ii) No. of block 樓數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台	
	Non-domestic 非住用	→ 2.59 m 米 <input type="checkbox"/> (Not more than 不多於)	
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	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
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(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	



tpbpd

寄件者: [REDACTED]
寄件日期: 16日10月2019年星期三 22:10
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

Reply:

- 1) There is a small bridge for people running in and out.
- 2) There will not be any car parking, loading and unloading spaces.
- 3) There will not be any trip generation and the impact on the nearby road network

<hkwu@pland.gov.hk> 於 2019 年 10 月 15 日 週二 下午 3:58 寫道:

江先生:

隨函夾附運輸署對題述申請的意見。

胡可璣
城市規劃師/屯門 4
規劃署
電話: 2158 6292

tpbpd

RECEIVED

17 OCT 2019

寄件者:

寄件日期:

16日10月2019年星期三 22:10

收件者:

tpbpd@pland.gov.hk; hkwu@pland.gov.hk

主旨:

Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

Town Planning
Board

Reply :During operation,there will not be any kinds of negative impact to the surrounding environment since the solar energy system would not release harmful emissions,including gasses, sewing and pollutants.Meanwhile,by using the solar energy system,solar energy can be derived from the sun's radiation.It can be beneficial to the surrounding environment as the user can use the solar energy instead of traditional electricity,reducing reliance on-oil,coal and natural gas for electricity production.In this way,it could decrease the air pollutants such as carbon dioxide,carbon monoxide and the quality of air,water and soil can be improved.What's more,it can ease global warming as well.

<hkwu@pland.gov.hk> 於 2019 年 10 月 14 日 週一下午 3:31 寫道:

江先生:

隨函夾附本署的城市設計及園境組對題述申請的意見。如對意見有疑問，可與陳嘉慧女士聯絡 (電話: 2231 4842)。

如你打算就題述申請提交回應/ 進一步資料，可參考規劃指引編號 32。指引可於以下網址下載:

https://www.info.gov.hk/tpb/tc/forms/Guidelines/TPB-PG-32_Chinese_.pdf

請注意回應/ 進一步資料須提交給城市規劃委員會秘書處。秘書處的聯絡資料如下:

- 地址 :香港北角渣華道 333 號北角政府合署 15 樓

- 傳真號碼 : 2877 0245, 2522 8426

- 電郵地址 : tpbpd@pland.gov.hk

如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣

城市規劃師/屯門 4

規劃署

電話: 2158 6292

tpbpd

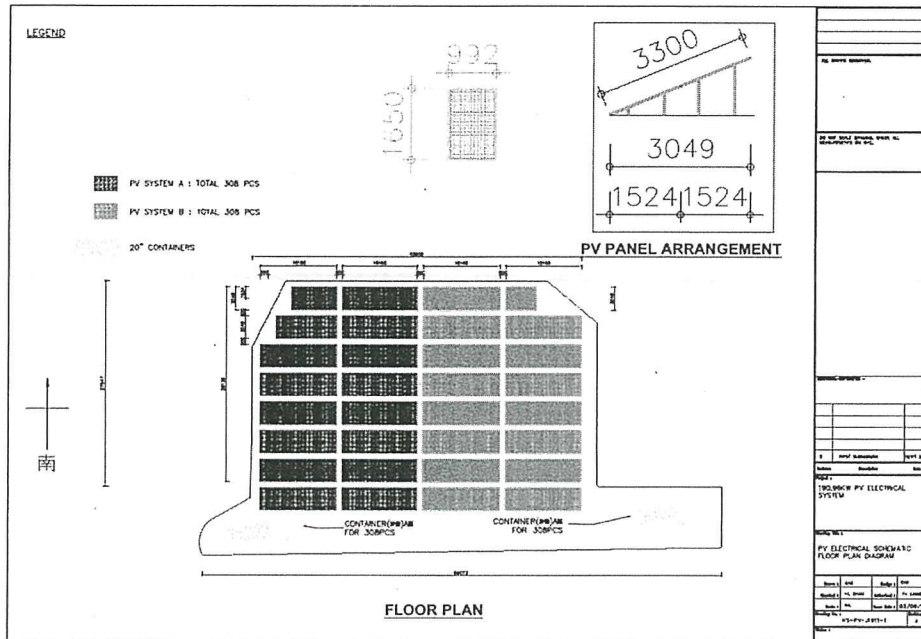
寄件者: [REDACTED]
寄件日期: 28日10月2019年星期一 15:31
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

[REDACTED]」在2019年10月28日 週一，15:25 寫道：

「<hkwu@pland.gov.hk>」在2019年10月24日 週四，16:44 寫道：
江先生：

以下是我對題述申請的問題，請回答和提供有關資料：

1. 請用圖解說明擬議太陽能板的設計，包括太陽能板的尺寸和與地面的連接。



2. 擬議計劃會否牽涉土地平整、填土和/或挖土?

答:平整及修葺

3. 預計這建議每年的發電量是多少?

答:170KW x 2

4. 你有沒有就這建議向中華電力有限公司(中電)提出申請? 如有, 請提供中電的回覆

15 July 2019

Kong Wai Keung
[REDACTED]

中華電力有限公司
CLP Power Hong Kong Limited

北區
North Region

香港新界上水嘉富街 16 號
16 Ka Fu Close, Sheung Shui
New Territories, Hong Kong

電話 Tel: (852) 2678 2156
傳真 Fax: (852) 2678 2190
網址 Website: www.clpgroup.com

Our ref: NR/S241-19/HW/KL/EW

Dear Sir/Madam,

**Proposed Feed-In Tariff (FIT) Scheme Application at So Kwun Wat,
Lot 37A to Lot 37B in DD383, Tuen Mun
(Service Order# 2002866153 / AC# 82851417077) &
(Service Order# 2002865979 / AC# 82851417430)**

In order to facilitate the two FIT Scheme application in So Kwun Wat, please provide the following documents and information for our further action:-

1. You are required to obtain permissions and approvals from relevant government departments, such as the Planning Department, Lands Department, Buildings Department, Agriculture, Fisheries and Conservation Department, Leisure and Cultural Services Department etc. for the installation of PV system and transformer room at the above premises. Please note that we can only proceed with planning, design and other approval works upon our receipt of copies of the relevant government permissions and approvals from you.
2. Please provide us with
 - a. three (3) copies of the electrical schematic diagram duly signed by a registered electrical contractor; and
 - b. the relevant installation layout diagrams

for the above FIT scheme application.

We look forward to receiving the above documents and information from you. However, if we do not receive such documents and information within three months from the date of this letter, we regret that we will not be able to proceed any further with your application.

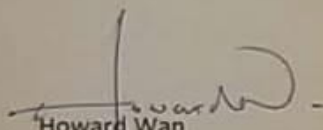
To be continued/...P.2

Cont'd Page 2 of 2

Our Ref.: NR/S241-19/HW/KL/EW

Should you have any queries, please feel free to contact our Mr. H. S. Lam on telephone number 2678 3406 or e-mail him at lamtommy@clp.com.hk.

Yours faithfully
for and on behalf of
CLP Power Hong Kong Limited



Howard Wan
Senior Planning & Design Manager (North Region)

hw/kl/ew/sl

5. 根據 2019 年 10 月 24 日的實地勘察，申請地點內現時有構築物和樹木。請澄清如何處理這些構築物和樹木。

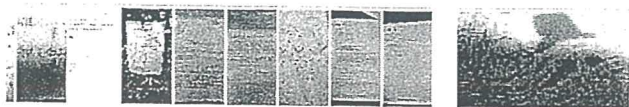
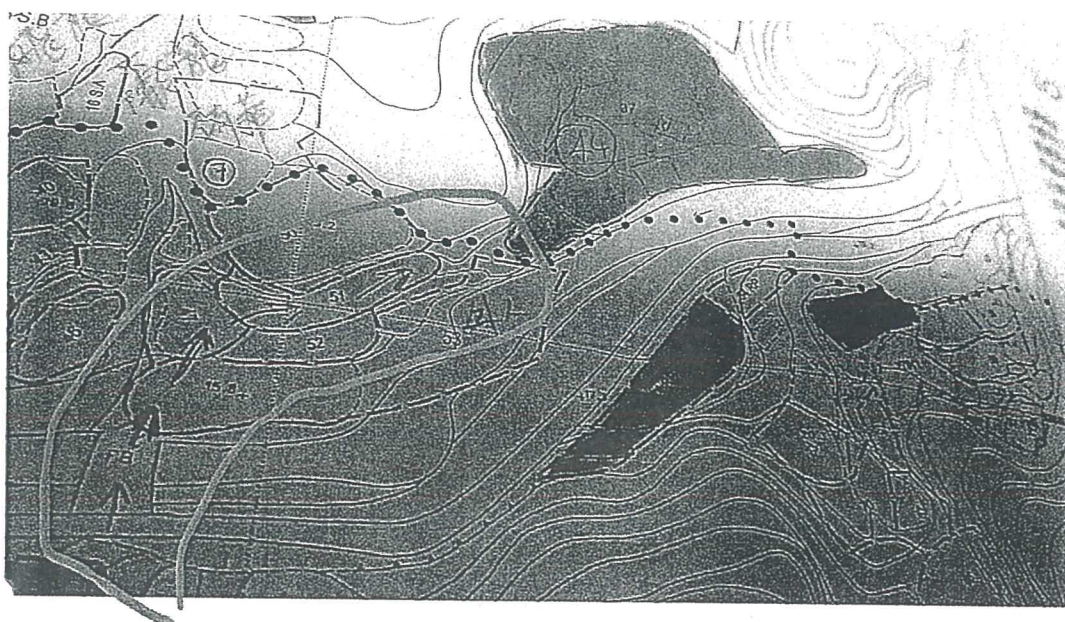
答:樹木會進行修葺，建築物會拆卸

6. 請用圖解說明申請地點與附近行人路的連接。



24/10/2019 20:18

所有多媒體



胡可璣
城市規劃師/屯門 4
規劃署
電話: 2158 6292

From: Ho Kei WU/PLAND/HKSARG
To: [REDACTED]
Cc: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND
Date: 23/10/2019 16:15
Subject: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

江先生:

隨函夾附屯門地政處的意見供你參考和回應。

[attachment "E_20191023 - Dept Comments.pdf" deleted by Ho Kei WU/PLAND/HKSARG]

胡可璣
城市規劃師/屯門 4
規劃署
電話: 2158 6292

From: [REDACTED]
To: tpbpd@pland.gov.hk, hkwu@pland.gov.hk,
Date: 16/10/2019 22:09
Subject: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

<hkwu@pland.gov.hk> 於 2019 年 10 月 14 日 週一下午 3:31 寫道:
江先生:

隨函夾附本署的城市設計及園境組對題述申請的意見。如對意見有疑問，可與陳嘉慧女士聯絡 (電話: 2231 4842)。

如你打算就題述申請提交回應/ 進一步資料，可參考規劃指引編號 32。指引可於以下網址下載:

https://www.info.gov.hk/tpb/tc/forms/Guidelines/TPB-PG-32_Chinese_.pdf

請注意回應/ 進一步資料須提交給城市規劃委員會秘書處。秘書處的聯絡資料如下:

- 地址 : 香港北角渣華道 333 號北角政府合署 15 樓
- 傳真號碼 : 2877 0245, 2522 8426

- 電郵地址：tpbpd@pland.gov.hk

如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣

城市規劃師/屯門4

規劃署

電話: 2158 6292

tpbpd

寄件者: [REDACTED]
寄件日期: 29日10月2019年星期二 11:48
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Fwd: 後補圖片A/TM-SKW/105
附件: 新檔案 2019-10-29 11.41.01.pdf

----- 轉寄的訊息 -----

寄件者: [REDACTED]
日期: 2019 年 10 月 29 日 週二, 11:43
寄件者: 後補圖片
收件者: <tpbpd@pland.gov.hk>, <hkwu@pland.gov.hk>

從我的 iPhone 傳送



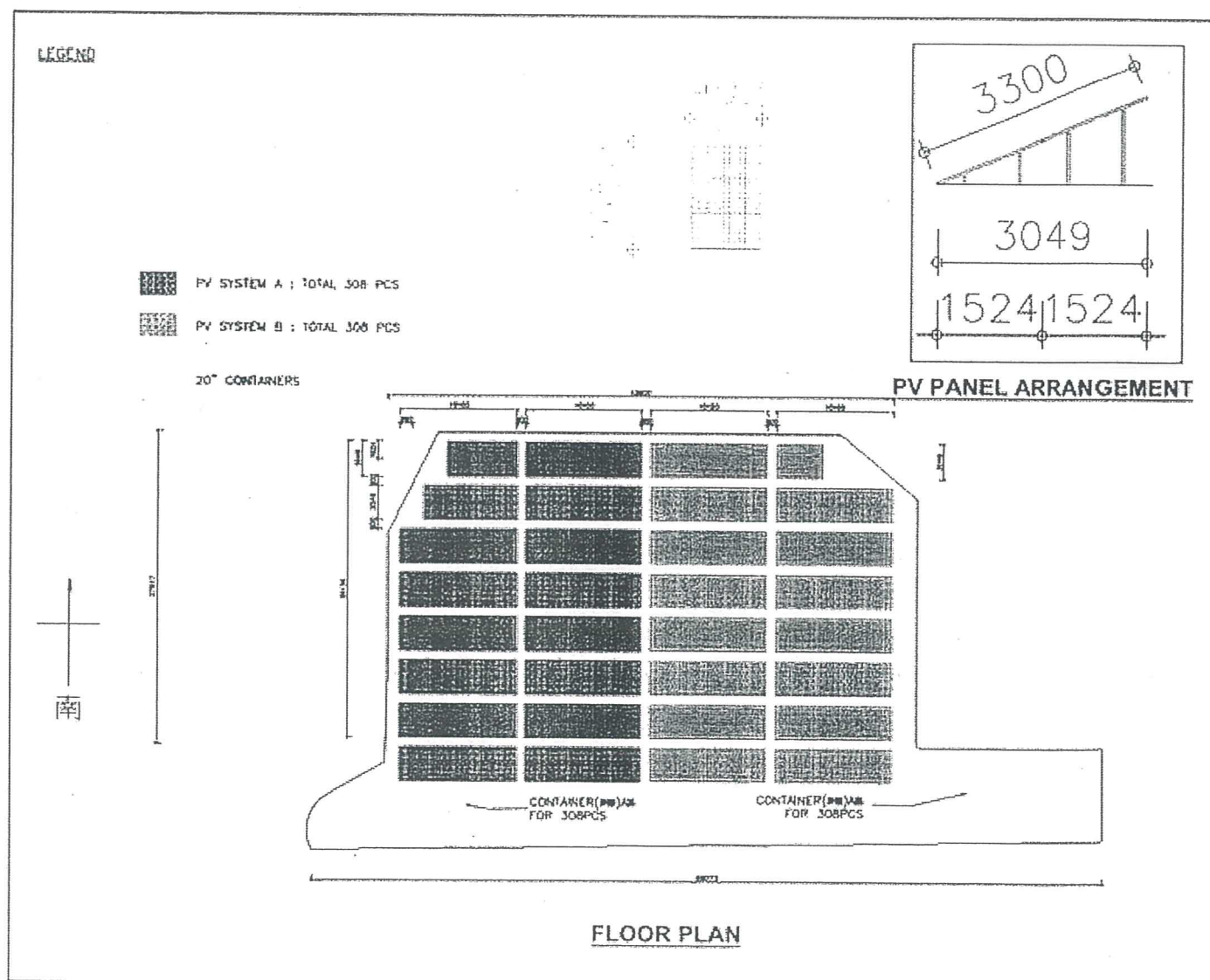
tpbpd

寄件者: [REDACTED]
寄件日期: 30日10月2019年星期三 13:12
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

1,2)The lot is private owned and structures on the lot would be demolished.

3)Regrading to the vehicular access through the private lots, we have discussed with the affected private land owners and got their approval as well.

4)



The above graphics shown the layout and how the containers and 616 solar panels are to be installed.

5)The existing structures on the lot would be demolished and the mature tree would be repaired and removed to the appropriate place.

「<hkwu@pland.gov.hk>」在 2019 年 10 月 23 日 週三，16:16 寫道：

江先生:

隨函夾附屯門地政處的意見供你參考和回應。

胡可璣
城市規劃師/屯門 4
規劃署
電話: 2158 6292

From: [REDACTED]
To: tpbpd@pland.gov.hk, hkwu@pland.gov.hk,
Date: 16/10/2019 22:09
Subject: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

<hkwu@pland.gov.hk> 於 2019 年 10 月 14 日 週一下午 3:31 寫道:
江先生:

隨函夾附本署的城市設計及園境組對題述申請的意見。如對意見有疑問，可與陳嘉慧女士聯絡 (電話: 2231 4842)。

如你打算就題述申請提交回應/ 進一步資料，可參考規劃指引編號 32。指引可於以下網址下載:

https://www.info.gov.hk/tpb/tc/forms/Guidelines/TPB-PG-32_Chinese_.pdf



請注意回應/ 進一步資料須提交給城市規劃委員會秘書處。秘書處的聯絡資料如下:

- 地址 : 香港北角渣華道 333 號北角政府合署 15 樓
- 傳真號碼 : 2877 0245, 2522 8426
- 電郵地址 : tpbpd@pland.gov.hk

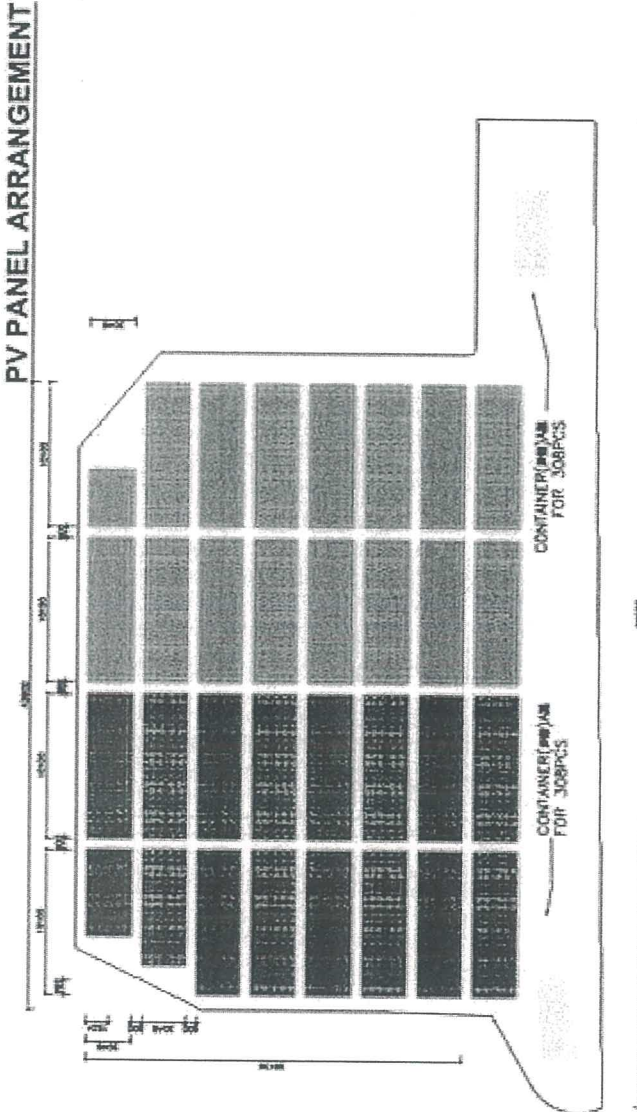
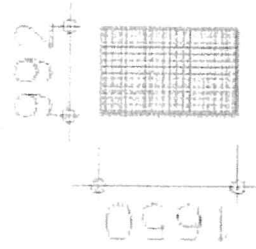
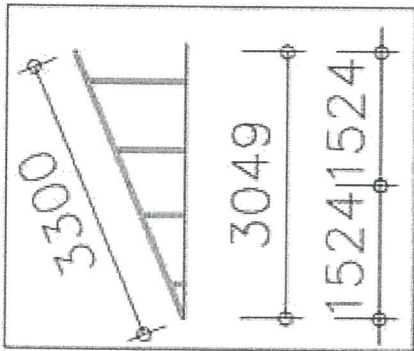
如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣
城市規劃師/屯門 4
規劃署
電話: 2158 6292

LEGEND

-  PV SYSTEM A : TOTAL 308 PCS
-  PV SYSTEM B : TOTAL 308 PCS

20" CONTAINERS



FLOOR PLAN



ALL DIMENSIONS IN METERS	
DESIGNED BY: [Name]	
CHECKED BY: [Name]	
DATE: [Date]	
PROJECT: [Project Name]	
SHEET: [Sheet Number]	
SCALE: 1:100	
PV ELECTRICAL SCHEMATIC FLOOR PLAN DIAGRAM	
NO.	DESCRIPTION
1	100.00kW PV ELECTRICAL SYSTEM
2	20" CONTAINERS
3	20" CONTAINERS
4	20" CONTAINERS
5	20" CONTAINERS
6	20" CONTAINERS
7	20" CONTAINERS
8	20" CONTAINERS
9	20" CONTAINERS
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99	20" CONTAINERS
100	20" CONTAINERS

tpbpd

- 4 NOV 2019

Town Planning
Board

寄件者:

