

RNTPC Paper No. A/NE-TK/649C  
For Consideration by the  
Rural and New Town Planning  
Committee on 5.7.2019

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

**APPLICATION NO. A/NE-TK/649**

<b><u>Applicant</u></b>	Mr. NGAI Hok Ming
<b><u>Site</u></b>	Lot 646 S.A in D.D. 23, Po Sam Pai Village, Shuen Wan, Tai Po, New Territories
<b><u>Site Area</u></b>	About 242 m <sup>2</sup>
<b><u>Land Status</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<b><u>Zoning</u></b>	“Agriculture” (“AGR”)
<b><u>Application</u></b>	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 “AGR” on the approved Ting Kok OZP No. S/NE-TK/19. According to the Notes of the OZP, the proposed solar energy system, which is regarded as ‘Public Utility Installation’ use, within the “AGR” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 According to the applicant, two 3m-high steel racks will be erected on the Site above which about 71 solar panels (1m wide x 1.65m long each) will be installed. A battery panel box (1.2m wide x 1.2m long x 2.2m high) will be provided underneath the steel rack near the northern boundary of the Site. The steel racks with solar panels will cover about 63% of the Site, including an existing one-storey domestic structure (60m<sup>2</sup> in floor area and 2.8m high) and part of an adjoining pond (about 35m<sup>2</sup>), and the remaining area will be open-air without affecting the existing trees (**Drawings A-1 to A-2**). The applicant advises that the proposed solar energy 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’. The amount of electricity expected to be generated is about 56,235.55 kW per year (**Appendix Ie**) which will not be consumed by the existing domestic structure on site but all sold to CLP on commercial basis. No parking and loading/unloading space is proposed.

- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) application form with attachments received on 29.6.2018 **(Appendix I)**
  - (b) FI received on 17.10.2018 providing responses to departmental comments *(accepted and exempted from publication and recounting requirement)* **(Appendix Ia)**
  - (c) FI received on 27.11.2018 providing responses to departmental comments *(accepted and exempted from publication and recounting requirement)* **(Appendix Ib)**
  - (d) FI received on 10.1.2019 providing responses to departmental comments *(accepted and exempted from publication and recounting requirement)* **(Appendix Ic)**
  - (e) FI received on 11.2.2019 providing responses to departmental comments *(accepted and exempted from publication and recounting requirement)* **(Appendix Id)**
  - (f) FI received on 14.5.2019 providing responses to departmental comments *(accepted and exempted from publication and recounting requirement)* **(Appendix Ie)**
- 1.4 On 7.8.2018, 7.12.2018 and 8.3.2019, the Rural and New Town Planning Committee (the Committee) agreed to the applicant's requests to defer making a decision on the application for two months, one month and two months respectively to allow time for the preparation of FI to support the application. The latest FI was submitted on 14.5.2019 and the application is re-scheduled for consideration by the Committee on 5.7.2019.

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

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form and FI at **Appendices I and Ia to Ie**. They can be summarized as follows:

- (a) it is noted that the Environment Bureau (ENB) is in collaboration with CLP to promote 'Renewal Energy Feed-in Tariff Scheme', and the solar energy system installed in reservoirs by ENB has positive result for renewable energy production;
- (b) the applicant supports environmental protection and therefore proposes to install a solar energy system on his private land. However, the proposed solar energy system is not related to and will not affect the existing house on the Site;
- (c) the applicant has submitted application to join the 'Renewal Energy Feed-in Tariff Scheme'. Electricity generated will not be supplied to the existing house on the Site;
- (d) in order to maximise the energy yield, the solar panels are proposed to be placed above a rack instead of on the tilted roof top of the existing house or on the ground level of the Site which may be shaded by existing vegetation;

- (e) the proposal will not have adverse air quality, noise, water quality, ecological, visual and cultural heritage impacts;
- (f) the steel rack will be supported by a few poles with limited contact on the ground level. Hence, it will not affect the existing stormwater drains. If there was any adverse impact on the existing drainage system, the applicant would take immediate action to rectify and remove the panels in the affected area; and
- (g) the proposal has long-term benefits on the environment and only little vegetation will be affected during the construction period. The proposed steel rack has been revised to split into two parts so as to minimise impact on the growth of existing trees.