寄件日期:

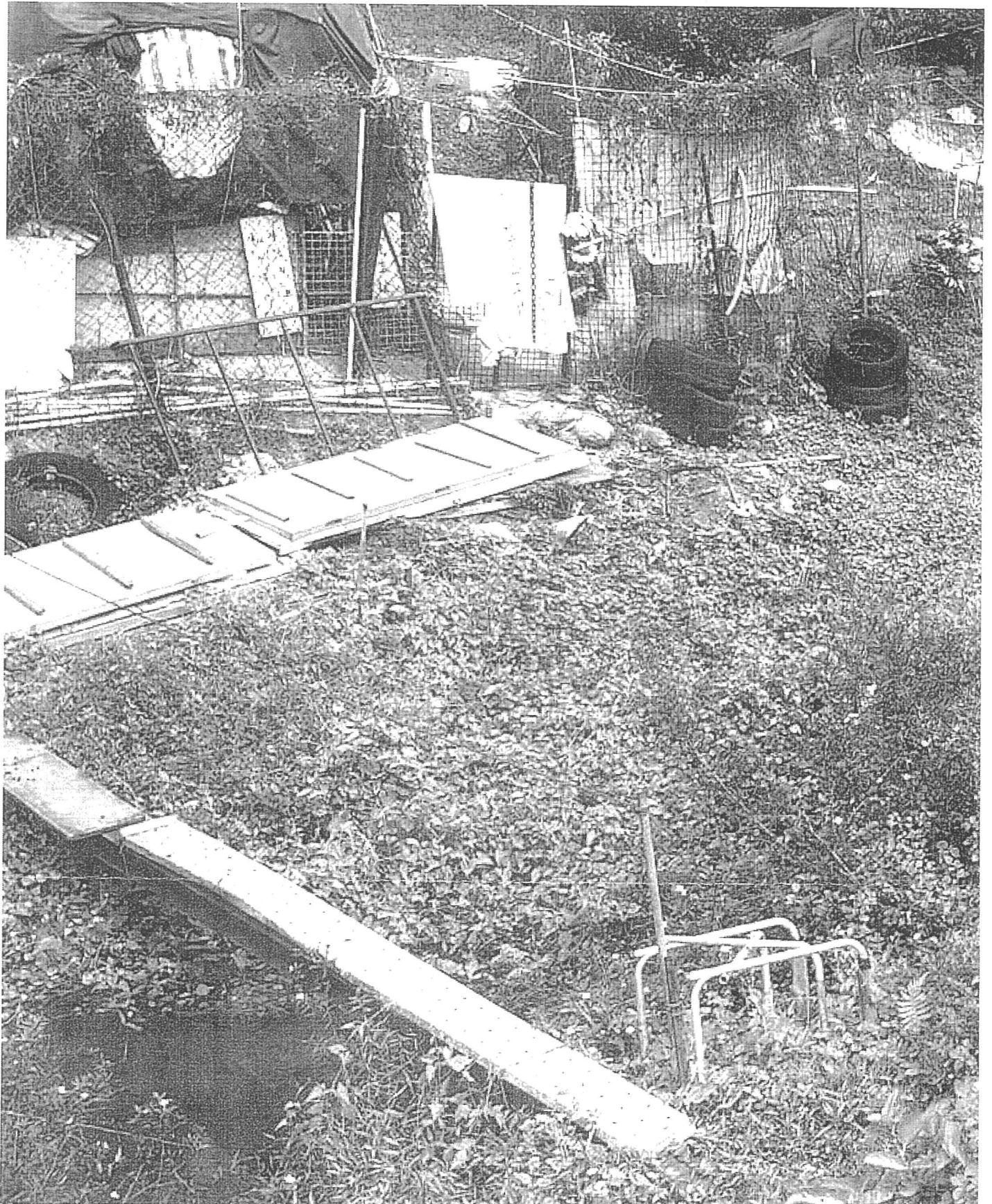
收件者:

主旨:

03日11月2019年星期日 18:51

hkwu@pland.gov.hk; tpbpd@pland.gov.hk

Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)





1. There will not be any additional drainage work for our subject site. As we can see from the below picture, there is a creek. The water simply flows from our subject site to the creek. No drainage system or discharge points would be affected by the subject development.

3. Regarding to the natural terrain hazard study, there will not be manned facilities neither Group 1-3 facilities which constructed in the hatched area of the attached plan under this application.

「<hkwu@pland.gov.hk>」在 2019 年 10 月 31 日 週四，16:35 寫道：

江先生/ 羅先生：

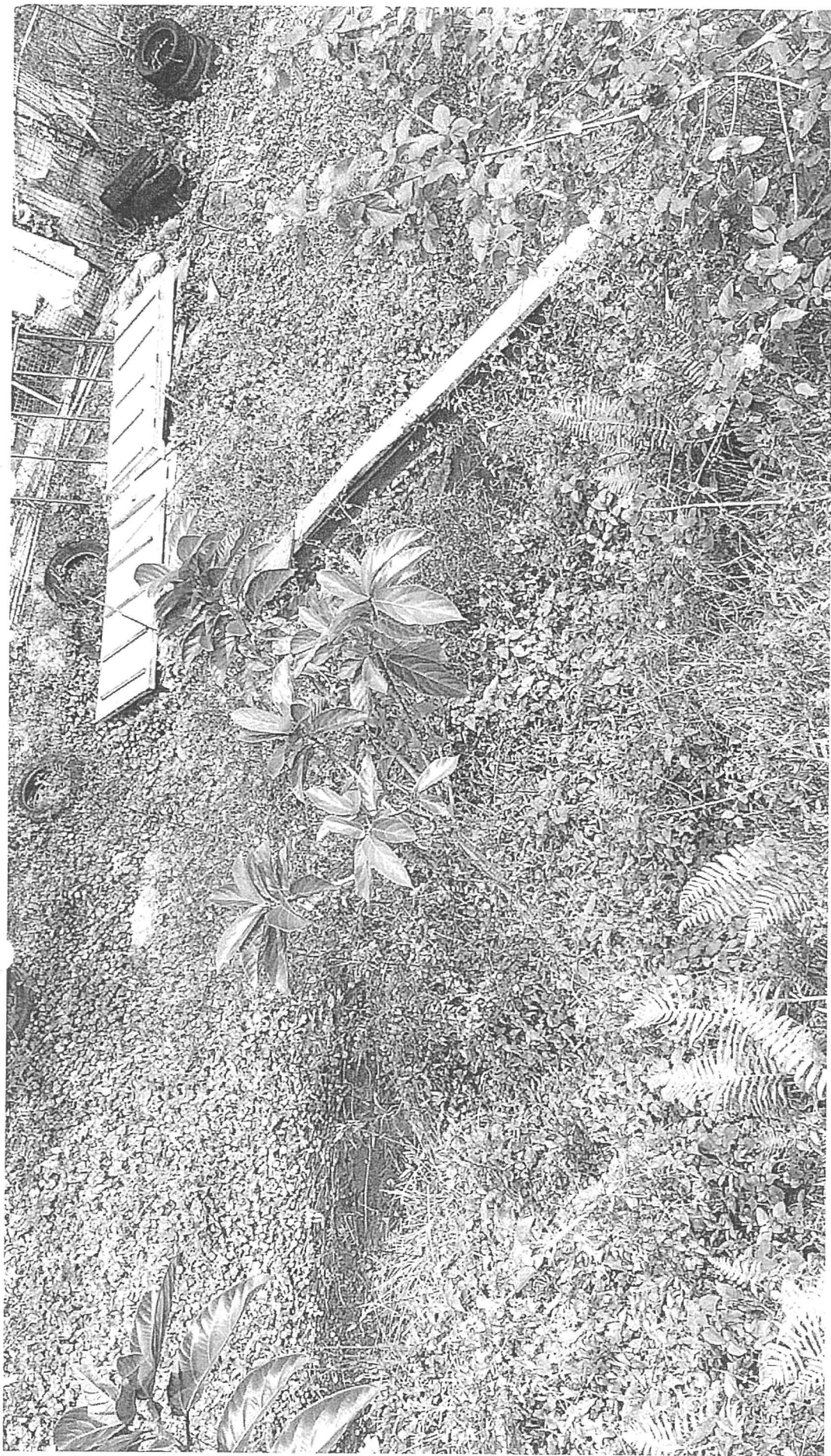
隨函夾附渠務署和土力工程處對題述申請的意見。

胡可璣

城市規劃師/屯門 4

規劃署





tpbpd

寄件者: [REDACTED]
寄件日期: 11日11月2019年星期一 11:41
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

1.本太陽能項目，目的是為了響應環保，亦盡力保護原生態，我們只會將草地範圍，定時修葺和保持至不影響太陽能板發電效能的高度，不存在翻土或破壞，現附上有關圖片供參考:







2.在草地上該棵樹木，會進行移植至該項目土地上較左位置附圖

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

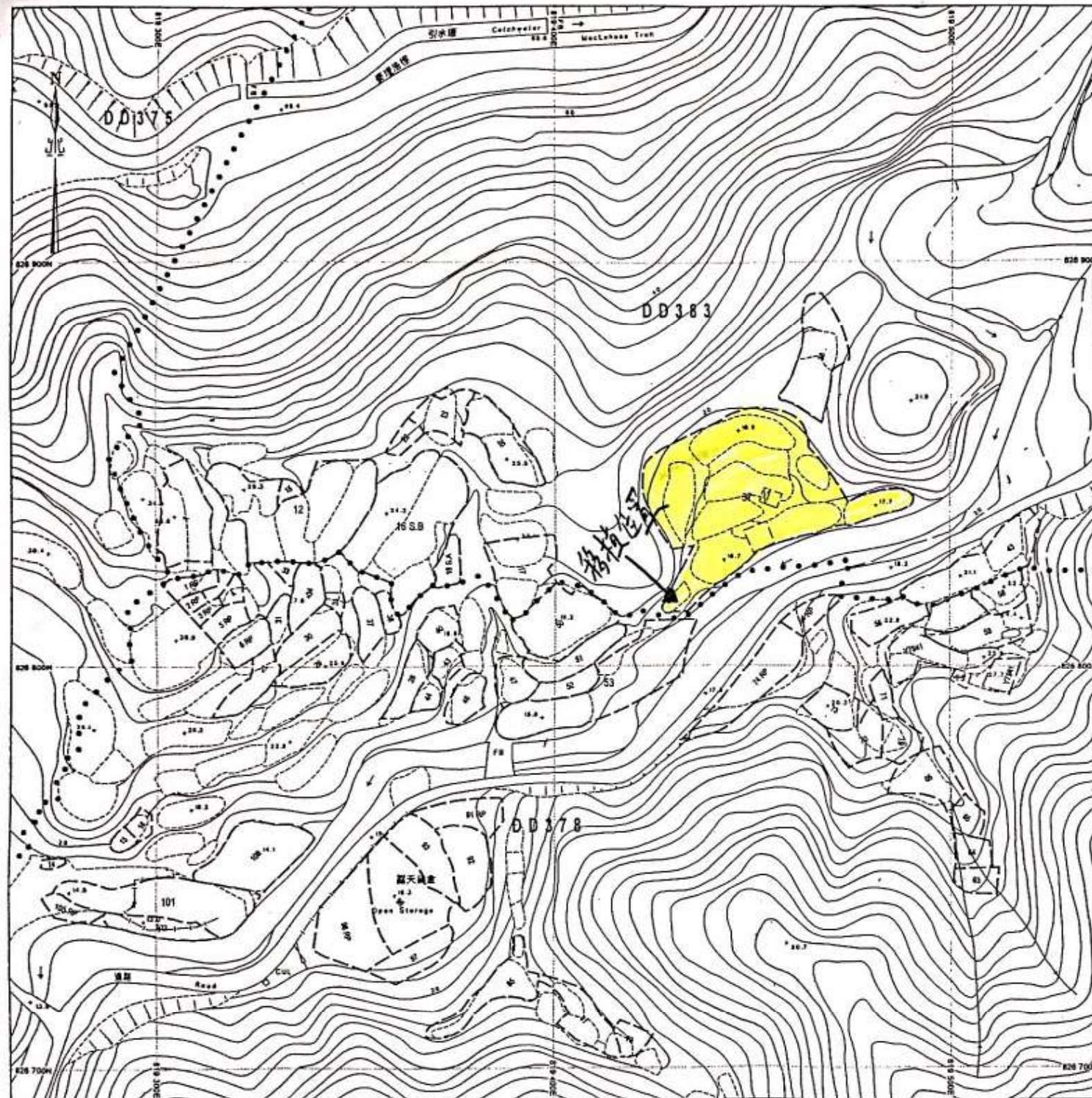
Locality : DD383

Lot Index Plan No. : LIP119502P

District Survey Office : DSOTM

Date : 20-Nov-2018

Reference No. : 4-SW-130, 4-SW-14C



3.

每塊太陽能板每小時的產電量？

答： $3.809 \times 0.85 \times 0.31 = 1.006715 \text{ kW}$

整個系統每天的產電量？

答： $1.006715 \times 616 = 618.261644 \text{ kW}$

整個系統每年的產電量？

答： $618.261644 \times 365 = 225665.5 \text{ kW}$

4.由於政府大力推行太陽能發電項目，土地持有人亦想善用本身持有的綠化地為環保出一分力，亦不破壞當地原生態之下，該地點是十分適合

「<hkwu@pland.gov.hk>」在 2019 年 11 月 8 日 週五，17:35 寫道：

江先生/羅先生：

以下是我對題述申請的問題，請回答和提供有關資料：

1. 你於 2019 年 10 月 28 日的電郵中提及擬議太陽能發電系統會涉及平整及修葺土地。請就此提供更多資料，例如平整及修葺的範圍、如何平整等。
2. 你於 2019 年 10 月 28 日的電郵中提及會對地盤內的樹木進行修葺，而在 2019 年 10 月 30 日的電郵中則提及會對有關樹林進行修葺和移植。請再澄清你對有關樹木的處理方法。若樹木將會保留或移植，請具體說明你會保留或移植哪些樹木，並將它們的位置標示在平面圖上 (包括移植後的位置，如適用)。
3. 請再澄清擬議太陽能發電系統的產電量，包括
 - 每塊太陽能板每小時的產電量
 - 整個系統每天的產電量
 - 整個系統每年的產電量
4. 請解釋題述太陽能發電系統是必要的，而且沒有其他地點可供選擇。

此外，以下是城市設計及園境組對題述申請的意見：

(聯絡人：冼家琪先生，電話：2231 4856)

Landscape Planning Perspective

It is noted that the existing trees within the Site will be removed. However, there is no mitigation measures proposed for the loss of landscape resources within the "Green Belt" zone. Furthermore, the applicant should clarify if any site formation works are required in regard to the proposed development.

胡可璣

城市規劃師/屯門 4

規劃署

寄件者: [REDACTED] <[REDACTED]>
寄件日期: 11日11月2019年星期一 12:01
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [重發]: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

1. 中電回覆現時只是待城規會會議通過後，立刻為該土地接駁電力設施
2. 我們已聘請專業太陽能技術團隊，已有方案準備
3. 我們的太陽能技術團隊，對於管理太陽能發電項目已有多年經驗，就安裝，管理，保養，維修隨時做好準備
4. 我們本項目採用的太陽能板保養期長達 20 年

「<hkwu@pland.gov.hk>」在 2019 年 11 月 11 日 週一，11:26 寫道：

----- Forwarded by Ho Kei WU/PLAND/HKSARG on 11/11/2019 11:26 -----

From: Ho Kei WU/PLAND/HKSARG
To: [REDACTED]
Cc: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND
Date: 29/10/2019 12:32
Subject: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

江先生/ 羅先生：

有關題述申請，請提供以下資料：

1. 中電就擬議系統的意見，尤其在技術可能性方面；
2. 擬議系統如何連接中電電網；
3. 擬議系統的管理和維修安排；及
4. 擬議太陽能板的保質期。

其他部門意見會盡快發送給你。

謝謝。

胡可璣
城市規劃師/屯門 4
規劃署

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Fw: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)
13/11/2019 21:42

From: Ka Hang Brian Law [REDACTED]
To: hkwu@pland.gov.hk, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk> ,

「<hkwu@pland.gov.hk>」在 2019年11月12日 週二，16:57 寫道：
江先生/ 羅先生：

環保署對你的回應有意見/問題(已用藍色標示)，要求你提供進一步資料。如你對意見有疑問，可與環保署的[黃卓彥女士](#)聯絡 (電話: 2835 1109)。

胡可璣
城市規劃師/屯門4
規劃署
電話: 2158 6292

----- Forwarded by Ho Kei WU/PLAND/HKSARG on 12/11/2019 16:39 -----

From: Virginia WONG/EPD/HKSARG@EPD
To: Ho Kei WU/PLAND/HKSARG@PLAND,
Cc: Tom TH TAM/EPD/HKSARG@EPD
Date: 12/11/2019 16:34
Subject: Re: Fw: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

Dear Maggie,

I tried to call you but in vain. Further Information received from your email, I would like clarify the Q&A Section from below , please find my comments in blue for your reference .

3.

(i)每塊太陽能板每小時的產電量？

答: $3.809 \times 0.85 \times 0.31 = 1.006715 \text{ kW}$

- Please clarify what are those numbers meaning from the equation?

補充回答: 3.809 (每日日照總輻射時間) $\times 0.85$ (環境因素:包括太陽能板傾斜角度，陰影，溫度，電纜長度等等) $\times 0.31$ (太陽能板總功率) $= 1.006715 \text{ KW}$ (每塊太陽能板每日的產電量)再除24小時 $= 0.041946 \text{ KW}$ (每塊太陽能板每小時的產電量)

(ii) 整個系統每天的產電量?

答: $1.006715 \times 616 = 618.261644 \text{ kW}$

- How does each solar panel generation from part (i) convert to the whole system in a day? What are the assumption for installing 616 pc of solar panel? How many hours operation in average? Please list out the detail of the calculation.

補充回答: 1.006715 kW (每塊太陽能板每小時的產電量) $\times 616$ (整個項目的太陽能板數量) $= 618.261644 \text{ kW}$ (整個系統每天的產電量)

(iii) 整個系統每年的產電量?

答: $618.261644 \times 365 = 225665.5 \text{ kW}$

- The performance for the entire year may have seasonal variation due to the time of sunrise / sunset each day? The calculation should not just simply multiple of 365 days from part (i)

補充回答: 618.261644 kW (整個系統每天的產電量) $\times 365$ (全年日數) $= 225665.5 \text{ kW}$

Should you have any question, please feel free to contact me.

Regards,
Virginia WONG
AE(SA)21 / EPD
Tel: 2835 1109

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Re: [重發]: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統) - 部門意見
14/11/2019 16:56

From: Ka Hang Brian Law
To: hkwu@pland.gov.hk, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>,
History: This message has been forwarded.

「Ka Hang Brian Law [REDACTED] 在 2019年11月14日 週四，16:31 寫道：

「Ka Hang Brian Law [REDACTED] 在 2019年11月14日 週四，16:31 寫道：

1. All related materials, including the containers will be transited from DD378 Lot 54 RP or DD378 Lot 56 to the application site, the distance between these sites are 10 metres, by using Jib crane. Moreover, DD378 Lot 54 RP or DD378 Lot 56 are also owned by the application site's owner.
2. There would not be any vegetation clearance. We would only repair the weeds to the level that would not affect the efficacy of the solar panels. (See the below picture as reference)







3. We would not harm the stream course nearby in any ways since the solar system are zero-pollution.

4. In this project, only a tree is going to be transplanted to a specific place, which is shown on the below photo, and we have already employ a professional to do the transplantation.

1. All related materials, including the containers will be transited from DD378 Lot 54 RP or DD378 Lot 56 to the application site, the distance between these sites are 10 metres, by using Jib crane. Moreover, DD378 Lot 54 RP or DD378 Lot 56 are also owned by the application site's owner.

「<hkwu@pland.gov.hk>」在 2019年11月14日 週四，14:47 寫道：
江先生/ 羅先生：

重發漁農自然護理署對題述申請的意見給你參考和回應。

胡可璣
城市規劃師/屯門4
規劃署

From: Ho Kei WU/PLAND/HKSARG
To: Ka Hang Brian Law
Cc: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND
Date: 12/11/2019 11:21
Subject: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統) - 部門意見

江先生/ 羅先生：

隨函夾附漁農自然護理署對題述申請的意見。

胡可璣
城市規劃師/屯門4
規劃署

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樹木移植位置(A/Tm-SKW/105)補充圖片
14/11/2019 17:00

From: Ka Hang Brian Law
To: hkwu@pland.gov.hk, tpbpd@pland.gov.hk,

1 attachment



_____.pdf

從我的iPhone傳送

地段索引圖 LOT INDEX PLAN

免責聲明
本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可透過短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

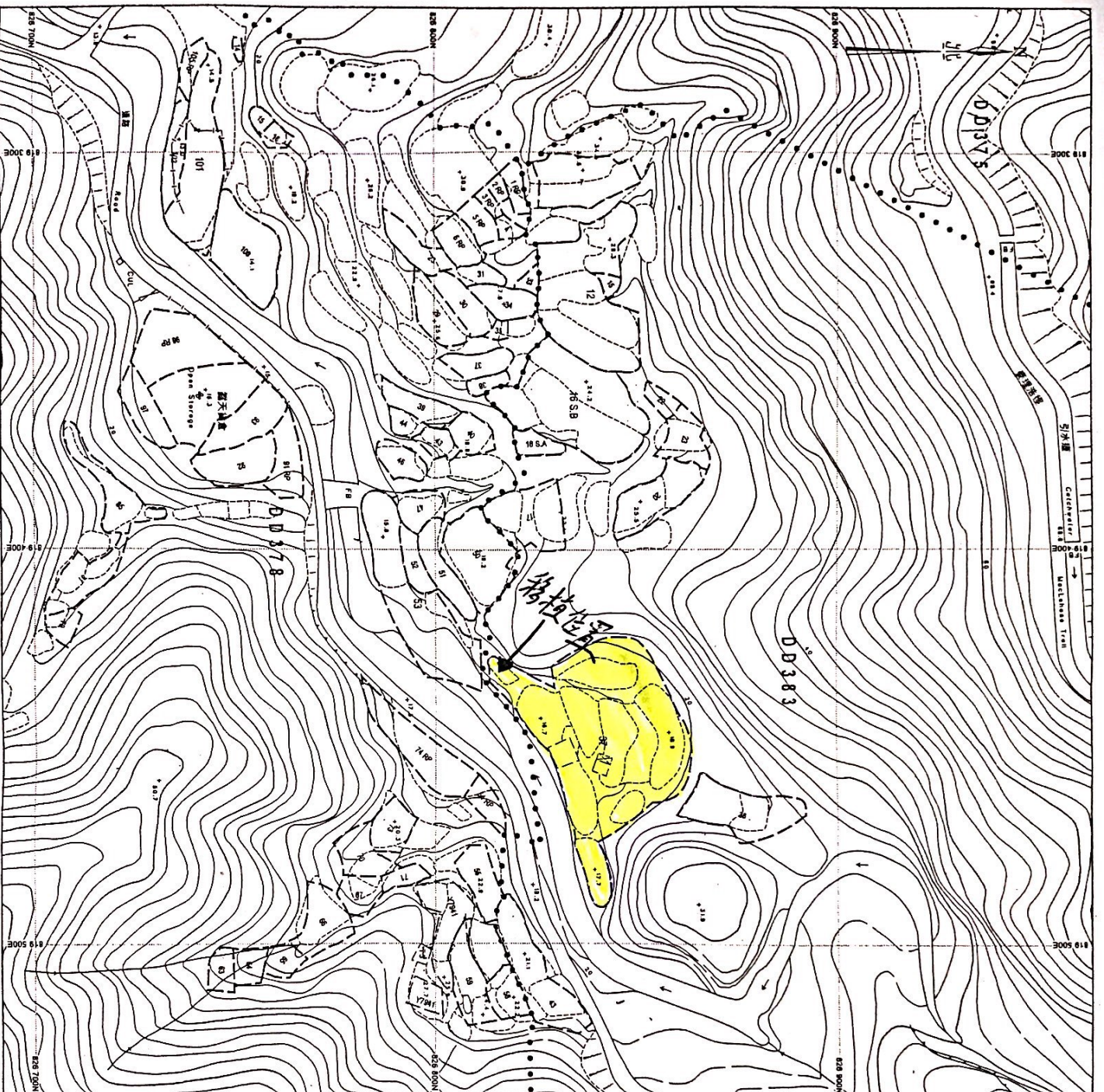


地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

比尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Locality : DD383
Lot Index Plan No. : LIP119502P
District Survey Office : DSOTM
Date : 20-Nov-2018
Reference No. : SSW-130 & SSW-14C



TPB PG-NO. 10

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR DEVELOPMENT WITHIN GREEN BELT ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the "Green Belt" ("GB") zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The "GB" zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some "GB" areas are also designated as Country Parks. Most of the land within the "GB" zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the "GB" zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the "GB" zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal

facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.

- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

Detailed Departmental Comments

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

- (a) A drainage plan showing the details of the existing drains and the proposed drains including the type and the dimension of the drains should be provided. In addition, details of the existing drainage system to which the proposed drainage connection is to be made are missing.
- (b) Information on the formation level, proposed paving, fall direction, etc. of the Site and its neighbouring area should be illustrated to determine the respective catchment area and to demonstrate the adequacy of the size of the proposed peripheral drains. A surface channel at the peripheral of the site should be constructed to intercept all rain water falling onto the site.
- (c) The applicant is reminded to make reference to Drainage Services Department (DSD) Technical Note to prepare a 'Drainage Submission' in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf.



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

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



21st October, 2019.

By email only

Dear Sir/ Madam,

Proposed Public Utility Installation (Solar Energy System)
(A/TM-SKW/105)

1. We refer to the captioned.
2. The site is within Green Belt (GB) zone which is *'primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*
3. We doubt that the proposed use (i.e., the site has an area of 1,650m²; the proposal involves 616 solar panels and 2 converted containers for electric meters) would be in line with the aforementioned planning intention. We also urge the Board to seriously consider the potential cumulative impacts of approving this application as the approval of this application would set a precedent case for other similar applications in GB zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

創建 Designing Hong Kong 香港 .com

1st November, 2019
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



**Re: Proposed Public Utility Installation (Solar Energy System)
(Application No. A/TM-SKW/105)**

Dear Chairman and Members,

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

- The proposed area zoned as “**Green Belt (GB)**”. The planning intention of this 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.
- From the Google Earth’s aerial image, there is dense vegetation surrounding the proposed area. The installation of solar energy system may requires vegetaion removal and affects the ecology of the surrounding areas.



February 2019

- Approval of the application would set an undesirable precedent for other similar applications within the “GB” 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

寄件者: [REDACTED]
寄件日期: 30日10月2019年星期三 3:11
收件者: tpbpd
主旨: A/TM-SKW/105 DD 383 GB Solar Energy System

A/TM-SKW/105
Lot 37 in D.D. 383, So Kwun Wat Village, Tuen Mun
Site area : 1,650m²
Zoning : "Green Belt"
Applied Development : Solar Energy System

Dear TPB Members,

(Strong objections. This site is deep within Green Belt and close to country park. It is quite clear that the benefits of trees and plants far out weigh those of solar panels.

Hong Kong we are told every day has a land shortage problem. Therefore it is unacceptable that any plans to turn precious land resources into solar panel farms should be nipped in the bud. This kind of green initiative is only appropriate for regions with vast expanses of spare land. TPB should send out a clear message that this type of 'green wash' will not succeed.

I note that the previous application of a similar nature A/SK-HC/301 in Ho Chung has been deferred three times

The applicant proposes to commercialize the site with 616 solar panels and 2 converted containers for electric meters.

(Not only is the objective in conflict with the zoning intention, the Renewable Energy Feed-in Tariff was conceived to encourage home and building owners to set up solar panel on their roofs. The monetary return greatly exceeds the value of the energy produced and is ultimately not financially viable if it is exploited. In essence other users will end up footing the bill via increased fees.

Not only must TPB reject this application, CLP should also make it quite clear that the initiative will not be extended to commercial enterprises like this.

Mary Mulvihill



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號
萬泰中心15樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

1 November 2019

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Public Utility Installation (Solar Energy System) on "Green Belt"
zone at So Kwun Wat Village, Tuen Mun (A/TM-SKW/105)**

WWF would like to lodge an objection on the captioned application.

Not in line with the planning intention of "Green Belt" zone

The captioned application site falls within the "Green Belt" ("GB") zone of the approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13. According to this OZP, the planning intention of "GB" zone is *"primarily for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide recreational outlets. There is a general presumption against development within this zone"*. Since the captioned development is not in line with the above planning intention of the "GB" zone, we consider that this application should be rejected.

Setting up an undesirable precedent

WWF is of grave concern that approving the captioned application would set an undesirable precedent for similar applications within the "GB" zone. Since the "GB" zone covers extensive areas with *"exuberant natural vegetation"* as per Section 10.8.2 of the Explanatory Statement of this OZP, we worry approving such applications would result in cumulative ecological impacts such as vegetation clearance and cause a general degradation of the rural environment of the area.

together possible

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳章、GBS
主席：何國遠先生
行政總裁：江焯智先生

義務核數師：香港立信德業會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Renewable energy generation should not affect ecology

WWF advocates the expansion of renewable energy generation, e.g. solar power, in Hong Kong as it is one of the most important keys to tackle climate change. However, we opine that the Town Planning Board should not neglect the potential ecological impacts of occupying ecologically sensitive zonings / areas for renewable energy production when making decisions on approving any proposals like the captioned.

Nevertheless, we found that the applicant failed to address the potential ecological impacts of the captioned solar energy system. We are also of grave concern that the landscape impact of the solar energy system to the surrounding rural environment was not assessed by the applicant. As such, we opine that the captioned application should be rejected.

WWF believes that the development of renewable energy should not affect the rural environment and local ecology. Alternatively, we believe that Hong Kong should utilize public spaces (e.g., reservoirs, sports grounds, parks, libraries, schools, housing estate communal areas, hospitals, highways and etc.) for renewable energy generation. All these options can provide much more electricity generation capacity and enable public education / participation while do not need to sacrifice Hong Kong's valuable ecological resources.

We would be grateful if our objection could be duly considered by the Town Planning Board.

Yours faithfully,



Andrew Chan

Senior Conservation Officer, Policy

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



By email only

1 November 2019



香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

Dear Sir/Madam,

Comments on the planning application for the proposed Public Utility Installation (Solar Energy System) at So Kwun Wat Village, Tuen Mun (A/TM-SKW/105)

The Hong Kong Bird Watching Society (HKBWS) welcomes the use of renewable energy to reduce our dependence on fossil fuels and our greenhouse gas emissions. However, the location and design of the facilities/equipment should also have minimum impact on our ecological environment. We consider the captioned development would cause potential threats to the biodiversity and ecosystem in the area and thus object to the planning application based on the following reasons.



1 Not in line with the planning intention of the "Green Belt" (GB) zoning

The application site is located on GB zone, where is intended "to define 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." The Google Earth aerial photograph in 2017 reveals that the site is well-vegetated and there is woodland surrounding the application site within the GB zone which is performing the function to define the limit of sub-urban development (Figure 1). However, the proposed installation of Solar Energy System will result in vegetation clearance and is not in line with the above planning intention. Therefore, we urge the Town Planning Board (Board) to reject this application.

2 Set an undesirable precedent to the future development

As there are woodland nearby within GB zone, the approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the natural features from any development threats.

3 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, "*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*". We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological¹ and planning aspects in particular. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity², and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei
Assistant Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

¹ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

² AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photograph in 2017 reveals that the site (marked with red line) is well-vegetated and there is woodland surrounding the application site within the GB zone which is performing the function to define the limit of sub-urban development. However, the proposed installation of Solar Energy System will result in vegetation clearance and is not in line with the planning intention of GB zoning.



Advisory Clauses

- (a) The planning permission is given to the development/use and structure under application. It does not condone any other development/use and structure which currently occur in the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use and structure not covered by the permission;
- (b) to note the comments of District Lands Officer/ Tuen Mun (DLO/TM) that
 - i. The layout plan provided by the applicant only indicates the arrangement of solar photovoltaic (PV) panels and lateral side of the solar panel without installation details. The containers and solar panels may be regarded as structures and prior permission from his Office will be required;
 - ii. the proposed system involves erection of structures, the lot owner may consider submitting a formal application to his office for a Short Term Waiver (STW) to permit erection of the proposed structures on the Lots. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administrative fee etc.;
 - iii. his Office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures affected irrespective of whether planning permission will be given or not;
 - iv. vehicular access is only available via a road branching off from So Kwun Wat Tsuen Road up to a footbridge near the southwestern tip of the Site. The Site can only be accessed through private lots and Government land located between the Site and the footbridge. His Office does not carry out maintenance works for the said road nor guarantee that right-of-way over the Government land will be given to the Site. The applicant shall make his own arrangement for access over the private land affected;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of local access road which is not managed by his Department. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with the 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 system. Reference could be made to relevant publications/ guidelines including the following:
- Recommended Pollution Control Clauses for Construction Contracts
(available at:
https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html
 - Professional Persons Environmental Consultative Committee (ProPECC)
Practice Notes 1/94, 'Construction Site Drainage'
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that reference should be made to Drainage Services Department (DSD) Technical Note to prepare a 'Drainage Submission' in DSD homepage at
https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- i. if the existing structures erected on leased land are without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - ii. before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - iii. for UBW erected on lease land, enforcement action may be taken by the BD to affect their removal in accordance with BD's 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;
 - iv. if the proposed use under application is subject to the issue of a license, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - v. in connection with (g)(ii) above, the Site shall be provided with means if

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;

- vi. if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - vii. formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage;
- (h) to note the comments of Director of Fire Services (D of FS) that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Emergency vehicular access (EVA) in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Regulation 41D of B(P)R which is administrated by the BD; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that all fixed electrical installations of the solar energy system shall comply with the Electricity Ordinance (Cap. 406) and its subsidiary regulations.

Layout Plan : DD383 LOT37

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須經過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

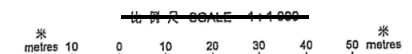
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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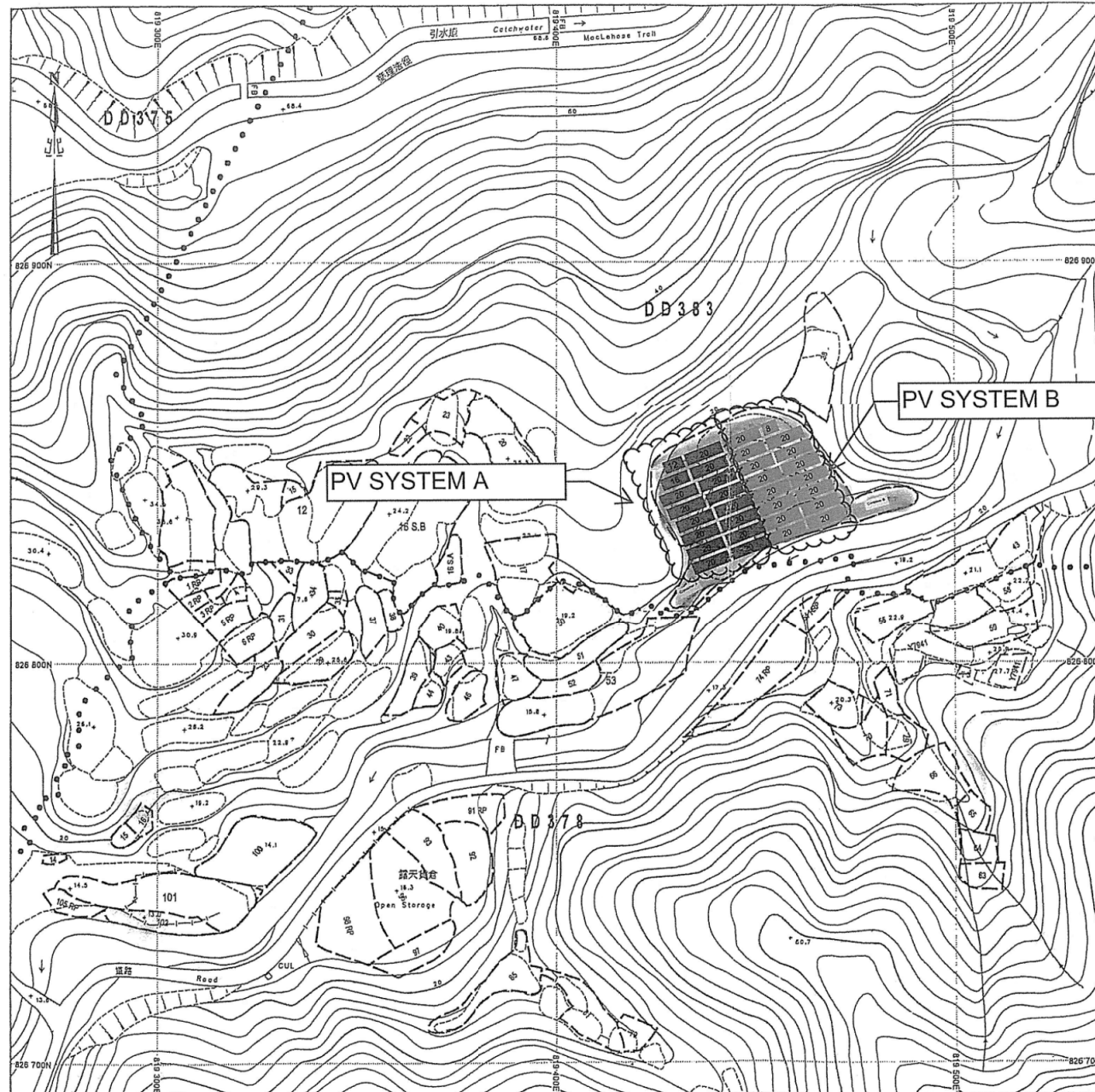
- PV SYSTEM A : TOTAL 308 PCS
- PV SYSTEM B : TOTAL 308 PCS
- 20' CONTAINERS




Locality : DD383
Lot Index Plan No. : LIP119502P
District Survey Office : DSOTM
Date : 20-Nov-2018
Reference No. : 6-SW-13D, 6-SW-14C


參考編號 REFERENCE No. A/TM-SKW/105	繪圖 DRAWING A-1
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(摘錄自申請人於30.9.2019呈交的申請書)
(Extract from Applicant's Submission
Received on 30.9.2019)

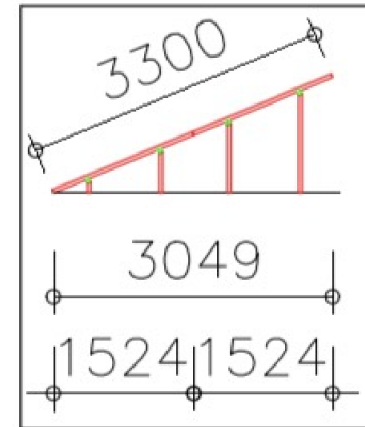
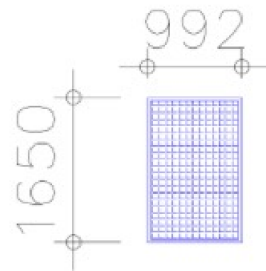


LEGEND

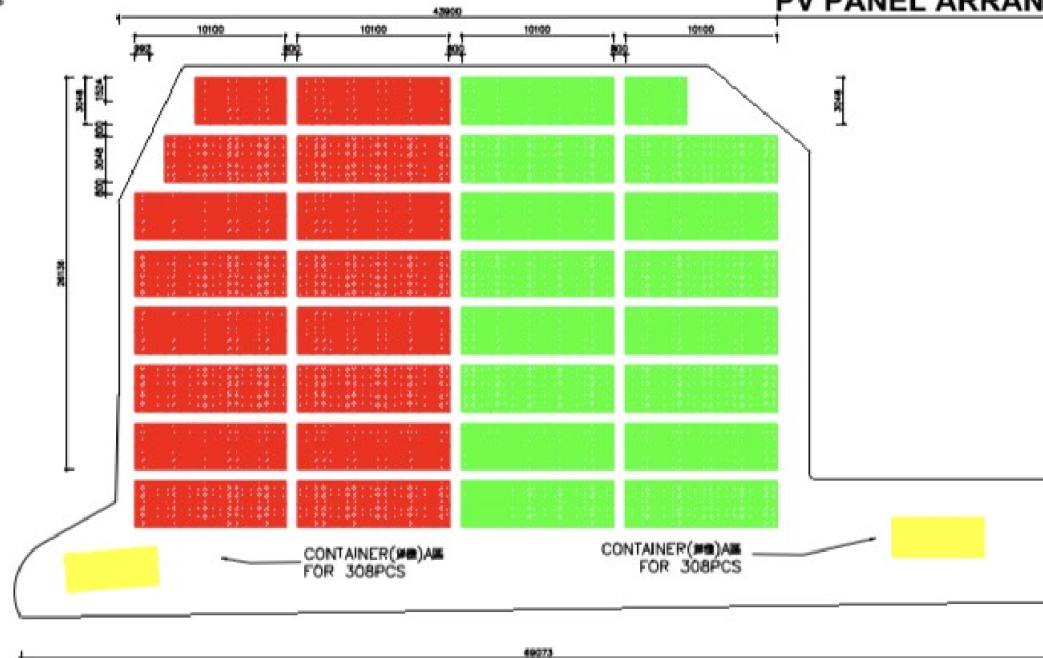
 PV SYSTEM A : TOTAL 308 PCS

 PV SYSTEM B : TOTAL 308 PCS

 20" CONTAINERS



PV PANEL ARRANGEMENT



FLOOR PLAN

ALL RIGHTS RESERVED.

DO NOT SCALE DRAWING. CHECK ALL MEASUREMENTS ON SITE.