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

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

**4. Previous Application**

There is no previous application at the Site.

**5. Similar Application**

There is no similar application for the proposed use within the same “AGR” zone.

**6. The Site and Its Surrounding Areas (Plans A-1, A-2, photos on Plans A-3, A-4a and A-4b)**

6.1 The Site is:

- (a) flat and comprises a temporary one-storey domestic structure at the southwest, a mud track at the north, part of a pond at the southeast and some fruit trees; and
- (b) connected to Ting Kok Road via an informal mud track.

6.2 The surrounding areas are predominantly rural in character with active/fallow agricultural land and scattered tree groups. Village houses are concentrated within “Village Type Development” (“V”) zones to the further south and northeast of the Site.

**7. Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

## 8. Comments from Relevant Government Departments

8.1 The following Government departments have been consulted and their views on the application are summarized as follows:

### Land Administration

8.1.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no comment on the application;
- (b) the Site, currently owned by the applicant, is held under Block Government Lease demised for agricultural purpose. No structure shall be erected without prior approval of LandsD;
- (c) structures with Squatter Control (SC) numbers and portion of a pond were found on the Site. Squatter Control Unit should be consulted whether the solar panels to be built will affect the squatter status of the structures; and
- (d) if the application is approved by the Board, the registered owner of the lot is required immediately to submit the Short Term Waiver (STW) application to LandsD. There is no guarantee that application for STW will be ultimately approved. LandsD would exercise his discretion acting in the landlord's capacity in dealing with the STW application. If the STW application is approved, it will be subject to such terms and conditions including the payment of fees as considered appropriate. Otherwise, appropriate lease enforcement action would be taken in due course.

8.1.2 Comments of the Manager/Squatter Control (New Territories East 1), Lands Department (M/SC(NTE1), LandsD):

- (a) no comment on the application;
- (b) the existing temporary structures on the Site bearing Squatter Control Surveyed Numbers are for domestic and latrine uses; and
- (c) under the Squatter Control Policy, squatter structures registered in the 1982 Squatter Control Survey ("the surveyed structures") are allowed to remain in existence on a temporary basis on condition that the location, dimensions, building materials and use comply with the surveyed records kept in LandsD ("the Surveyed Records"). Where the surveyed structures do not comply with the Surveyed Records, the Squatter Control Surveyed Number will be deleted and the status of the surveyed structure will be cancelled.

## Environment

### 8.1.3 Comments of the Secretary for the Environment (SEN):

- (a) no comment on the application; and
- (b) he supports the development of renewable energy and encourages the community to develop distributed renewable energy.

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

- (a) according to the responses to comments and revised plans submitted by the applicant in the FI (**Appendices Ia and Ie**), the applicant proposes to construct a solar energy system with 71 solar panels to generate renewable energy for about 56,236 kW per year. The applicant advises that he has submitted application to join the 'Renewable Energy Feed-in Tariff Scheme' of CLP. Currently the use of the Site is on-farm domestic structure, lotus pond and partly active/partly fallow agricultural land. In view of the dominant purpose, nature and scale of the proposed development, he has no objection to the application; and
- (b) the applicant is reminded to strictly comply with relevant pollution control ordinances including Waste Disposal Ordinance and Water Pollution Control Ordinance and to implement appropriate pollution control measures to minimize any potential environmental impacts during construction. Reference could be made to the relevant publications/guidelines including the followings, which are available on Environmental Protection Department's website:
  - Recommended Pollution Control Clauses for Construction Contracts; and
  - Professional Persons Environmental Consultative Committee Practice Notes No. 1/94 - Construction Site Drainage.

## Traffic

### 8.1.5 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application from traffic engineering point of view; and
- (b) the track leading to the Site is not maintained by Transport Department.

### Agriculture

#### 8.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- whilst he does not support the application as agricultural infrastructure such as road access and water source is available and the Site possesses potential for agricultural rehabilitation, his department will not impose any restrictions on the installation of solar panels on agricultural land. From agricultural development point of view, the Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., it is up to the applicant to decide how the agricultural land covered by the solar panels can still be used for agricultural use.