REVISION -

0 FIRST SUBMISSION SEP 1 2019

Revision Description Date

Project : 190.96KW PV ELECTRICAL SYSTEM

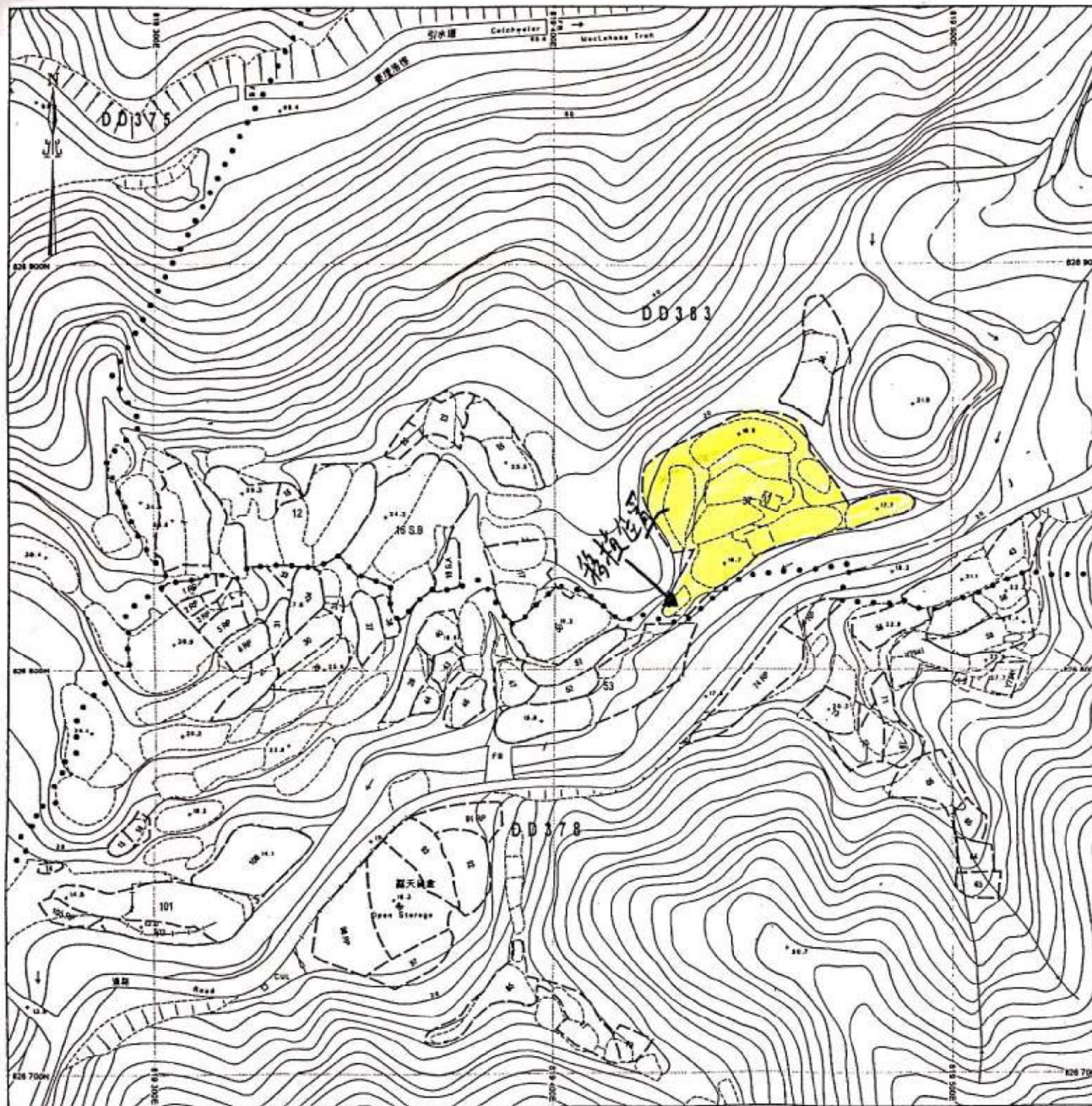
Drawing Title : PV ELECTRICAL SCHEMATIC FLOOR PLAN DIAGRAM

Drawn : CAD	Design : CAD
Checked : H. CHAN	Authorized : P. LUNG
Date : 03/09/19	Issue Date : 03/09/19
Drawing No. : HS-PV-J1911-1	Subsidiary : A

參考編號 REFERENCE No.
A/TM-SKW/105

繪圖 DRAWING
A-2

(摘錄自申請人於30. 9. 2019呈交的申請書)
(Extract from Applicant's Submission
Received on 30.9.2019)



地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

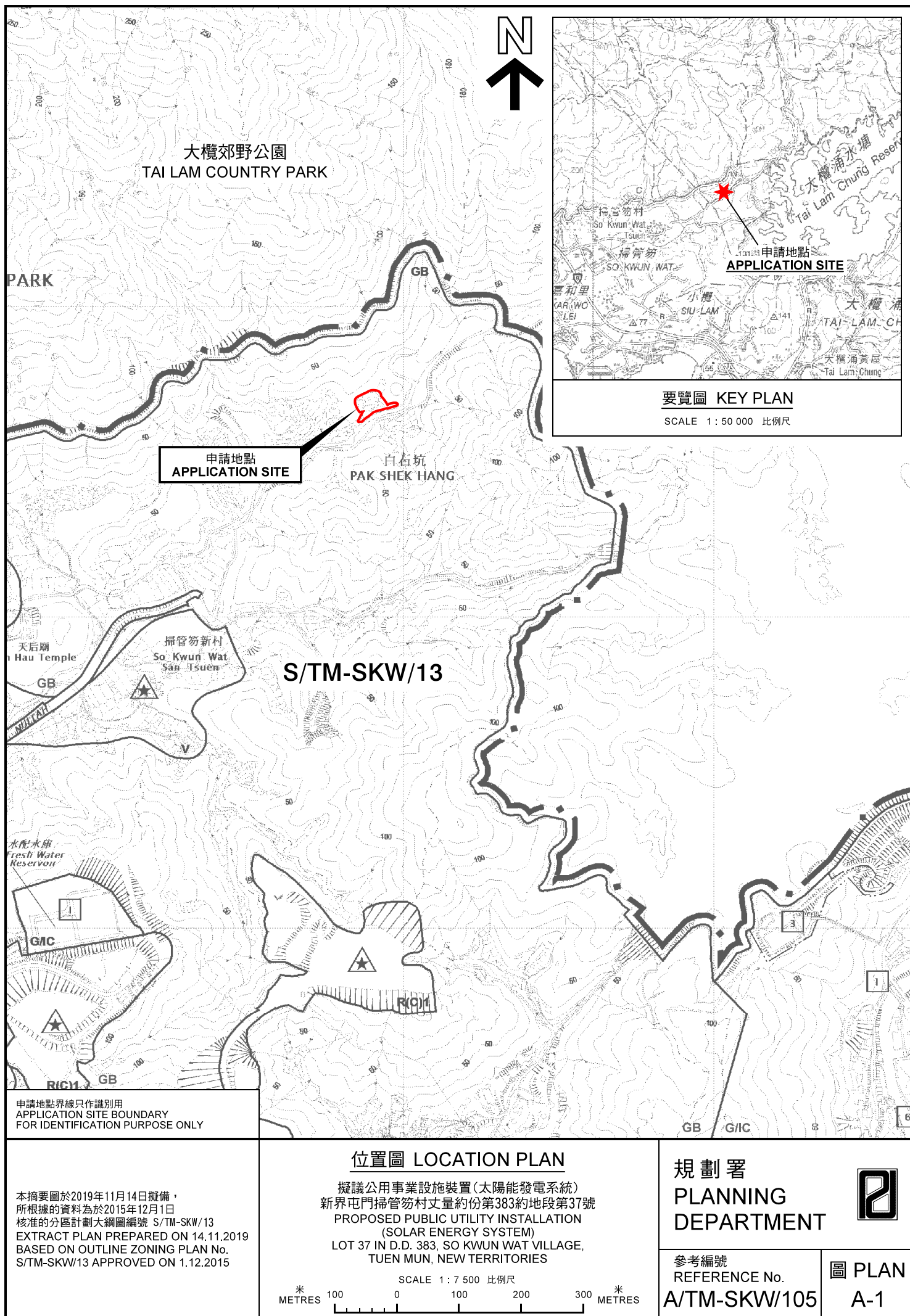
香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

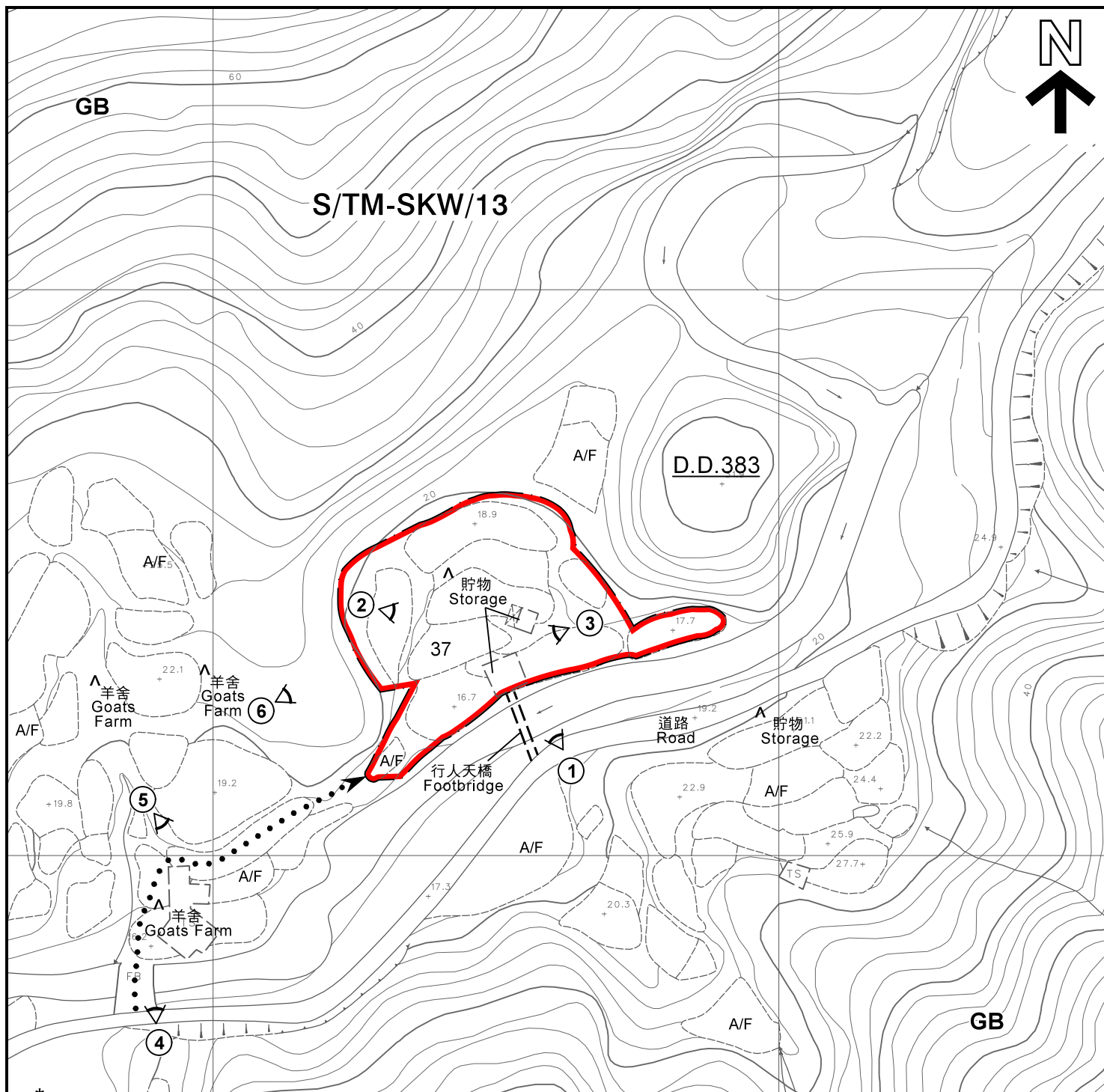
比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Locality : DD383
Lot Index Plan No. : LIP119502P
District Survey Office : DSOTM
Date : 20-Nov-2018
Reference No. : 4-SW-130, 4-SW-14C

參考編號 REFERENCE No. A/TM-SKW/105	繪圖 DRAWING A-3
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(摘錄自申請人於30.9.2019呈交的申請書)
(Extract from Applicant's Submission
Received on 30.9.2019)





<p>註釋 Notes:</p> <p>(1) 2019年10月24日勘測的土地用途 Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 24.10.2019</p> <p>(2) ★ 土地用途跟1993年7月7日勘測的土地用途一致 Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 7.7.1993</p> <p>(3) ▲ 土地用途跟1993年7月7日勘測的土地用途有別 Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 7.7.1993</p>	<p>圖例 LEGEND</p> <p> 申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)</p> <p>GB 綠化地帶 GREEN BELT</p> <p>A/F 休耕農地 FALLOW AGRICULTURAL LAND</p> <p>←... 通往申請地點的通道 ACCESS TO THE APPLICATION SITE</p> <p>①◁ 實地照片的觀景點 VIEWING POINT OF SITE PHOTO</p>
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<p>本摘要圖於2019年11月21日擬備，所根據的資料為測量圖編號 6-SW-13D 及 6-SW-14C EXTRACT PLAN PREPARED ON 21.11.2019 BASED ON SURVEY SHEETS No. 6-SW-13D & 6-SW-14C</p>	<p align="center">平面圖 SITE PLAN</p> <p align="center">擬議公用事業設施裝置(太陽能發電系統) 新界屯門掃管笏村丈量約份第383約地段第37號 PROPOSED PUBLIC UTILITY INSTALLATION (SOLAR ENERGY SYSTEM) LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE, TUEN MUN, NEW TERRITORIES</p> <p align="center">SCALE 1 : 1 000 比例尺</p> <p align="center">米 20 0 20 40 米 METRES</p>	<p align="center">規 劃 署 PLANNING DEPARTMENT</p> <p align="center">參考編號 REFERENCE No. A/TM-SKW/105</p> <p align="center">圖 PLAN A-2</p>
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大欖郊野公園
TAI LAM COUNTRY PARK

MACLEHOSE TRAIL SECTION 10

麥理浩徑第十段



白石坑
PAK SHEK HANG

掃管笏新村
SO KWUN WAT SAN TSUEN

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2019年11月19日擬備，所根據
的資料為地政總署於2018年11月23日拍得
的航攝照片編號 E049437C
EXTRACT PLAN PREPARED ON 19.11.2019
BASED ON AERIAL PHOTO No.
E049437C TAKEN ON 23.11.2018
BY LANDS DEPARTMENT

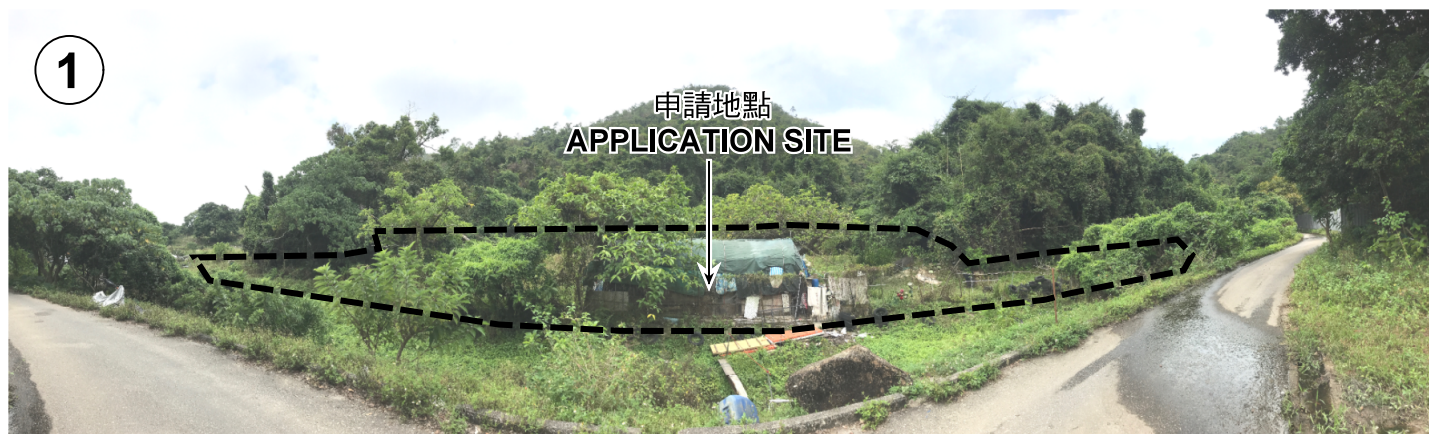
航攝照片 AERIAL PHOTO
擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-SKW/105

圖 PLAN
A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年11月8日擬備，所根據的資料為攝於2019年10月24日的實地照片
PLAN PREPARED ON 8.11.2019
BASED ON SITE PHOTOS
TAKEN ON 24.10.2019

實地照片 SITE PHOTO

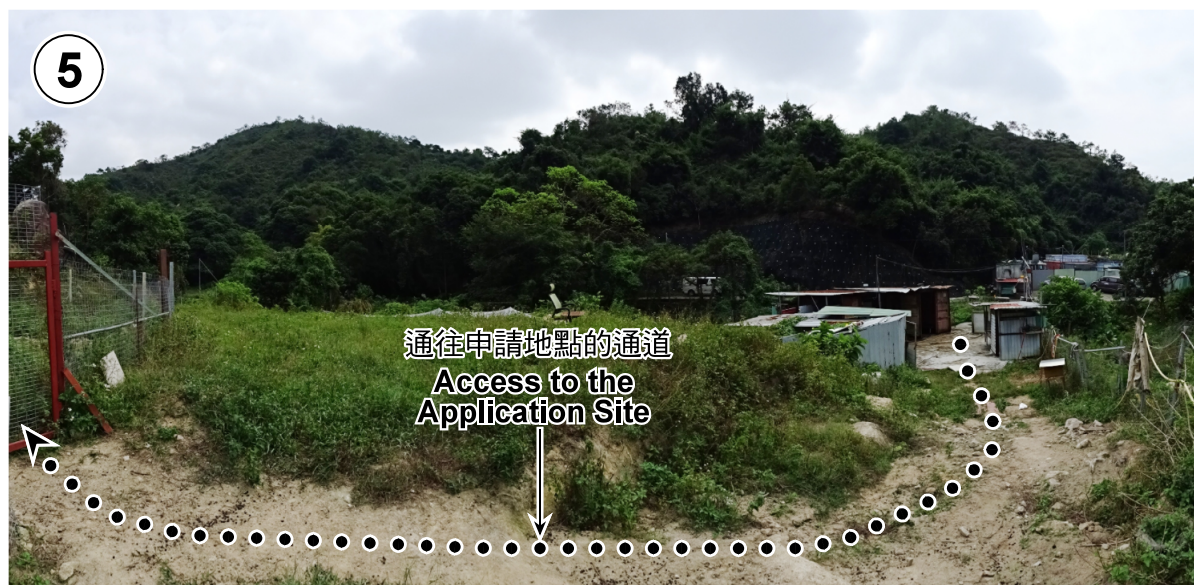
擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-SKW/101

圖 PLAN
A-4a



本圖於2019年11月12日擬備，所根據的資料為攝於2019年10月24日的實地照片
PLAN PREPARED ON 12.11.2019
BASED ON SITE PHOTOS
TAKEN ON 24.10.2019

實地照片 SITE PHOTO

擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-SKW/105

圖 PLAN
A-4b

~~meeting for the Committee's consideration. The Committee also agreed to advise the~~
applicant that two months were allowed for preparation of the submission of the further
information, and no further deferment would be granted unless under very special
circumstances.

[The Chairman thanked Ms Ivy C.W. Wong, STP/FSYLE, for her attendance to answer
Members' enquiries. She left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr. David Y.M. Ng, District Planning Officer/Shia Tin, Tai Po and North (DPO/STN), Mr
Simon P.H. Chan, Ms Stella Y. Ng and Mr Steven Y.H. Siu, Senior Town Planners/Tuen
~~Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]~~

Agenda Item 28

Section 16 Application

[Open Meeting]

A/TM-SKW/105 Proposed Public Utility Installation (Solar Energy System) in "Green
Belt" Zone, Lot 37 in D.D. 383, So Kwun Wat Village, Tuen Mun
(RNTPC Paper No. A/TM-SKW/105)

103. The Secretary reported that the application was related to the installation of solar
energy system. Mr H.W. Cheung, the Vice-chairman, had declared an interest on the item
for being the Chairman of the Hong Kong Green Building Council, which had been
supporting the use of solar panel. As Mr H.W. Cheung had no involvement in the
application, the Committee agreed that he could stay in the meeting.

104. As per the Committee's earlier consideration of Application No. A/NE-KLH/578,
the Committee decided to defer the consideration of the subject application pending the
formulation of assessment criteria on applications for installation of solar energy system.

傳 真 Fax: 2877 0245 / 2522 8426

By Post

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/TM-SKW/105

13 December 2019

Kong Wai Keung

Dear Sir/Madam,

**Proposed Public Utility Installation (Solar Energy System)
in "Green Belt" Zone, Lot 37 in D.D. 383, So Kwun Wat Village, Tuen Mun**

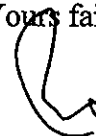
I refer to my letter to you dated 19.11.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided at its meeting on 29.11.2019 to defer the consideration of the subject application pending the formulation of assessment criteria on applications for installation of solar energy system.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 29.11.2019 are enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a translation of the Paper and the extract of minutes in Chinese along with this letter. However, translation of the minutes of TPB meetings will be available at the TPB's website (www.info.gov.hk/tpb/) in due course. Staff of the Planning Department are also willing to explain the contents of the documents to you in Chinese. Should you wish to make use of this service, please contact the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Ms. Jessica Ho of Tuen Mun & Yuen Long West District Planning Office at 2158 6282.

Yours faithfully,


(Raymond KAN)
for Secretary, Town Planning Board

(With Chinese Translation)

b.c.c. SEN
D of FS
CE/MN, DSD
DLCS
DEMS
DEV B (AMO)
DO(TM)
DPO/TMYLW
SSO/NTHQ

DLO/TM
CBS/NTW, BD
CE/C, WSD
DFEH (Planning)
PM(W), CEDD
D of Health
CTP/UD&L
SSO/TPB

AC for T/NT, TD
CHE/NTW, HyD
DEP
C of P (Castle Peak Division)
DAFC
H(GEO), CEDD
CTP/CEP
PSO/TA

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TM-SKW/105

郵遞函件

新界屯門



先生／女士：

擬在劃為「綠化地帶」的
屯門掃管笏村第 383 約地段第 37 號
開設公用事業設施裝置(太陽能發電系統)

我曾於二零一九年十一月十九日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，於二零一九年十一月二十九日的會議上，決定延期考慮這宗申請，以待制訂有關裝設太陽能發電系統的申請評估準則。

隨函付上就這宗申請擬備的城規會文件(補充規劃綱領／技術報告(如有的話)除外)及二零一九年十一月二十九日城規會會議記錄的相關摘錄，以供參閱。由於規劃署人手短缺，因此暫時無法提供上述文件及會議記錄摘錄的中譯本。不過，城規會會於適當時候把會議記錄的中譯本上載於其網頁(網址：www.info.gov.hk/tpb/)。規劃署的職員亦很樂意用中文向你講解該等文件的內容。如你需要這項服務，請聯絡規劃署規劃資料查詢處(查詢熱線：2231 5000；地址：北角渣華道 333 號北角政府合署 17 樓和沙田上禾輦路 1 號沙田政府合署 14 樓)。

如對上述決定有任何疑問或需要進一步資料，請與屯門及元朗西規劃處何婉貞女士聯絡(電話：2158 6282)。

城市規劃委員會秘書
(簡志陶代行)

二零一九年十二月十三日

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 systems¹ 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 building². 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

¹ The lifespan of a SPV system is about 20 to 25 years.

² 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

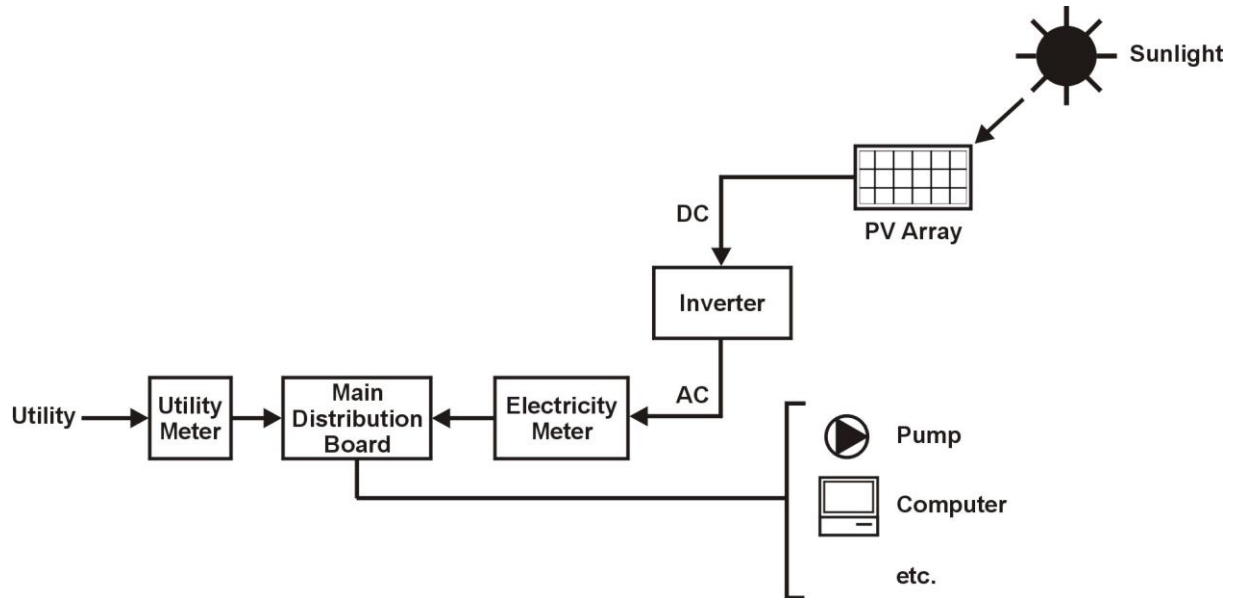
6. The following criteria should be taken into account in assessing planning applications for SPV system made under section 16 of the Town Planning Ordinance:
 - a) it is a prerequisite for the applicant to obtain the ‘Consent Letter’ or ‘Acknowledgement Letter’ from HKE and CLP respectively and submit 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;
 - b) unless with strong justifications, the SPV system, including the height of the proposed structures, should be in keeping with the surrounding area/developments and commensurate with the function(s) it performs;
 - c) for optimisation of use of land, favourable consideration may be given if viability of co-existence of the proposed SPV system and uses that are in line with the long-term planning intention of the land use zoning of the application site could be satisfactorily demonstrated;
 - d) it has to be demonstrated to the satisfaction of the relevant government departments that the SPV system will not have significant adverse impacts, including but not limited to those relating to the environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual³ and, where needed, appropriate measures are to be adopted to mitigate the impacts;
 - e) unless with strong justifications⁴, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond are generally not supported;
 - f) planning applications with proposed felling of existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species should not be supported. If tree removal is unavoidable, subject to the advice of relevant government departments, compensatory tree planting and/or landscape treatments should be provided within the application site as appropriate;
 - g) for SPV system falling within water gathering grounds, information should be provided to the satisfaction of the relevant government departments that the system, including its installation, maintenance and operation, will not contaminate the water supply;

³ 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.

⁴ 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.

- h) 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;
- i) the planning intention of “Agriculture” (“AGR”) zone is to retain and safeguard good quality agricultural farm land/fish ponds for agricultural purposes. SPV system ancillary to agricultural use would not require planning permission (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;
- l) all other statutory or non-statutory requirements of the relevant government departments must be met. Depending on the specific land use zoning of the application site, the relevant Town Planning Board guidelines should be observed, as appropriate; and
- m) approval conditions to address the technical issues, if any, within a specified time and clauses to revoke the permission for non-compliance with approval conditions may be imposed as appropriate.

Figure 1



Extracted from EMSD website HK RE Net:

https://re.emsd.gov.hk/english/solar/solar_ph/PV_Systems.html

Typical Solar Photovoltaic System



RECEIVED

15 October 2020

2020 OCT 19 P 3 34

Mr. KONG WAI KEUNG

TOWN PLANNING BOARD

中華電力有限公司
CLP Power Hong Kong Limited

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

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

網址 Website www.clp.com.hk

Attention: Mr. KONG WAI KEUNG

Our ref.: CCE/SME350/20/HS (FiT No.: 20190503006)
(Scheme No.: TM-190231)
Please quote our scheme number in response to this letter

Dear Mr. KONG WAI KEUNG,

Network Reinforcement Condition Letter
FARM AT DD 383 LOT 37, 1-A, SO KWUN WAT, TUEN MUN ("Premises")
CLP Electricity Account Number: 82851417077

We refer to your application to take part in the CLP Renewable Energy Feed-in Tariff (FiT) Scheme. Reference is also made to your application for network reinforcement for the purposes of your participation in the FiT Scheme.

We are pleased to inform you that we will carry out the necessary network reinforcement works ("Reinforcement Works") subject to your acceptance of the following terms and conditions:

1. You are required to make a deposit payment of HK\$204,000 (HONG KONG DOLLARS Two Hundred and Four Thousand Dollars Only) ("Deposit") before we commence the Reinforcement Works.
2. We estimate that the Reinforcement Works will be completed in around 24 months after receipt of your written acceptance of these terms and conditions and the full amount of your Deposit. While we will strive to complete the Reinforcement Works within this estimated timeframe, there may be circumstances which affect the progress or the completion date. We will not be liable for any loss, damage suffered or any cost incurred arising from any delay or incompleteness of the Reinforcement Works.
3. If there is a need to revise the estimated timeframe required to complete the Reinforcement Works, we will discuss and agree with you on a new estimated timeframe.
4. The progress and completion of the Reinforcement Works are also subject to your agreement on the terms of the Supply Condition Letter to be issued by us after the design of the Reinforcement Works has been finalised. A sample of a Supply Condition Letter is enclosed for your reference. The final terms of the Supply Condition Letter are subject to the final design of the Reinforcement Works and if you accept the final terms of the Supply Condition Letter, please return to us a signed copy of the letter.



5. You will be entitled to a refund of the Deposit (without interest) if an agreement cannot be reached on the revised estimated timeframe mentioned in point 3 above or where you are not able to agree to the terms of the Supply Condition Letter. However, we will have no obligation to proceed with the Reinforcement Works.
6. The Deposit will also be refunded (without interest) if a renewable energy system with a total capacity of 170kW (the capacity of the renewable energy system will be calculated excluding any renewable energy system that is already installed at the Premises prior to the date of your FiT Scheme application) is installed and connected to our network within two years after the actual Reinforcement Works completion date. You will be notified of the actual Reinforcement Works completion date in writing after completion of the Reinforcement Works.
7. Except in circumstances expressly mentioned in this letter, you will not be entitled to a refund of the Deposit even if you withdraw your FiT Scheme application or network reinforcement application before the completion of Reinforcement Works.
8. Further, if there is a change in the registered holder of the CLP electricity account holder of the Premises, you will not be entitled to a refund of the Deposit regardless of the circumstances and we will have no obligation to proceed with the Reinforcement Works.
9. Your provisional FiT rate, following the prevailing rate published on our website on the date we received your FiT Scheme application, is set out below together with the validity period of each FiT rate:

Renewable energy system	Generation capacity (kW)	Provisional FiT rate (\$/kWh)	Validity period (expiry date)
New Solar System at FARM AT DD 383 LOT 37, 1-A, SO KWUN WAT, TUEN MUN	170	4	12 months from actual Reinforcement Works completion date

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

If you accept the above terms and conditions, please pay the Deposit according to any one of the payment methods stated on the attached bill and return a copy of this letter with the signed reply slip to the following address: -

CLP Power Hong Kong Limited
 Attn: Mr. Tommy Lam
 7/F Shum Shui Po Centre
 215 Fuk Wah Street
 Shum Shui Po, Kowloon






If we do not receive both your written acceptance of the above terms and conditions and the full amount of your Deposit payment within one month from the date of this letter, we may not be able to process your FIT Scheme application and your network reinforcement application further.

Should you have any queries regarding the progress of the construction work, please contact our Accounts Manager Mr. Tommy Lam on telephone number 2678 3406.

Yours sincerely,


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

Encl. as stated

Reply Slip

I / We hereby accept the terms and conditions in this letter issued by CLP Power Hong Kong Limited dated 15 October 2020 (Ref.: CCE/SME350/20/HS).

Signature/Chop :

Name :
(IN BLOCK LETTERS)

Date :



Kong Wai Keung

註冊客戶及供電地址
Registered Customer & Supply Address

702731-2644-8

INVOICE

Bill Type: 03

Bill Issued on : 09-10-20
 Document no. : 1800003467
 Customer no. : 702731
 Contract no. :
 Letter ref. no. :
 Description : FIT Network Reinforcement Deposit
 (FIT Application No: 20190503006)

Due Date

09-11-20

Total Amount Due

\$204,000.00

Total Charges : \$204,000.00

Payment Instructions

You can pay your bill in cash or by cheque at any Hong Kong Post Office or you can pay your bill in cash at any 7-Eleven or Circle K Convenience Stores. Payment will NOT be accepted at the CLP Customer Service Centres. Please arrange payment at least 2 working days before due date.

Payment can be made by a crossed cheque, payable to 'CLP Power Hong Kong Limited' and mark the account number at the back of your cheque. Please detach and mail the stub with your cheque to Credit & Revenue Collection Section, 7/F., Sham Shui Po Centre, 215 Fuk Wa Street, Sham Shui Po, Kowloon at least 3 working days before the due date. Receipt will NOT be issued.

Bill Issued on : 09-10-20

Account Number : 702731-2644-8

Total Amount Due :

\$204,000.00 Stub



70273126448 00204000000 034 6J

注意: 本文件屬於私人信件 Caution: This document is private and confidential



**Appendix F-Vb of RNTPC Paper
No. A/TM-SKW/105A**

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: [A/TM-SKW/105] DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統) - 部門意見
27/11/2020 12:19

From: Ka Hang Brian Law [REDACTED]
To: hkwu@pland.gov.hk, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
FileRef:

是會裝太陽能安裝架的，高度為1262mm（已包括太陽能板）

「Ka Hang Brian Law [REDACTED] 在 2020年11月27日週五，11:11 寫道：

是會裝太陽能安裝架的，高度為1262mm

「<hkwu@pland.gov.hk>」在 2020年11月26日週四，17:50 寫道：

江先生：

我對題述申請的問題已標示在附件上，請將回應於2020年11月30日或之前提交給城市規劃委員會秘書處。秘書處的聯絡資料如下：

- 地址：香港北角渣華道 333 號北角政府合署 15 樓
- 傳真號碼：2877 0245, 2522 8426
- 電郵地址：tpbpd@pland.gov.hk

胡可璣
城市規劃師/屯門4
規劃署
電話：2158 6292

Advisory Clauses

- (a) The planning permission is given to the development/use and structure under application. It does not condone any other development/use and structure which currently occur in the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use and structure not covered by the permission;
- (b) to note the comments of District Lands Officer/ Tuen Mun (DLO/TM) that
 - i. The layout plan provided by the applicant only indicates the arrangement of solar photovoltaic (PV) panels and lateral side of the solar panel without installation details. The containers and solar panels may be regarded as structures and prior permission from his Office will be required;
 - ii. the proposed system involves erection of structures, the lot owner may consider submitting a formal application to his office for a Short Term Waiver (STW) to permit erection of the proposed structures on the Lots. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administrative fee etc.;
 - iii. his Office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures affected irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by his office or any unauthorized occupation of Government land;
 - iv. vehicular access is only available via a road branching off from So Kwun Wat Tsuen Road up to a footbridge near the southwestern tip of the Site. The Site can only be accessed through private lots and Government land located between the Site and the footbridge. His Office does not carry out maintenance works for the said road nor guarantee that right-of-way over the Government land will be given to the Site. The applicant shall make his own arrangement for access over the private land affected;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of local access road which is not managed by his Department. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with the 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 system. Reference could be made to relevant publications/ guidelines including the following:
- Recommended Pollution Control Clauses for Construction Contracts (available at:
https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html
 - Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 1/94, 'Construction Site Drainage'
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that reference should be made to Drainage Services Department (DSD) Technical Note to prepare a 'Drainage Submission' in DSD homepage at
https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- i. if the existing structures erected on leased land are without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - ii. before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - iii. for UBW erected on lease land, enforcement action may be taken by the BD to affect their removal in accordance with BD's 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;
 - iv. if the proposed use under application is subject to the issue of a license, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- v. in connection with (g)(ii) above, the Site shall be provided with means if 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;
 - vi. if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - vii. formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage;
- (h) to note the comments of Director of Fire Services (D of FS) that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Emergency vehicular access (EVA) in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Regulation 41D of B(P)R which is administrated by the BD; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that all fixed electrical installations of the solar energy system shall comply with the Electricity Ordinance (Cap. 406) and its subsidiary regulations.

地段索引圖

LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須經過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。




Disclaimer

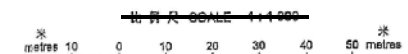
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

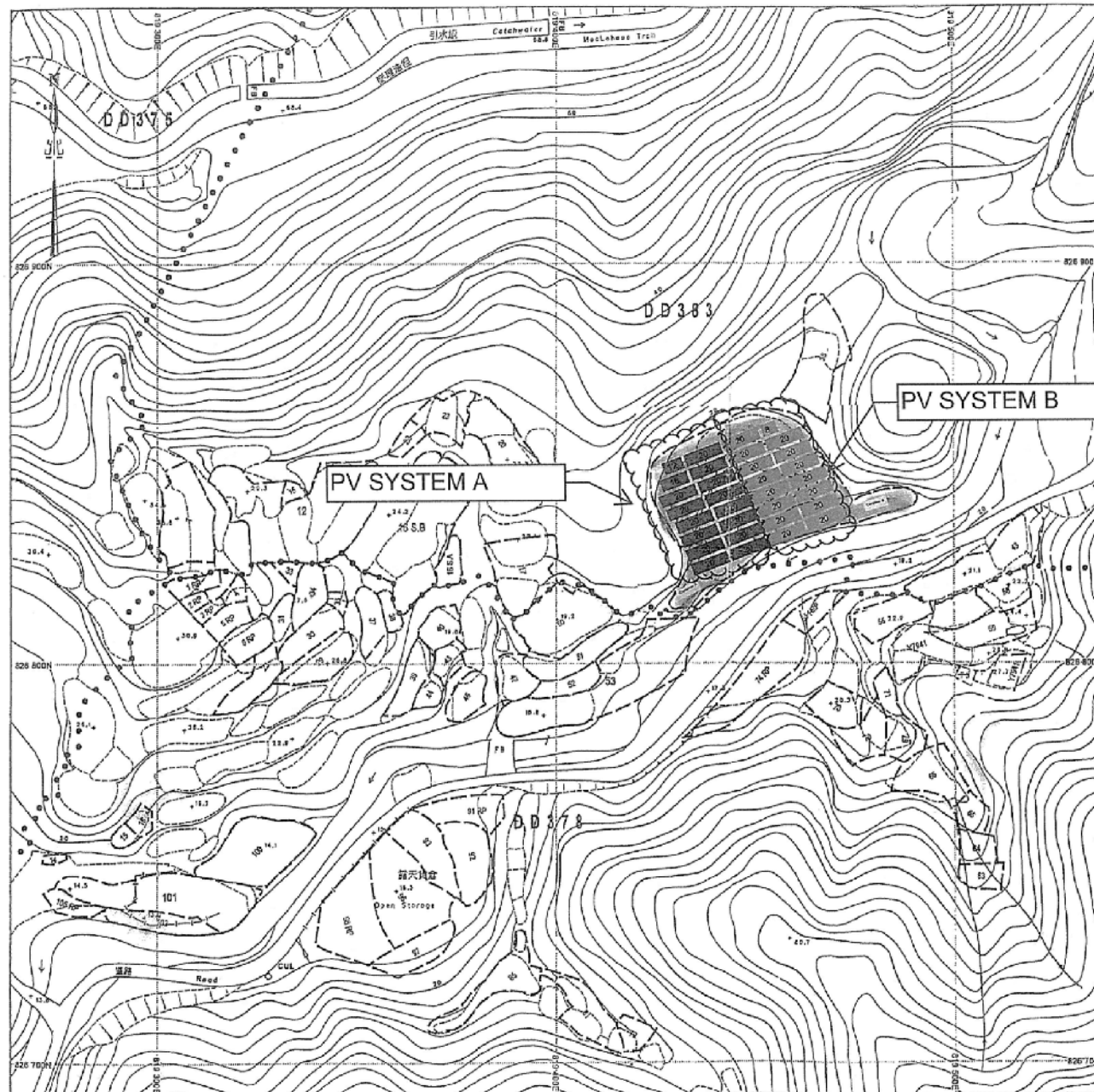
-  PV SYSTEM A : TOTAL 308 PCS
-  PV SYSTEM B : TOTAL 308 PCS
-  20' CONTAINERS




Locality : DD383
Lot Index Plan No. : LIP119502P
District Survey Office : DSO/TM
Date : 20-Nov-2018
Reference No. : 6-SW-13D, 6-SW-14C


參考編號 REFERENCE No.	繪圖 DRAWING
A/TM-SKW/105	FA-1

(摘錄自申請人於30.9.2019呈交的申請書)
(Extract from Applicant's Submission
Received on 30.9.2019)

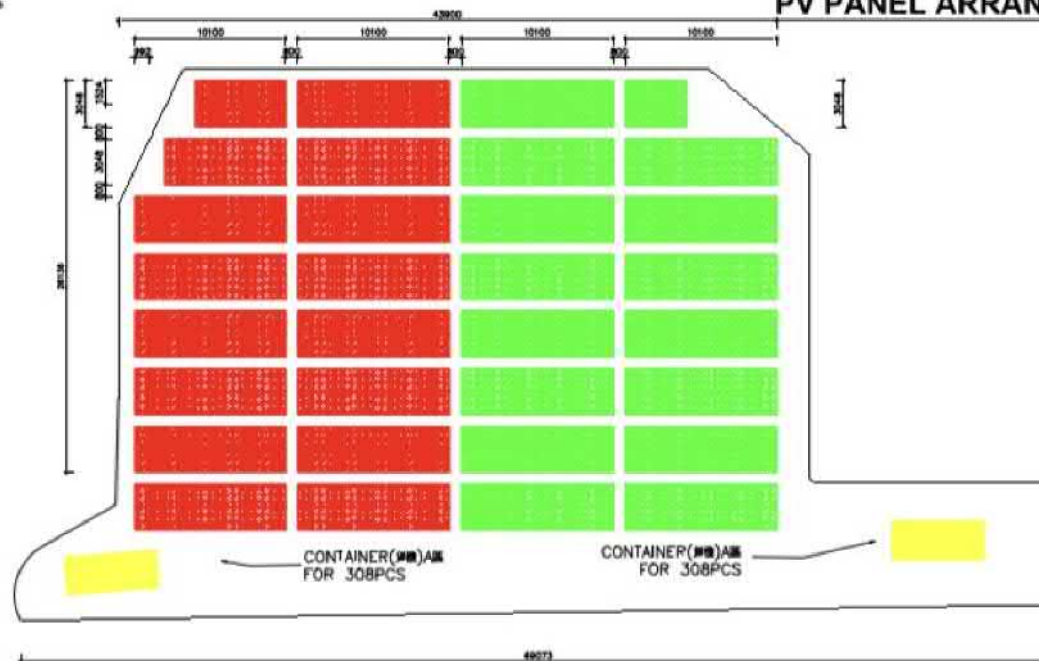


LEGEND

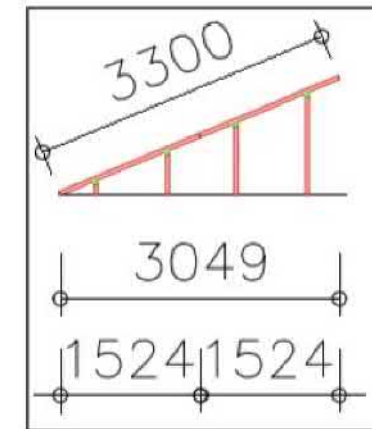
 PV SYSTEM A : TOTAL 308 PCS

 PV SYSTEM B : TOTAL 308 PCS

 20' CONTAINERS



FLOOR PLAN



PV PANEL ARRANGEMENT

ALL RIGHTS RESERVED.