### Landscape

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

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is situated in an area of rural landscape character comprising scattered tree groups and abandoned farmland. The proposed use is considered not in line with the planning intention of "AGR" zone and is incompatible with the surrounding environment;
- (c) the Site comprises a section of an informal mud track at the north, a temporary structure at the southwest and part of a pond at the southeast. Numbers of common fruit tree species such as *Artocarpus heterophyllus* (菠蘿蜜), *Citrus reticulata* (柑橘), *Dimocarpus longan* (龍眼) and *Psidium guajava* (番石榴) are recorded within and adjacent to the Site;
- (d) noting that adequate clearance is provided between the panel structures to facilitate healthy growth of existing trees, adverse impact on the existing trees is not anticipated; and
- (e) in view that the Site is not bounded by prominent public frontage, should the application be approved by the Board, it is considered not necessary to impose any landscape condition as its effect on public realm quality enhancement is not apparent.

### Drainage

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

- (a) the existing public sewerage system is about 90m away from the Site. There is no existing stormwater drainage system

maintained by DSD in the vicinity of the Site; and

- (b) there is a ditch and a pond within or adjacent to the Site. It is noted that some proposed columns are situated within the pond. The proposed development may affect the ditch/flow path and the pond. Should the application be approved by the Board, approval condition for the submission and implementation of stormwater drainage and site formation proposals to the satisfaction of the Director of Drainage Services or of the Board is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

#### Water Supply

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

- (a) no objection to the application; and
- (b) for provision of water supply to the proposed development, the applicant may need to extend the inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

#### Building Matter

8.1.10 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 (BA) for the buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application;
- (b) based on the FI at **Appendix Ie** that the supporting structures for the solar panels will exceed the requirements of the items in Minor Works Control System (MWCS), the items under MWCS are not applicable and the applicant shall consult building professionals for advice and submit building plans to BD for prior approval and consent from the Building Authority; and
- (c) the applicant should note the advisory comments related to the Buildings Ordinance at **Appendix II**.

#### Fire Safety

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

- (a) no in-principle objection to the application subject to fire

service installations and water supplies for firefighting being provided to his satisfaction; and

- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

#### Health

##### 8.1.12 Comments of the Director of Health (D of Health):

- (a) since electrical installations and facilities are not under the purview of the Department of Health, he is not in a position to comment on site selection issues or issues related to the installation or operation of electrical facilities; and
- (b) according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by electrical facilities would not pose any significant adverse effects to workers and the public. As such, the applicant must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities.

#### Electricity Supply

##### 8.1.13 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) 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; and
- (c) if the proposed solar energy system is a grid-connected system, the provision of battery system may be considered not necessary.

##### 8.2 The following Government departments have no objection to/ no comment on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Project Manager/North, Civil Engineering and Development Department;
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (d) District Officer/Tai Po, Home Affairs Department.



**9. Public Comments Received During Statutory Publication Period (Appendix III)**

On 6.7.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, ten public comments were received from Kadoorie Farm and Botanic Garden, World Wide Fund for Nature Hong Kong, Designing Hong Kong Limited, The Hong Kong Bird Watching Society and individuals raising concerns or objection to the application mainly on the grounds of being not in line with the planning intention of “AGR” zone; not accessible by formal vehicular access; power generation facilities should not occupy arable land/fish ponds/”AGR” zone; leading to a loss in arable land; potential agricultural and ecological impacts of occupying active/abandoned farmlands and fishponds; affecting the surrounding landscape, natural environment and ecology which would encourage “destroy first, build later” behaviour; potential structural safety to the domestic structure on site; not constitute a public utility; and setting undesirable precedent.

**10. Planning Considerations and Assessments**

10.1 The proposed solar energy system involves the erection of two 3m-high steel racks installed with about 71 solar panels covering about 63% of the Site (**Drawings A-1 and A-2**). The proposed development, which falls within an area zoned “AGR”, is not entirely in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Whilst DAFC does not support the application since agricultural infrastructure such as road access and water source is available and the Site possesses potential for agricultural rehabilitation, his department will not impose any restrictions on the installation of solar panels on agricultural land. From agricultural development point of view, the Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., it is up to the applicant to decide how the agricultural land covered by the solar panels can still be used for agricultural use.