DO NOT SCALE DRAWING. CHECK ALL MEASUREMENTS ON SITE.

REVISION -

0 PAPER SUBMISSION SEP 1 2019

Revision Description Date

Project 1
190.96KW PV ELECTRICAL SYSTEM

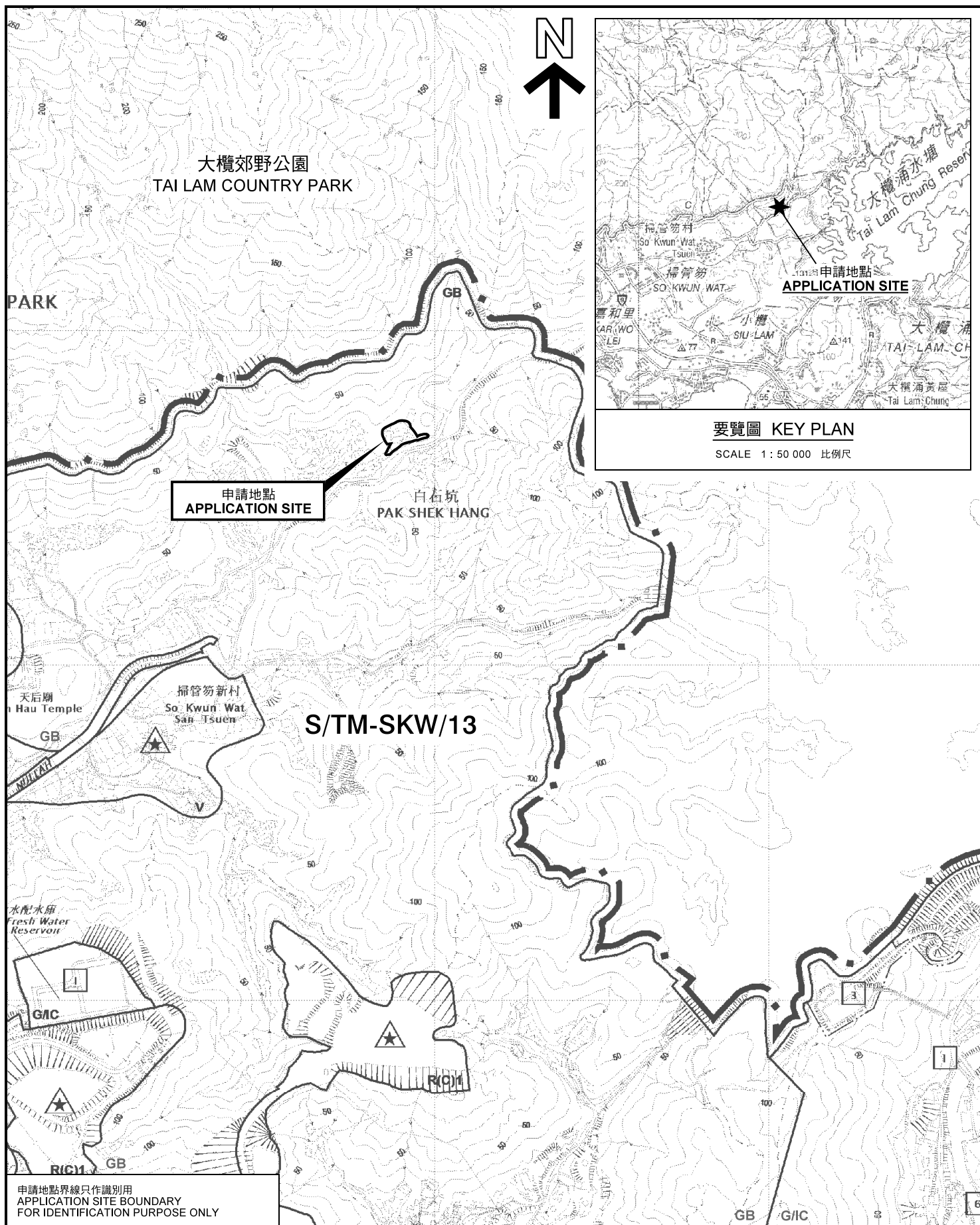
Drawing Title 1
PV ELECTRICAL SCHEMATIC FLOOR PLAN DIAGRAM

Drawn by	CPD	Designed by	CPD
Checked by	PL S'WEN	Authorized by	PL LANE
Date	PL	Issue Date	03/09/19
Drawing No.	HS-PV-01001-1	Sheet No.	1

參考編號 REFERENCE No.
A/TM-SKW/105

繪圖 DRAWING
FA-2

(摘錄自申請人於30. 9. 2019呈交的申請書)
(Extract from Applicant's Submission
Received on 30.9.2019)



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年12月1日擬備，
所根據的資料為於2015年12月1日
核准的分區計劃大綱圖編號 S/TM-SKW/13
EXTRACT PLAN PREPARED ON 1.12.2020
BASED ON OUTLINE ZONING PLAN No.
S/TM-SKW/13 APPROVED ON 1.12.2015

位置圖 LOCATION PLAN

擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

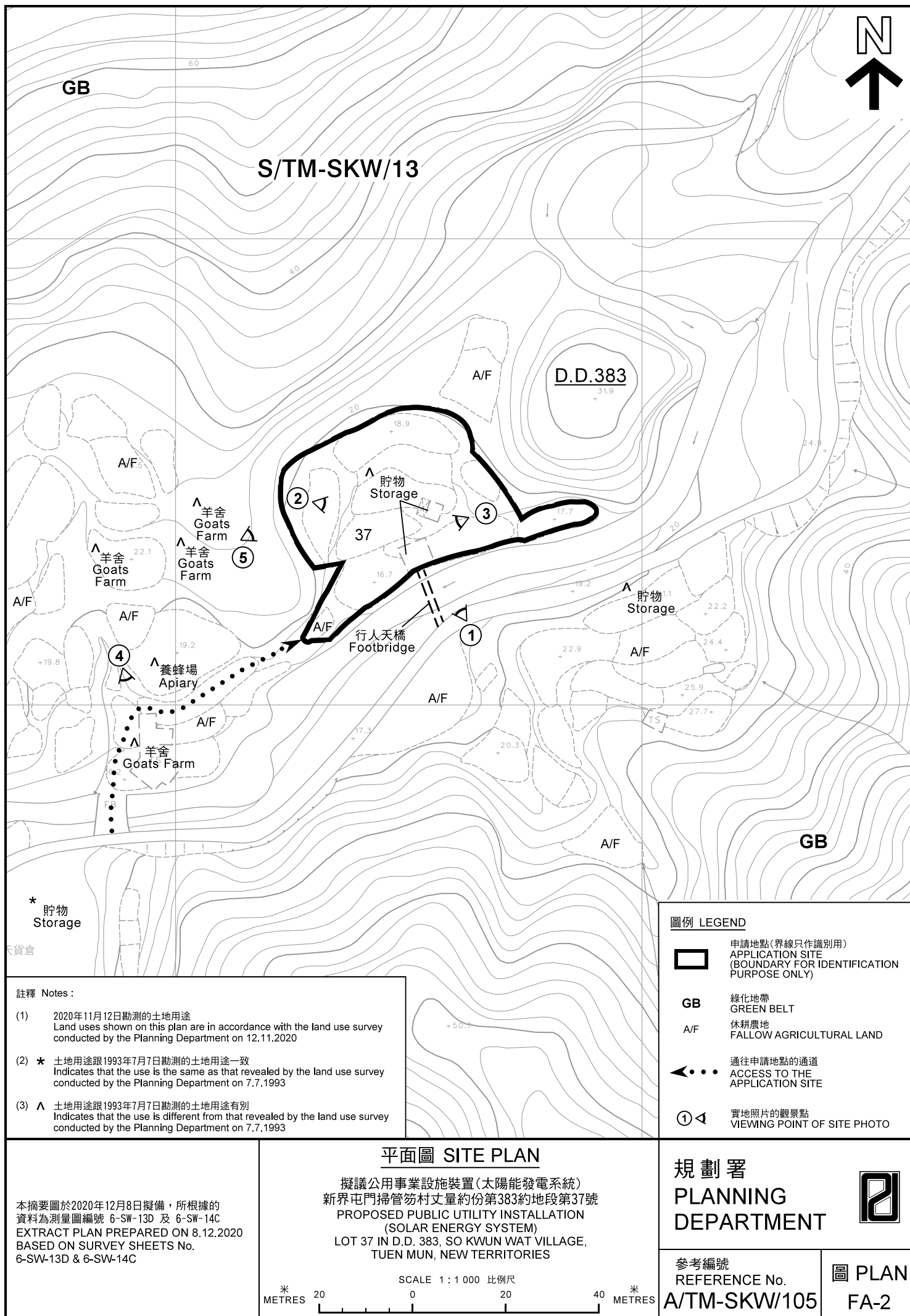
SCALE 1 : 7 500 比例尺

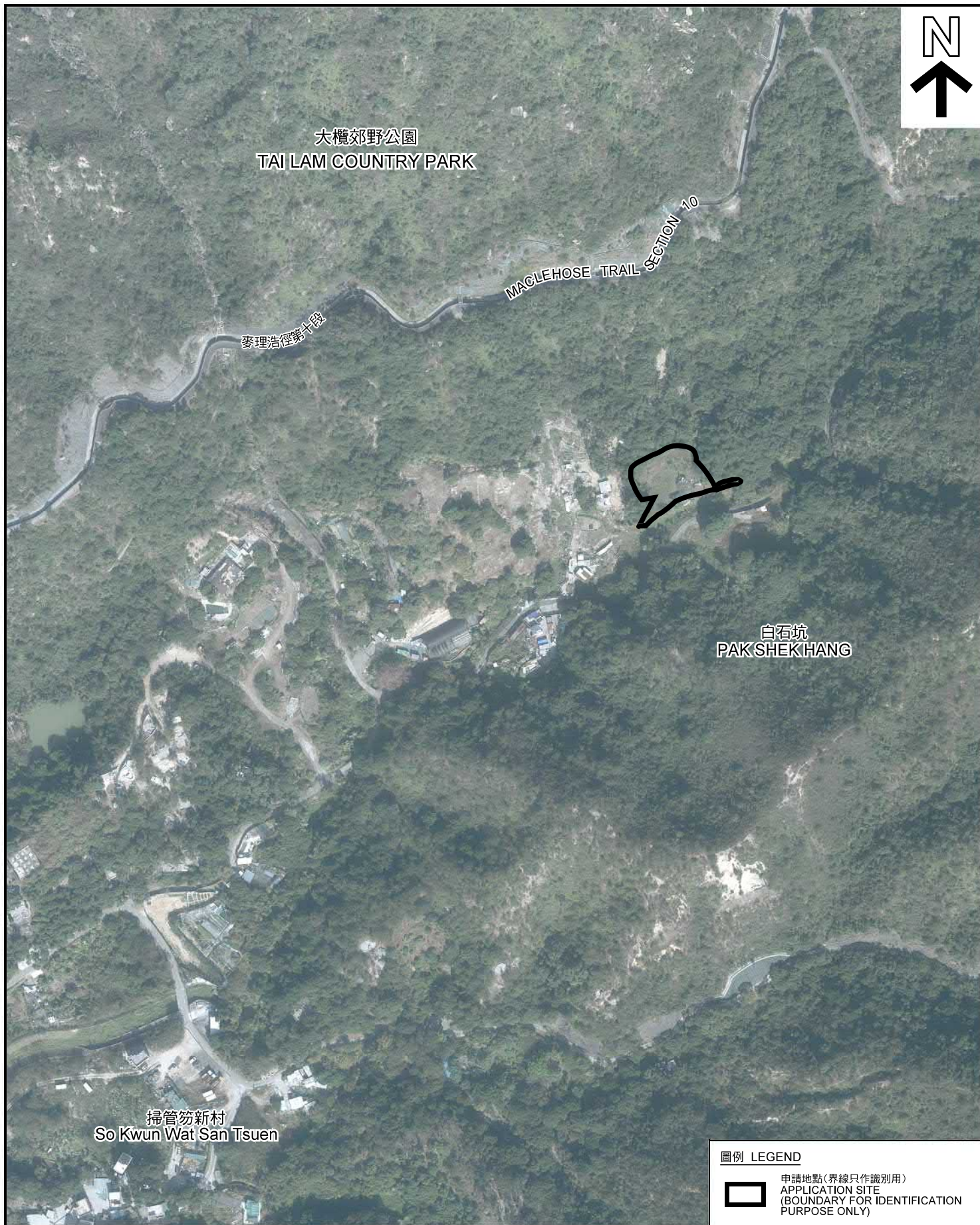
米 100 0 100 200 300 米
METRES

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
A/TM-SKW/105

**圖 PLAN
FA-1**





大欖郊野公園
TAI LAM COUNTRY PARK

MACLEHOSE TRAIL SECTION 10
麥理浩徑第十段

白石坑
PAK SHEK HANG

掃管笏新村
So Kwun Wat San Tsuen

圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2020年12月1日擬備，所根據的資料為地政總署於2019年12月12日拍得的航攝照片編號 E085090C
EXTRACT PLAN PREPARED ON 1.12.2020
BASED ON AERIAL PHOTO No.
E085090C TAKEN ON 12.12.2019
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-SKW/105

圖 PLAN
FA-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年12月1日擬備，所根據的資料為攝於2020年11月12日的實地照片
PLAN PREPARED ON 1.12.2020
BASED ON SITE PHOTOS
TAKEN ON 12.11.2020

實地照片 SITE PHOTO

擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-SKW/105

圖 PLAN
FA-4a



本圖於2020年12月8日擬備，所根據的資料為攝於2020年11月12日的實地照片
PLAN PREPARED ON 8.12.2020
BASED ON SITE PHOTOS
TAKEN ON 12.11.2020

實地照片 SITE PHOTO

擬議公用事業設施裝置(太陽能發電系統)
新界屯門掃管笏村丈量約份第383約地段第37號
PROPOSED PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
LOT 37 IN D.D. 383, SO KWUN WAT VILLAGE,
TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-SKW/105

圖 PLAN
FA-4b

Agenda Item 49

Further Consideration of Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-SKW/105 Further Consideration of Section 16 Application
Proposed Public Utility Installation (Solar Energy System) in “Green
Belt” Zone, Lot 37 in D.D. 383, So Kwun Wat Village, Tuen Mun
(RNTPC Paper No. A/TM-SKW/105A)

Presentation and Question Sessions

169. Ms Janet K.K. Cheung, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application – during the consideration of the application on 29.11.2019, the Committee decided to defer a decision on the application pending the formulation of assessment criteria on applications for installation of solar energy system. The assessment criteria was promulgated on 21.7.2020;
- (b) the proposed public utility installation (solar energy system);
- (c) departmental comments were set out in paragraph 4 of the Paper, as well as paragraph 10 of Appendix F-I; and

- (d) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 5 of the Paper. The proposed development was not in line with the planning intention of “Green Belt” (“GB”) zone and no strong justification had been given in the submission for a departure from the planning intention of the zone. The proposed solar energy system with 616 solar panels and two converted containers covering most of the application site would inevitably alter the rural fringe landscape character of the site. The Chief Town Planner/Urban Design and Landscape of PlanD had reservation on the application from landscape planning perspective while the Director of Agriculture, Fisheries and Conservation's concerns on the proposal had not been addressed. The application did not meet the Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone as it would affect the existing landscape and cause adverse visual impact. The proposed development did not fulfil the Assessment Criteria for Considering Applications for Solar Photovoltaic System and the ‘Acknowledgment Letter’ from CLP, as a prerequisite under the Assessment Criteria, had yet to be obtained. The Secretary for Environment supported the development of renewable energy, and the Director of Environmental Protection and Director of Electrical and Mechanical Services had no objection to the application. There was no similar application within the “GB” zone on the same Outline Zoning Plan. Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment and landscape quality of the area.

170. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone in that the applicant fails to demonstrate that the proposed system is essential, no alternative site is available for the proposed system, and there will be no adverse landscape and visual impacts on the surrounding areas and Tai Lam Country Park;
- (c) the proposed development does not fulfil the Assessment Criteria for Considering Applications for Solar Photovoltaic System in that the applicant fails to demonstrate that the proposed Solar Photovoltaic system would not adversely affect the landscape character of the “GB” zone; and
- (d) the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment and landscape quality of the “GB” zone.”