10.2 According to the applicant, the amount of electricity expected to be generated by the proposed solar energy system is about 56,235 kW per year which will all be sold to the CLP under the ‘Renewal Energy Feed-in Tariff Scheme’. SEN supports the development of renewable energy and encourages the community to develop distributed renewable energy. DEP has no objection to the application and advises the applicant to strictly comply with relevant pollution control ordinances including Waste Disposal Ordinance and Water Pollution Control Ordinance and to implement appropriate pollution control measures to minimize any potential environmental impacts during construction. DEMS has no objection to the application and advises that all fixed electrical installations of the solar energy system shall comply with the Electricity Ordinance (Cap. 406) and its subsidiary regulations.

10.3 The Site is flat and comprises a temporary one-storey domestic structure, a mud track, part of a pond and some fruit trees. The surrounding areas are predominantly rural in character with active or fallow agricultural land and scattered tree groups. Village houses are concentrated within “V” zones to the further south and northeast of the Site. According to the applicant, the

proposed 3m-high steel rack will be split into two parts so as to minimise impact on the growth of existing trees. CTP/UD&L of PlanD has no objection to the application from landscape planning perspective as adequate clearance will be provided between the two steel racks to facilitate healthy growth of existing trees, and adverse impact on the existing trees is not anticipated.

- 10.4 CE/MN of DSD advises that the proposed development may affect the ditch/flow path and the pond within or adjacent to the Site, resulting in drainage impact to the surrounding areas. If the application is approved by the Board, approval condition for the submission and implementation of stormwater drainage and site formation proposals to the satisfaction of the Director of Drainage Services or of the Board is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas. Besides, CBS/NTW of BD advises that the supporting structures for the solar panels will exceed the requirements of the Minor Works Control System and the applicant shall consult building professionals for advice and submit building plans to BD for prior approval and consent from the Building Authority. Other Government departments consulted, including C for T, PM/N and H(GEO) of CEDD, CHE/NTE of HyD, DO/TP of HAD, CE/C of WSD, D of FS and D of Health have no objection to or no adverse comment on the application.
- 10.5 Regarding the public comments raising concerns or objection to the application as detailed in paragraph 9, Government departments' comments and assessments above are relevant.

## 11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 5.7.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) the submission and implementation of stormwater drainage and site formation proposals to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Advisory Clauses

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

11.3 Alternatively, should the Committee decided to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the application is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) the applicant fails to demonstrate that the proposed development would not cause adverse drainage impact on the surrounding areas.

## 12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## 13. Attachments

Appendix I	Application form and attachments dated 29.6.2018
Appendix Ia	Further information received on 17.10.2018
Appendix Ib	Further information received on 27.11.2018
Appendix Ic	Further information received on 10.1.2019
Appendix Id	Further information received on 11.2.2019
Appendix Ie	Further information received on 14.5.2019
Appendix II	Advisory comments of Chief Building Surveyor/New Territories West, Buildings Department
Appendix III	Public comments
Appendix IV	Recommended advisory clauses
Drawing A-1	Layout plan submitted by the applicant
Drawing A-2	Elevation plan submitted by the applicant
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4a and A-4b	Site photos

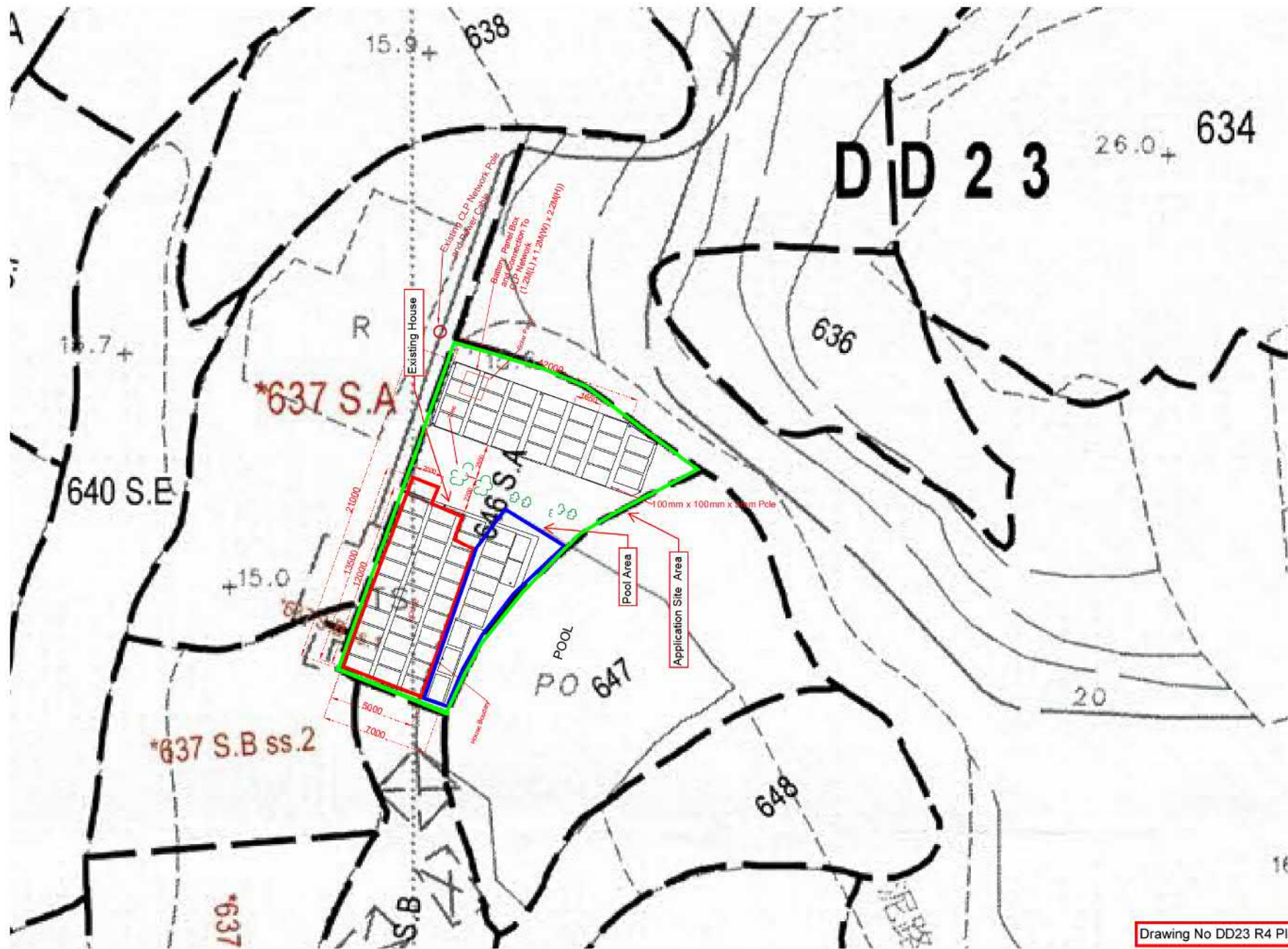
**Advisory Comments of**  
**Chief Building Surveyor/New Territories West, Buildings Department**

- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) not being a New Territories Exempted House, they are unauthorized 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 Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect 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) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
- (v) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Building (Planning) Regulation 19(3) at building plan submission stage; and
- (vi) detailed consideration will be made at the building plan submission stage.