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TM-SKW/105

8 January 2021

Kong Wai Keung

Dear Sir/Madam,

**Proposed Public Utility Installation (Solar Energy System)
in "Green Belt" Zone, Lot 37 in D.D. 383, So Kwun Wat Village, Tuen Mun**

I refer to my letter to you dated 3.12.2020.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone, which is primarily intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development is not in line with the TPB Guidelines No. 10 for Application for Development within Green Belt Zone in that you fail to demonstrate that the proposed system is essential, no alternative site is available for the proposed system, and there will be no adverse landscape and visual impacts on the surrounding areas and Tai Lam Country Park;
- (c) the proposed development does not fulfil the Assessment Criteria for Considering Applications for Solar Photovoltaic System in that you fail to demonstrate that the proposed Solar Photovoltaic system would not adversely affect the landscape character of the "GB" zone; and
- (d) the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment and landscape quality of the "GB" zone.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.12.2020, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 29.1.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Janet Cheung of Tuen Mun & Yuen Long West District Planning Office at 2158 6282.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

(With Chinese Translation)

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
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傳 真 Fax: 2877 0245 / 2522 8426

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來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TM-SKW/105

郵遞函件



江偉強

先生／女士：

擬在劃為「綠化地帶」的
屯門掃管笏村第 383 約地段第 37 號
闢設公用事業設施裝置(太陽能發電系統)

我曾於二零二零年十二月三日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，
決定拒絕這宗申請，理由是：

- (a) 擬議發展不符合「綠化地帶」的規劃意向。該地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。申請書內並無提出有力的規劃理據，以支持偏離該規劃意向；
- (b) 擬議發展不符合城市規劃委員會規劃指引編號 10 有關擬在綠化地帶進行發展而提出申請的規定，因為你未能證明擬闢設的系統是必要的，沒有其他地點可供選擇闢設有關系統，而且不會在景觀和視覺方面對周邊地區和大欖郊野公園造成負面影響；
- (c) 擬議發展不符合安裝太陽能光伏系統的申請的評審準則，因為你未能證明擬闢設的太陽能光伏系統不會對「綠化地帶」的景觀特色造成不良影響；以及

- (d) 批准這宗申請會為該區的同類申請立下不良先例。
倘同類申請均獲批准，累積影響所及，會導致該
「綠化地帶」整體的天然環境和景觀質素下降。

隨函付上就這宗申請擬備的城規會文件(補充規劃綱領／技術報告(如有的話)除外)及二零二零年十二月十八日城規會會議記錄的相關摘錄的中英文本，以供參閱。

根據《城市規劃條例》第 17(1)條，申請人如因城規會的決定而感到不滿，可向城規會申請對有關決定進行覆核。如欲提出覆核申請，你須在本信發出日期起計 21 天內(即二零二一年一月二十九日或之前)通知我。其後，我會與你聯絡，邀請你及／或你授權的代表出席城規會的聆聽會。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

根據《城市規劃條例》，城規會在覆核聆聽會上，只可因應申請人的進一步書面及／或口頭申述，重新考慮原來的申請。如你在現階段決定對原來的建議作出重大修改，便應根據《城市規劃條例》第 16 條的規定，就修改建議向城規會提交新的申請。

如對上述決定有任何疑問或需要進一步資料，請與屯門及元朗西規劃處張嘉琪女士聯絡(電話：2158 6282)。

城市規劃委員會秘書
(簡志陶代行)

二零二一年一月八日

致政府規劃署

關於本村村民江偉強，身分證號碼[REDACTED]，申請土地用作太陽能上網電價計劃，城規會第16條規劃申請編號A-TM-SKW/105。

本人根據《城市規劃條例》第17(1)條，對城規會的決定提出覆核。

基於太陽能上網電價計劃是政府和中電牽頭的環保項目，此計劃亦得到，我們當地村長，村民和村公所各個委員，經會議相討後，所有人都非常支持環保理念和大力響應政府此項目，就這個申請我們已花了長達差不多兩年時間，在規劃署會議中環保署強力支持，消防署，運輸署，機電工程署亦不反對，中電方面亦已通過電網加強工程配合我們參加上網電價計劃。

城規會於2020年12月18日進行會議審理後，結果是否決申請，否決理由如下

- 1) 本太陽能上網計劃項目，規劃署園境組認為會破壞當地園境景觀。
- 2) 規劃署認為如批准此申請是開出一條壞先例。

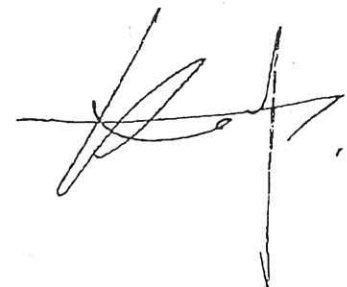
特此來信想詢問兩個問題:

- 1) 我們此次申請項目的地方，只是一片草地，四周亦不影響任何人，想請問哪一部份會影響當地園境景觀？
- 2) 我們大力響應支持政府推動的環保項目，何以會有開出壞先例存在？

**另外本村在此想講一下我們的想法，宏觀世界兩大國(中國和美國)都只有不斷推行和研究新環保減碳理念，這是大勢所趨，用太陽能發電，交通工具逐漸用電動車取代柴油車項目等等，香港作為一個先進地區，為何只為了一個小小的理由，而不行前一步大力推行環保，我們相信本項目對於香港的益處，一定比所謂影響景觀的理由多很多很多。

希望規劃署能給我們一個答覆，或提供意見我們定必盡量配合，謝謝

掃管笏村公所



致政府規劃署

此信主要目的是更正本人江偉強於1月29日提出的覆核申請，以下是覆核申請的更正及最新版本：

關於本村村民江偉強，身分證號碼 [REDACTED]，申請土地用作太陽能上網電價計劃，城規會第16條規劃申請編號A-TM-SKW/105。

本人根據《城市規劃條例》第17(1)條，對城規會的決定提出覆核。

基於太陽能上網電價計劃是政府和中電牽頭的環保項目，此計劃亦得到，我們當地村長、村民和村公所各個委員，經會議相討後，所有人都非常支持環保理念和大力響應政府此項目，就這個申請我們已花了長達差不多兩年時間。在規劃署會議中環保署強力支持，消防署、運輸署、機電工程署亦不反對，中電方面亦已通過電網加強工程配合我們參加上網電價計劃。

城規會於2020年12月18日進行會議審理後，結果是否決申請，否決理由如下

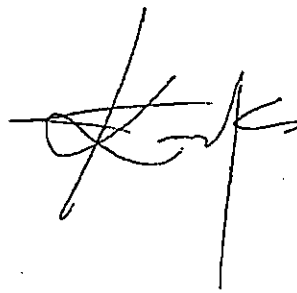
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- 2) 規劃署認為如批准此申請是開出一條壞先例。

特此來信想詢問兩個問題：

- 1) 我們此次申請項目的地方，只是一片草地，四周亦不影響任何人，想請問哪一部份會影響當地園境景觀？
- 2) 我們大力響應支持政府推動的環保項目，何以會有開出壞先例存在？

**另外本村在此想講一下我們的想法，宏觀世界兩大國(中國和美國)都只有不斷推行和研究新環保減碳理念，這是大勢所趨，用太陽能發電，交通工具逐漸用電動車取代柴油車項目等等，香港作為一個先進地區，為何只為了一個小小的理由，而不行前一步大力推行環保，我們相信本項目對於香港的益處，一定比所謂影響景觀的理由多很多很多。

希望規劃署能給我們一個答覆，或提供意見我們定必盡量配合，謝謝



Kong Wai Kwun

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月15日星期一 14:45
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] s.17 覆核申請 - DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

問題：鑑於申請地點位於由茂密的林地包圍的其他農村邊緣景觀特徵地區，擬議的太陽能電池板的大面積反射性硬質表面被認為與周圍的自然環境不相容，擬議的開發將不可避免地改變了“GB”區域的風景特徵。

答覆：1) 現時發展的太陽能電池板已非常成熟，接收面我們會選用半透明板(雙波板)，一般已不會有陽光的反射作用，所以這個問題已得到解決

2) 另外我們會將太陽能項目的邊緣圍封，還會作出綠化在圍封物上種植攀爬植物，而且我們還會將貨櫃箱塗上綠色，將當地環境融為一體，達致相容。

「<hkhu@pland.gov.hk>」在 2021 年 3 月 12 日週五，10:45 寫道：
江先生：

隨函夾附本署的城市設計及園境組和漁農自然護理署對題述申請的意見。

如你打算就題述申請提交回應/ 進一步資料，可參考規劃指引編號 32。指引可於以下網址下載：

https://www.info.gov.hk/tpb/tc/forms/Guidelines/TPB-PG-32_Chinese_.pdf

請注意回應/ 進一步資料須提交給城市規劃委員會秘書處。秘書處的聯絡資料如下：

- 地址：香港北角渣華道 333 號北角政府合署 15 樓
- 傳真號碼：2877 0245, 2522 8426
- 電郵地址：tpbpd@pland.gov.hk

如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣
城市規劃師/屯門 4
規劃署
電話: 2158 6292

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月15日星期一 [REDACTED]
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] s.17 覆核申請 - DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)



LR4-72HBD 425-455M.pdf

將會採用的太陽能板(雙波板)

「[REDACTED]」在 2021 年 3 月 15 日週一，14:44 寫道：

問題：鑑於申請地點位於由茂密的林地包圍的其他農村邊緣景觀特徵地區，擬議的太陽能電池板的大面積反射性硬質表面被認為與周圍的自然環境不相容，擬議的開發將不可避免地改變了“GB”區域的風景特徵。

答覆：1) 現時發展的太陽能電池板已非常成熟，接收面我們會選用半透明板(雙波板)，一般已不會有陽光的反射作用，所以這個問題已得到解決

2) 另外我們會將太陽能項目的邊緣圍封，還會作出綠化在圍封物上種植攀爬植物，而且我們還會將貨櫃箱涂上綠色，將當地環境融為一體，達致相容。

「<hkwu@pland.gov.hk>」在 2021 年 3 月 12 日週五，10:45 寫道：

江先生：

隨函夾附本署的城市設計及園境組和漁農自然護理署對題述申請的意見。

如你打算就題述申請提交回應/ 進一步資料，可參考規劃指引編號 32。指引可於以下網址下載：

https://www.info.gov.hk/tpb/tc/forms/Guidelines/TPB-PG-32_Chinese_.pdf

請注意回應/ 進一步資料須提交給城市規劃委員會秘書處。秘書處的聯絡資料如下：

- 地址：香港北角渣華道 333 號北角政府合署 15 樓

tpbpd@pland.gov.hk

寄件者:

寄件日期:

收件者:

主旨:

[REDACTED]
2021年03月15日星期一

hkwu@pland.gov.hk; tpbpd@pland.gov.hk

Re: [A/TM-SKW/105] s.17 覆核申請 - DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)



將會用於種植攀爬植物的籬芭

「」在 2021 年 3 月 15 日週一，22:56 寫道：



LR4-72HBD 425-455M.pdf

將會採用的太陽能板(雙波板)

「」在 2021 年 3 月 15 日週一，14:44 寫道：

問題：鑑於申請地點位於由茂密的林地包圍的其他農村邊緣景觀特徵地區，擬議的太陽能電池板的大面積反射性硬質表面被認為與周圍的自然環境不相容，擬議的開發將不可避免地改變了“GB”區域的風景特徵。

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- 傳真號碼：2877 0245, 2522 8426
- 電郵地址：tpbpd@pland.gov.hk

如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣

城市規劃師/屯門 4

規劃署

電話: 2158 6292

- 傳真號碼 : 2877 0245, 2522 8426

- 電郵地址 : tpbpd@pland.gov.hk

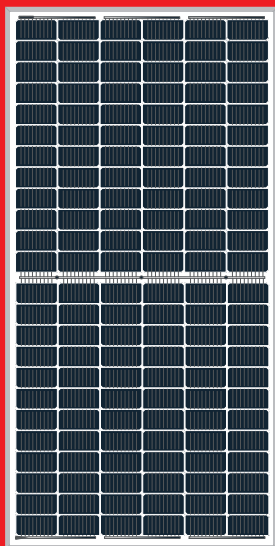
如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣

城市規劃師/屯門 4

規劃署

電話: 2158 6292



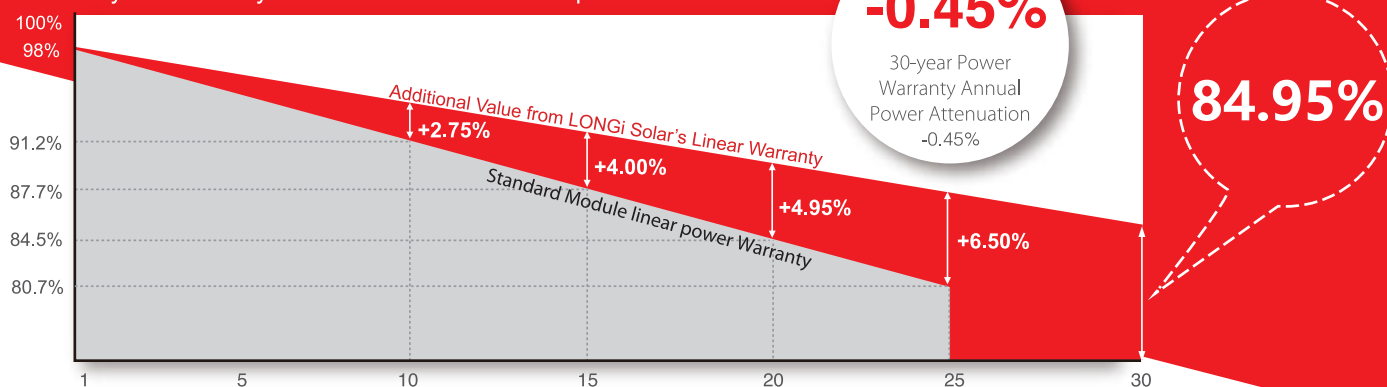
*Both 6BB & 9BB are available

LR4-72HBD 425~455M



**High Efficiency
Low LID Bifacial PERC with
Half-cut Technology**

12-year Warranty for Materials and Processing;
30-year Warranty for Extra Linear Power Output



Complete System and Product Certifications

IEC 61215, IEC 61730, UL 61730

ISO 9001:2008: ISO Quality Management System

ISO 14001: 2004: ISO Environment Management System

TS62941: Guideline for module design qualification and type approval

OHSAS 18001: 2007 Occupational Health and Safety



* Specifications subject to technical changes and tests. LONGi Solar reserves the right of interpretation.

Front side performance equivalent to conventional low LID mono PERC:

- High module conversion efficiency (up to 20.9%)
- Better energy yield with excellent low irradiance performance and temperature coefficient
- First year power degradation <2%

Bifacial technology enables additional energy harvesting from rear side (up to 25%)

Glass/glass lamination ensures 30 year product lifetime, with annual power degradation < 0.45%, 1500V compatible to reduce BOS cost

Solid PID resistance ensured by solar cell process optimization and careful module BOM selection

Reduced resistive loss with lower operating current

Higher energy yield with lower operating temperature

Reduced hot spot risk with optimized electrical design and lower operating current

LONGi

Room 801, Tower 3, Lujiazui Financial Plaza, No.826 Century Avenue, Pudong Shanghai, 200120, China
Tel: +86-21-80162606 E-mail: module@longi-silicon.com Facebook: www.facebook.com/LONGi Solar

Note: Due to continuous technical innovation, R&D and improvement, technical data above mentioned may be of modification accordingly. LONGi have the sole right to make such modification at anytime without further notice; Demanding party shall request for the latest datasheet for such as contract need, and make it a consisting and binding part of lawful documentation duly signed by both parties.

* These Modules are not offered, distributed or supplied to Germany by the LONGi Group.
LONGi Solar Technologie GmbH does not offer, distribute or supply those Modules in Germany or any other country.

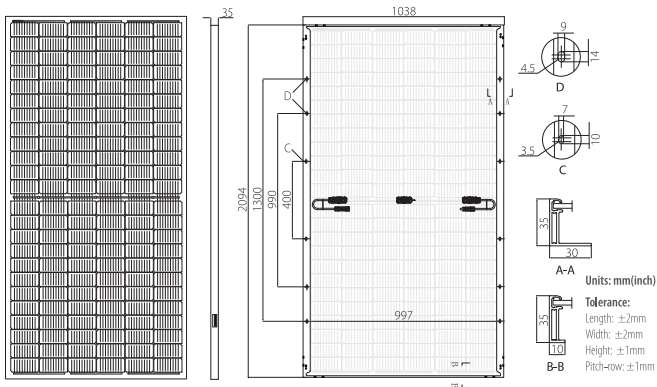
20200401V11

LR4-72HBD 425~455M

Design (mm)

Mechanical Parameters

Operating Parameters



Cell Orientation: 144 (6×24)
Junction Box: IP68, three diodes
Output Cable: 4mm², 300mm in length,
length can be customized
Glass: Dual glass
2.0mm coated tempered glass
Frame: Anodized aluminum alloy frame
Weight: 27.5kg
Dimension: 2094×1038×35mm
Packaging: 30pcs per pallet
150pcs per 20'GP
660pcs per 40'HC

Operational Temperature: -40 °C ~ +85 °C
Power Output Tolerance: 0 ~ +5 W
Voc and Isc Tolerance: ±3%
Maximum System Voltage: DC1500V (IEC/UL)
Maximum Series Fuse Rating: 25A
Nominal Operating Cell Temperature: 45±2 °C
Safety Class: Class II
Fire Rating: UL type 3
Bifaciality: Glazing 70±5%

Electrical Characteristics

Test uncertainty for Pmax: $\pm 3\%$

Model Number	LR4-72HBD-425M		LR4-72HBD-430M		LR4-72HBD-435M		LR4-72HBD-440M		LR4-72HBD-445M		LR4-72HBD-450M		LR4-72HBD-455M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	425	317.4	430	321.1	435	324.9	440	328.6	445	332.3	450	336.1	455	339.8
Open Circuit Voltage (Voc/V)	48.7	45.6	48.9	45.8	49.1	45.9	49.2	46.0	49.4	46.2	49.6	46.4	49.8	46.6
Short Circuit Current (Isc/A)	11.22	9.06	11.30	9.13	11.36	9.18	11.45	9.25	11.52	9.30	11.58	9.36	11.65	9.41
Voltage at Maximum Power (Vmp/V)	40.4	37.7	40.6	37.9	40.8	38.0	41.0	38.2	41.2	38.4	41.4	38.6	41.6	38.8
Current at Maximum Power (Imp/A)	10.52	8.42	10.60	8.49	10.66	8.54	10.73	8.60	10.80	8.65	10.87	8.70	10.93	8.76
Module Efficiency(%)	19.6		19.8		20.0		20.2		20.5		20.7		20.9	

STC (Standard Testing Conditions): Irradiance 1000W/m², Cell Temperature 25 °C, Spectra at AM1.5

NOCT (Nominal Operating Cell Temperature): Irradiance 800W/m², Ambient Temperature 20 °C, Spectra at AM1.5, Wind at 1m/S

Electrical characteristics with different rear side power gain (reference to 445W front)

Pmax /W	Voc/V	Isc /A	Vmp/V	Imp /A	Pmax gain
467	49.4	12.09	41.2	11.34	5%
490	49.4	12.67	41.2	11.88	10%
512	49.5	13.24	41.3	12.42	15%
534	49.5	13.82	41.3	12.96	20%
556	49.5	14.40	41.3	13.50	25%

Temperature Ratings (STC)

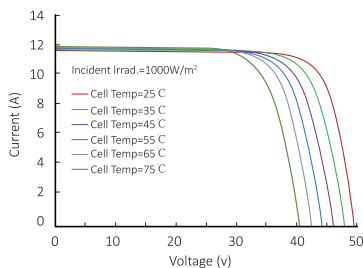
Mechanical Loading

Temperature Coefficient of Isc	+0.050%/°C
Temperature Coefficient of Voc	-0.284%/°C
Temperature Coefficient of Pmax	-0.350%/°C

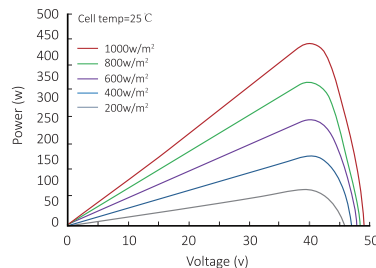
Front Side Maximum Static Loading	5400Pa
Rear Side Maximum Static Loading	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

I-V Curve

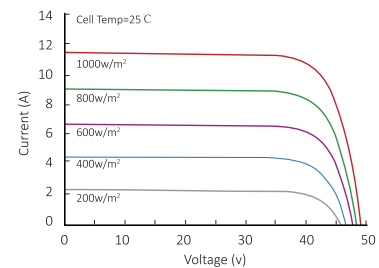
Current-Voltage Curve (LR4-72HBD-440M)



Power-Voltage Curve (LR4-72HBD-440M)



Current-Voltage Curve (LR4-72HBD-440M)



LONGi

Room 801, Tower 3, Lujiazui Financial Plaza, No.826 Century Avenue, Pudong Shanghai, 200120, China
Tel: +86-21-80162606 E-mail: module@longi-silicon.com Facebook: www.facebook.com/LONGiSolar

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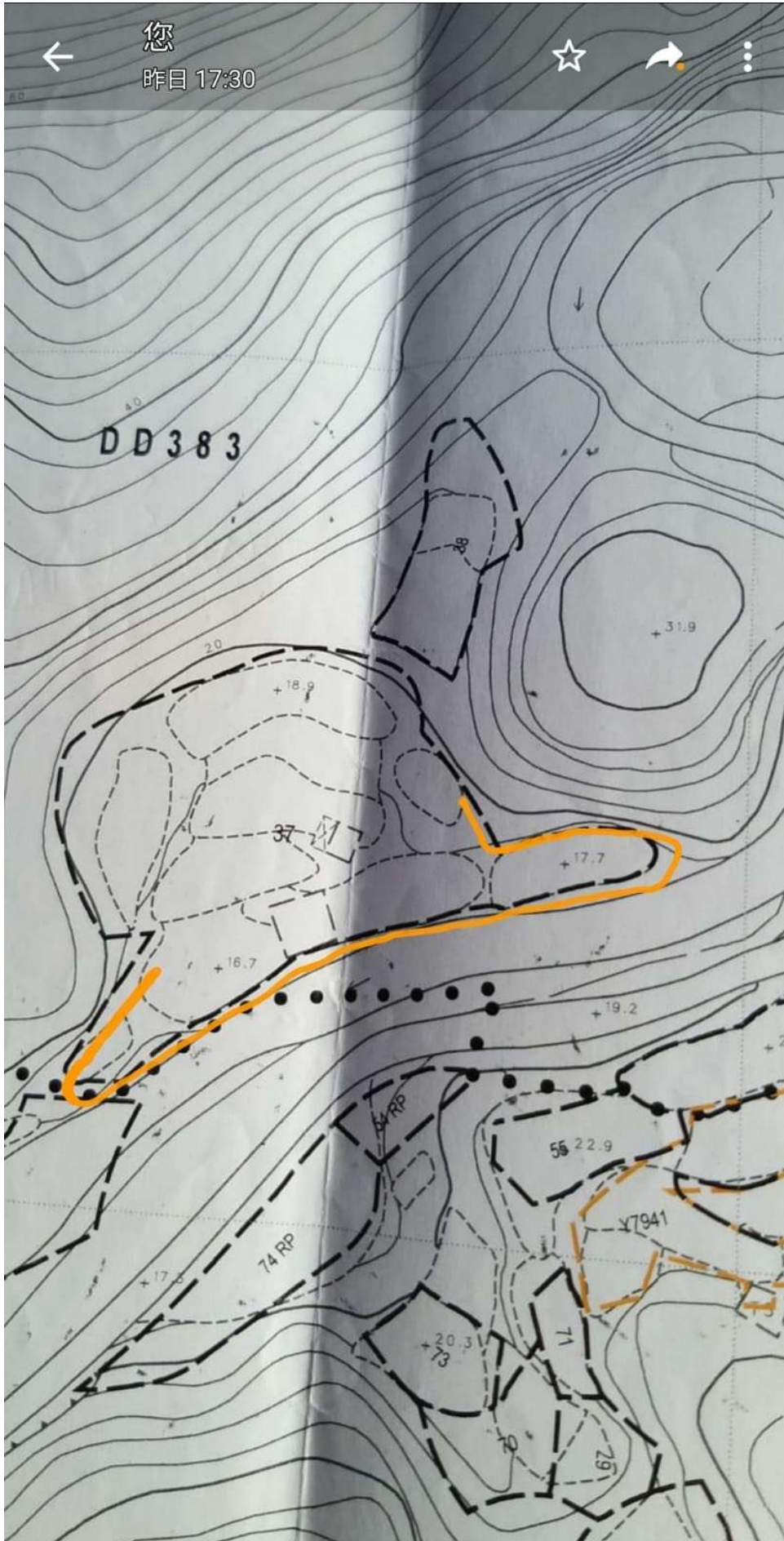
* These Modules are not offered, distributed or supplied to Germany by the LONGi Group.
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20200401V11