Recommended Advisory Clauses

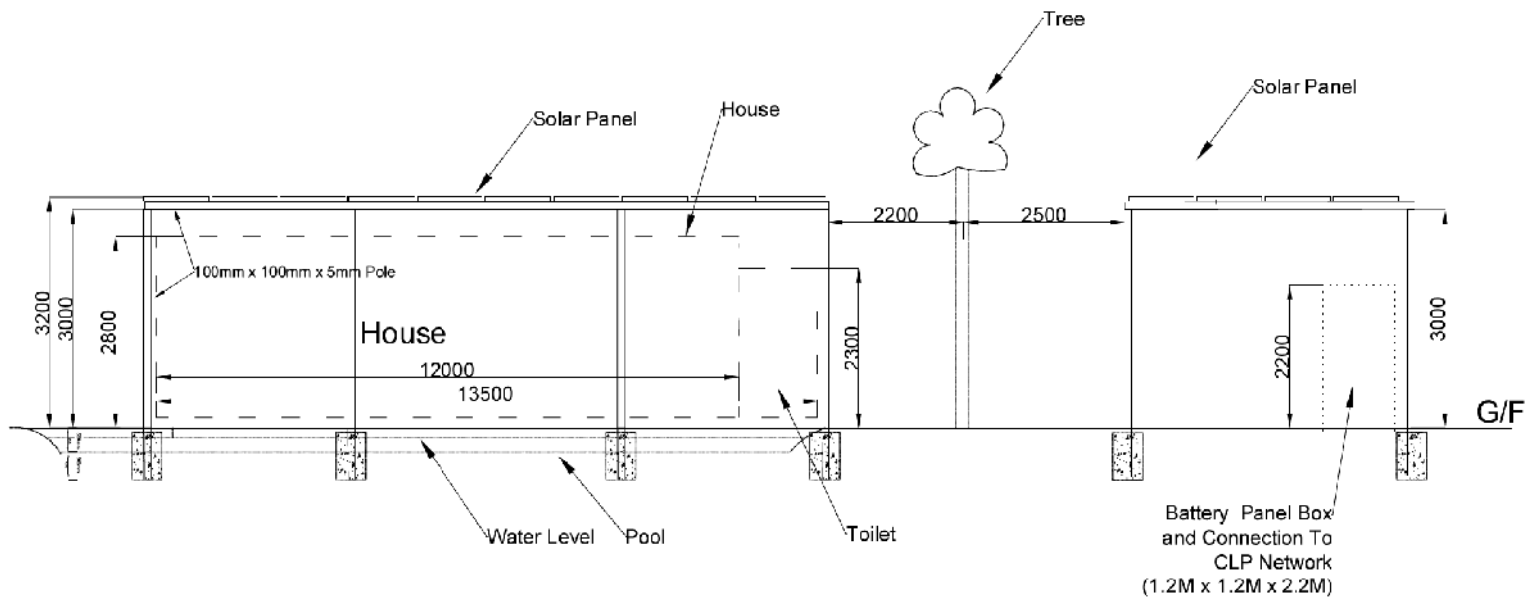
- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that the registered owner of the lot is required immediately to submit the Short Term Waiver (STW) application to LandsD. There is no guarantee that application for STW will be ultimately approved. LandsD would exercise his discretion acting in the landlord's capacity in dealing with the STW application. If the STW application is approved, it will be subject to such terms and conditions including the payment of fees as considered appropriate. Otherwise, appropriate lease enforcement action would be taken in due course;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant should strictly comply with relevant pollution control ordinances including Waste Disposal Ordinance and Water Pollution Control Ordinance and to implement appropriate pollution control measures to minimize any potential environmental impacts during construction. Reference could be made to the relevant publications/guidelines including the followings, which are available in Environmental Protection Department's website:
- Recommended Pollution Control Clauses for Construction Contracts; and
  - Professional Persons Environmental Consultative Committee Practice Notes No. 1/94 - Construction Site Drainage;
- (c) to note the comments of the Commissioner for Transport (C for T) that the track leading to the Site is not maintained by Transport Department;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicant may need to extend the inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the supporting structures for the solar panels will exceed the requirements of the items in Minor Works Control System (MWCS), the items under MWCS are not applicable and the applicant shall consult building professionals for advice and submit building plans to BD for prior approval and consent from the Building Authority; and
  - (ii) the applicant should note the advisory comments related to the Buildings Ordinance at **Appendix II**;
- (f) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Director of Health (D of Health) that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by electrical facilities would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities; and
  
- (h) 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; and if the proposed solar energy system is a grid-connected system, the provision of battery system may considered not necessary.



參考編號 REFERENCE NO. A/NE-TK/649	繪圖 DRAWING A-1
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(來源：申請人建議書)  
 (SOURCE: APPLICANT'S SUBMISSION PLAN)



FRONT ELEVATION

DD23 NO. 646SA

Drawing No:

DD23 R4 ELEV

參考編號  
REFERENCE No. A/NE-TK/649

繪圖 DRAWING A-2

(來源 : 申請人建議書)  
(SOURCE : APPLICANT'S SUBMISSION PLAN)





申請地點  
APPLICATION SITE

要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點  
APPLICATION SITE

汀角具特殊科學價值地點  
TING KOK SITE OF SPECIAL SCIENTIFIC INTEREST

位置圖 LOCATION PLAN

擬議公用事業設施裝置 (太陽能發電系統)  
新界大埔船灣布心排村丈量約份第23約地段第646號A分段  
PROPOSED PUBLIC UTILITY INSTALLATION  
(SOLAR ENERGY SYSTEM)  
LOT 646 S.A IN D.D. 23, PO SAM PAI VILLAGE,  
SHUEN WAN, TAI PO, NEW TERRITORIES

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 米  
METRES METRES

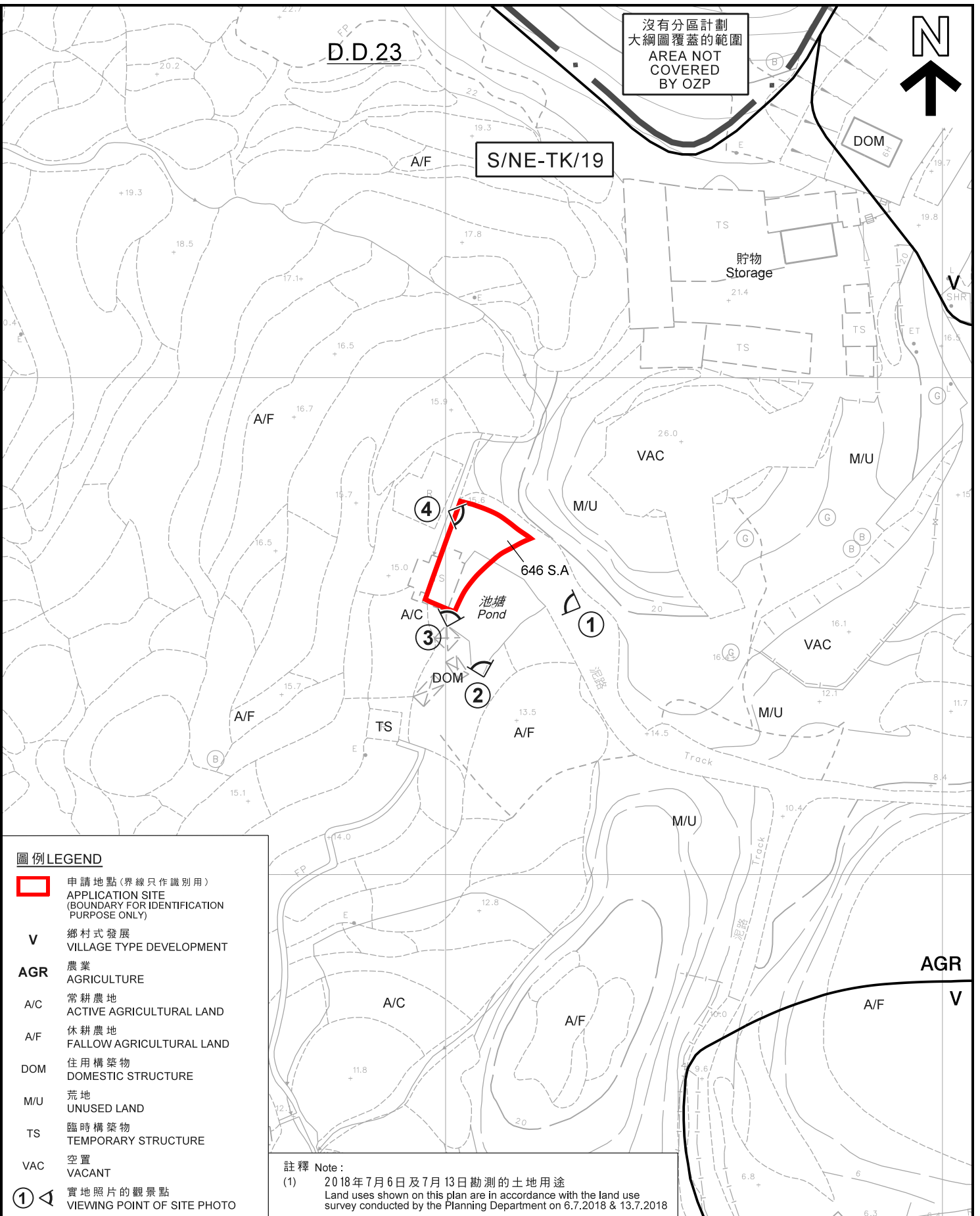
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-TK/649