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月16日星期二 13:18
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: [A/TM-SKW/105] s.17 覆核申請 - DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)

回覆 1) 圍封邊緣約 800 米長，2 米高(附上圖片)



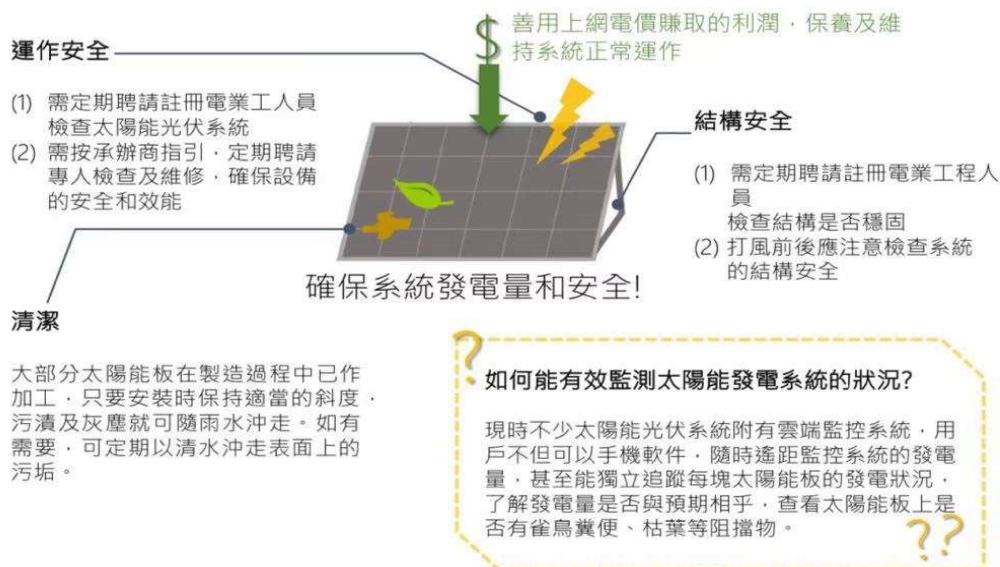
您

昨日 17:30



2)香港浸會大學有報告研究，太陽能板的反光率只有約 9.5%，比一般住戶的玻璃窗還低

4. 階段三：保養太陽能光伏系統



5. 常見問題

上網電價會每年不同嗎？

用戶與電力公司簽訂的上網電價，合約期至2033年底，或系統壽命結束前時完結(以較早日期為準)。兩間電力公司每年都會與政府商討及調整新申請上網電價的價格，預計價格會逐年下調。所以，越早參與計劃及簽約，享有上網電價的年期較長，且能收取較高額的上網電價，可以說是「早申請，早著數」。

電網容量是否有限制？電力公司會否只批出低於用戶所申請的裝機容量？

電網容量是有限制的。電力公司會根據用戶該區的整體電網容量及其他技術因素個別審批。審批上網電價申請時，電力公司必須確保電力供應安全和可靠。如用戶申請的裝機容量超出電網可承受的供電容量，電力公司會在實際情況許可下，增加電網容量或進行強化工程。用戶可選擇接受低於申請的裝機容量，或等待強化工程完成，電力公司可批出申請的裝機容量，再以原來申請的裝機容量把發電系統接駁至電網。

太陽能板的壽命有多少？

高效率及高品質的太陽能板有約二十至四十年壽命。

一般太陽能板的反光問題嚴重嗎？

不嚴重。由於太陽能板只需要採光，不需要吸熱，所以太陽能板的透光率十分高，反光率只有約9.5%，比一般住戶的玻璃窗低。

太陽能光伏系統可以不連接至電網嗎？

可以。但用戶需要預備儲電池，以收集系統產生的太陽能電力。

6. 個案分享

6.1. 錦綉花園管理公司：主動草擬指引

錦綉花園管理公司早於2017年9月，即上網電價計劃開展前13個月，完成草擬《申請安裝太陽能板》表格及指引，讓住戶了解管理公司歡迎住戶安裝太陽能光伏系統的立場，亦詳細列明公司積申請住戶的責任，以減少不必要的爭拗和誤會。

表格的主要內容：

- 要求業主確保單位的結構能承托安裝太陽能光伏系統，避免意外發生
- 若業主的太陽能光伏系統引致其他房屋損毀，業主須自行承擔相關的責任
- 沒有限制安裝太陽能光伏系統的方向，業主可選擇讓系統達至最佳效能的位置

管理公司在聆聽及參考居民和專家的意見後，於2018年修訂表格指引，放寬太陽能板大小的限制，讓住戶的太陽能光伏系統在發電上更合乎經濟效益。

「<hkwu@pland.gov.hk>」在 2021 年 3 月 16 日週二，09:50 寫道：
江先生：

就你提交的進一步資料，請澄清：

1. 用於種植攀爬植物的籬芭將會安裝在申請地盤的哪個位置？請在申請地盤的平面圖上標示出來，並提供具體尺寸（即包括長度和高度）。
2. 在你提供的說明書可從何得知，擬議的太陽能板是不反光的？

請將你的回應/ 進一步資料提交給城市規劃委員會秘書處。

胡可璣

城市規劃師/屯門 4

規劃署

電話: 2158 6292

From:

To:

hkwu@pland.gov.hk, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Date: 15/03/2021 23:01

Subject: Re: [A/TM-SKW/105] s.17 覆核申請 - DD 383 Lot 37, 掃管笏村 - 擬議公用事業設施裝置(太陽能發電系統)



將會用於種植攀爬植物的籬芭

「」在 2021 年 3 月 15 日週一，22:56 寫道：

LR4-72HBD 425-455M.pdf

將會採用的太陽能板(雙波板)

「」在 2021 年 3 月 15 日週一，14:44 寫道：

問題：鑑於申請地點位於由茂密的林地包圍的其他農村邊緣景觀特徵地區，擬議的太陽能電池板的大面積反射性硬質表面被認為與周圍的自然環境不相容，擬議的開發將不可避免地改變了“GB”區域的風景特徵。

答覆：1) 現時發展的太陽能電池板已非常成熟，接收面我們會選用半透明板(雙波板)，一般已不會有陽光的反射作用，所以這個問題已得到解決

2) 另外我們會將太陽能項目的邊緣圍封，還會作出綠化在圍封物上種植攀爬植物，而且我們還會將貨櫃箱涂上綠色，將當地環境融為一體，達致相容。

「<hkww@pland.gov.hk>」在 2021 年 3 月 12 日週五，10:45 寫道：

江先生：

隨函夾附本署的城市設計及園境組和漁農自然護理署對題述申請的意見。

如你打算就題述申請提交回應/ 進一步資料，可參考規劃指引編號 32。指引可於以下網址下載：

https://www.info.gov.hk/tpb/tc/forms/Guidelines/TPB-PG-32_Chinese_.pdf

請注意回應/ 進一步資料須提交給城市規劃委員會秘書處。秘書處的聯絡資料如下：

- 地址：香港北角渣華道 333 號北角政府合署 15 樓
- 傳真號碼：2877 0245, 2522 8426
- 電郵地址：tpbpd@pland.gov.hk

如對提交回應/ 進一步資料有任何疑問，請與本人聯絡。

胡可璣

城市規劃師/屯門 4

規劃署

電話: 2158 6292

tpbpd@pland.gov.hk

R5-1

寄件者: [REDACTED]
寄件日期: 2021年02月10日星期三 17:47
收件者: tpbpd@pland.gov.hk
主旨: 有關：擬議掃管笏綠化帶作公用事業設施裝置 (太陽能發電系統) (A/TM-SKW/105)
附件: OUT-TPB-20210209-SKW0408.pdf

甯女士：

隨函附件，敬請照辦。

陳子健
議員助理
馬旗屯門區議員 (掃管笏) 辦事處



馬旗屯門區議員辦事處



電話 |

電郵 |

辦事處地址 | 新界屯門新合里 3 號匯賢一號 · 雋峰 16 樓 17 室

本函檔號 | OUT-TPB-20210209-SKW0408

貴署檔號 |

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會主席

甯漢豪女士

電話：2231 4810 傳真：2877 0245

電郵：tpbpd@pland.gov.hk

甯女士：

有關：擬議掃管笏綠化帶作公用事業設施裝置 (太陽能發電系統)

(A/TM-SKW/105)

本人獲 貴會通知，指掃管笏區規劃申請編號 A/TM-SKW/105 項目正申請覆核 貴會之拒絕申請決定。

本人謹反對有關覆核申請，理由如下：

1. 有關地段屬綠化帶，如因裝設太陽能裝置而大幅移除植物，則對規劃上保護環境之初衷有嚴重負面影響；

2. 太陽能裝置佔用之空間達 1650 平方米，覆蓋之面積極廣。然而，有關申請未有提供相關裝置平均及最高可產生之電量，公眾根本無法估計有關裝置是否合乎經濟效益。同時，公眾亦未能知悉產生之電力為供何處使用。如因只供少部分處所用電，而大幅改動綠化帶，則極為不乎經濟效益。

上述之處，冀請 貴會跟進。如何之處，請予電郵回覆。如有查詢，歡迎致電 與辦事處職員聯絡。

屯門區議員 (掃管笏)

馬旗

2021 年 2 月 9 日

回函請引本處檔號

R5-2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/R, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

ATM-SKW/105

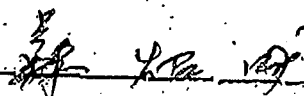
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

綠化地不宜設為圍邊樹木花草，維持自然環境係能種草種木，農耕最為合適，綠化地帶之作用，發電系統並不合適，我本人反對

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

23-2-2021

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年02月24日星期三 10:08
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on two planning applications
附件: 210224 s17 SKW 105.pdf; 210224 s16 NSW 275.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

24th February, 2021.

By email only

Dear Sir/ Madam,

Proposed Public Utility Installation (Solar Energy System)

(A/TM-SKW/105)

(Review under Section 17)

1. We refer to the captioned.
2. We object to the captioned application as the proposed development is unlikely to be 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'*.
3. Based on the information retrieved from the Planning Department on 16/2/2021, an Enforcement Notice has been issued for a case (E/TM-SKW/096) partially covering the current application site (but no Compliance Notice has been issued yet). We recommend the Board to consult relevant authorities as to whether this case has been settled.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

寄件者: [REDACTED]
寄件日期: 2021年02月26日星期五 3:02
收件者: tpbpd
副本: mtchu
主旨: Re: A/TM-SKW/105 DD 383 GB Solar Energy System

Dear TPB Members,

In addition to the reasons provided for rejection of this application on 18 Dec, it is ultra vires for CLP to collaborate with such applications under the **Feed in Tariff** 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.

The FiT Scheme is an initiative introduced by the Government under the post2018 Scheme of Control Agreements with the two power companies for promoting the development of distributed RE. It aims to encourage the private sector to consider investing in RE 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 RE systems and generation.**

The successful applicant would be offered the **FiT rate throughout the project life of the RE system until end 2033.**

But CLP customers have not been consulted and they have certainly not agreed to subsidize commercial exploitation of the scheme. While solar farms can be operated, it cannot be at the expense of the consumer under what was presented as a 'cottage industry' initiative.

SEC and the board have erred in principle and must take steps to rectify divergence from the parameters of the approved FiT scheme. It is unacceptable that the CLP customer be burdened with what will be an escalating cost of power generated at multiples of the selling rate.

The consumer was never given a clear indication as to the financial implications of a FiT that could encompass hundreds of thousands of solar panels but led to believe that the additional costs would be limited to the power generated from a few panels on the rooftops of village houses and other buildings.

The administration and CLP can of course initiate self-funded solar panel programmes, but the consumer has legitimate expectations that the power companies provide energy in the most cost effective manner. **There is no mention in the Scheme of Control outlining the additional costs that would be generated via FiT.**

The review has clearly no merit.

Mary Mulvihill

From: "n [REDACTED]"
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, October 30, 2019 3:10:31 AM
Subject: A/TM-SKW/105 DD 383 GB Solar Energy System

A/TM-SKW/105

Lot 37 in D.D. 383, So Kwun Wat Village, Tuen Mun

Site area : 1,650m²

Zoning : "Green Belt"

Applied Development : Solar Energy System

Dear TPB Members,

Strong objections. This site is deep within Green Belt and close to country park. It is quite clear that the benefits of trees and plants far out weigh those of solar panels.

Hong Kong we are told every day has a land shortage problem. Therefore it is unacceptable that any plans to turn precious land resources into solar panel farms should be nipped in the bud. This kind of green initiative is only appropriate for regions with vast expanses of spare land. TPB should send out a clear message that this type of 'green wash' will not succeed.

I note that the previous application of a similar nature A/SK-HC/301 in Ho Chung has been deferred three times

The applicant proposes to commercialize the site with 616 solar panels and 2 converted containers for electric meters.

Not only is the objective in conflict with the zoning intention, the Renewable Energy Feed-in Tariff was conceived to encourage home and building owners to set up solar panel on their roofs. The monetary return greatly exceeds the value of the energy produced and is ultimately not financially viable if it is exploited. In essence other users will end up footing the bill via increased fees.

Not only must TPB reject this application, CLP should also make it quite clear that the initiative will not be extended to commercial enterprises like this.

Mary Mulvihill

寄件者: WONG, Suet Mei <wsuetmei@hkbws.org.hk>
寄件日期: 2021年02月26日星期五 17:32
收件者: tpbpd
副本: HKBWS HKBWS
主旨: HKBWS's comments on the planning application for the proposed Public Utility Installation (Solar Energy System) at So Kwun Wat Village, Tuen Mun (A/TM-SKW/105) (Review under Section 17)
附件: 20210226_SoKwunWatVillage_SolarEnergy_s17_A_TM_SKW_105_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Public Utility Installation (Solar Energy System) at So Kwun Wat Village, Tuen Mun (A/TM-SKW/105) (Review under Section 17) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

Hong Kong Bird Watching Society | 香港觀鳥會

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香港九龍荔枝角青山道 532 號偉基大廈 7 樓 C 室

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

By email only

26 February 2021

Dear Sir/Madam,

**Comments on the planning application for the proposed Public Utility Installation
(Solar Energy System) at So Kwun Wat Village, Tuen Mun (A/TM-SKW/105)
(Review under Section 17)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the “Green Belt” (GB) zoning

The proposed solar energy system is located within GB zone, where is intended *“to define 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.”*

The Google Earth aerial photograph in 2016 reveals that the application site is vegetated and there are well-vegetated woodlands around the site within the GB zone (Figure 1). They are performing the function to define the limit of sub-urban development. However, the construction of the proposed solar energy system would be unavoidably associated with vegetation clearance and site formation within GB zone, which is not in line with the planning intention to retain natural features. We consider the solar energy system installation should be restricted in developed area. Therefore, we urge the Town Planning Board (Board) to reject this application.

2 The Town Planning Board should not encourage “destroy first, build later”

An Enforcement Notice (Case no. E/TM-SKW/096) for the unauthorized development of open storage were issued at the application site in 2019. We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the existing natural features from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, *“restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”*. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological² and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

the ecological integrity³, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,



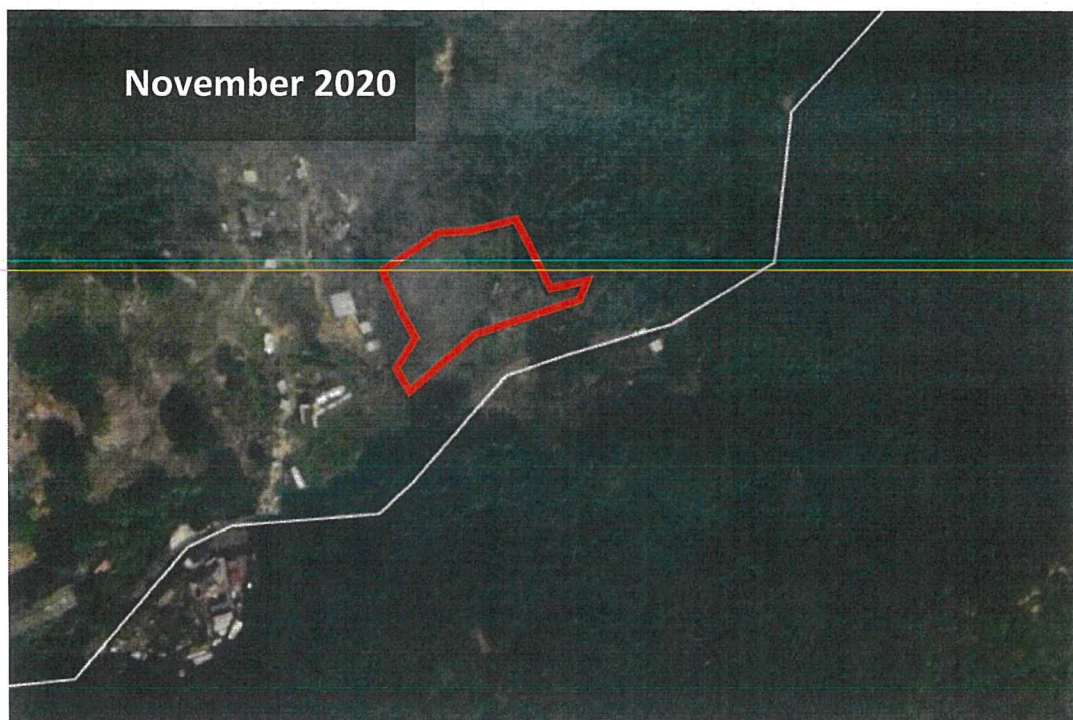
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photograph in 2020 reveals that the application site (marked with red line) is vegetated and there are well-vegetated woodlands around the site within the GB zone. They are performing the function to define the limit of sub-urban development. However, the construction of the proposed solar energy system would be unavoidably associated with vegetation clearance and site formation within GB zone, which is not in line with the planning intention to retain natural features.



Advisory Clauses

- (a) The planning permission is given to the development/use and structure under application. It does not condone any other development/use and structure which currently occur in the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use and structure not covered by the permission;
- (b) to note the comments of District Lands Officer/ Tuen Mun (DLO/TM) that
 - i. The layout plan provided by the applicant only indicates the arrangement of solar photovoltaic (PV) panels and lateral side of the solar panel without installation details. The containers and solar panels may be regarded as structures and prior permission from his Office will be required;
 - ii. the proposed system involves erection of structures, the lot owner may consider submitting a formal application to his office for a Short Term Waiver (STW) to permit erection of the proposed structures on the Lots. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administrative fee etc.;
 - iii. his Office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures affected irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by his office or any unauthorized occupation of Government land;
 - iv. vehicular access is only available via a road branching off from So Kwun Wat Tsuen Road up to a footbridge near the southwestern tip of the Site. The Site can only be accessed through private lots and Government land located between the Site and the footbridge. His Office does not carry out maintenance works for the said road nor guarantee that right-of-way over the Government land will be given to the Site. The applicant shall make his own arrangement for access over the private land affected;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of local access road which is not managed by his Department. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with the 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 system. Reference could be made to relevant publications/ guidelines including the following:
- Recommended Pollution Control Clauses for Construction Contracts
(available at:
https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html
 - Professional Persons Environmental Consultative Committee (ProPECC)
Practice Notes 1/94, 'Construction Site Drainage'
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that reference should be made to Drainage Services Department (DSD) Technical Note to prepare a 'Drainage Submission' in DSD homepage at
https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- i. if the existing structures erected on leased land are without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - ii. before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - iii. for UBW erected on lease land, enforcement action may be taken by the BD to affect their removal in accordance with BD's 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;
 - iv. if the proposed use under application is subject to the issue of a license, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- v. in connection with (g)(ii) above, the Site shall be provided with means if 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;
 - vi. if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - vii. formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage;
- (h) to note the comments of Director of Fire Services (D of FS) that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Emergency vehicular access (EVA) in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Regulation 41D of B(P)R which is administrated by the BD; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that all fixed electrical installations of the solar energy system shall comply with the Electricity Ordinance (Cap. 406) and its subsidiary regulations. Besides, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.