圖 PLAN  
A-1

本摘要圖於2018年7月30日擬備，  
所根據的資料為於2015年10月27日核准的  
分區計劃大綱圖編號S/NE-TK/19  
EXTRACT PLAN PREPARED ON 30.7.2018  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-TK/19 APPROVED ON 27.10.2015



**圖例 LEGEND**

- 申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- AGR** 農業  
AGRICULTURE
- A/C** 常耕地  
ACTIVE AGRICULTURAL LAND
- A/F** 休耕地  
FALLOW AGRICULTURAL LAND
- DOM** 住用構築物  
DOMESTIC STRUCTURE
- M/U** 荒地  
UNUSED LAND
- TS** 臨時構築物  
TEMPORARY STRUCTURE
- VAC** 空置  
VACANT
- ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

註釋 Note :  
(1) 2018年7月6日及7月13日勘测的土地用途  
Land uses shown on this plan are in accordance with the land use  
survey conducted by the Planning Department on 6.7.2018 & 13.7.2018

**平面圖 SITE PLAN**

擬議公用事業設施裝置 (太陽能發電系統)  
新界大埔船灣布心排村丈量約份第23約地段第646號A分段  
PROPOSED PUBLIC UTILITY INSTALLATION  
(SOLAR ENERGY SYSTEM)  
LOT 646 S.A. IN D.D. 23, PO SAM PAI VILLAGE,  
SHUEN WAN, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT

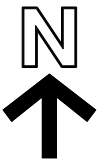


參考編號  
REFERENCE No.  
**A/NE-TK/649**

圖 **PLAN**  
**A-2**

SCALE 1:1 000 比例尺  
米 20 0 20 40 米  
METRES

本摘要圖於2019年2月21日擬備，  
所根據的資料為測量圖編號  
3-SE-17C、17D、22A及22B  
EXTRACT PLAN PREPARED ON 21.2.2019  
BASED ON SURVEY SHEETS No.  
3-SE-17C, 17D, 22A & 22B



沒有分區計劃  
大綱圖覆蓋的範圍  
AREA NOT  
COVERED  
BY OZP

犁壁山新村  
LAI PEK SHAN  
SAN TSUEN

AGR

S/NE-TK/19

布心排  
PO SAM PAI

AGR

SSSI

CPA

汀角路  
TING KOK ROAD

圖例 LEGEND

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

航攝照片 AERIAL PHOTO

本摘要圖於2018年7月31日擬備，  
所根據的資料為地政總署  
於2018年1月3日拍得的航攝照片  
編號E032206C  
EXTRACT PLAN PREPARED ON 31.7.2018  
BASED ON AERIAL PHOTO No. E032206C  
TAKEN ON 3.1.2018 BY  
LANDS DEPARTMENT

擬議公用事業設施裝置 (太陽能發電系統)  
新界大埔船灣布心排村丈量約份第23約地段第646號A分段  
PROPOSED PUBLIC UTILITY INSTALLATION  
(SOLAR ENERGY SYSTEM)  
LOT 646 S.A IN D.D. 23, PO SAM PAI VILLAGE,  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-TK/649

圖 PLAN  
A-3

1

申請地點  
APPLICATION SITE



2

申請地點  
APPLICATION SITE



實地照片 SITE PHOTOS

本圖於2019年6月13日擬備，所根據的資料為攝於2019年6月5日的實地照片  
PLAN PREPARED ON 13.6.2019 BASED ON SITE PHOTOS TAKEN ON 5.6.2019

擬議公用事業設施裝置（太陽能發電系統）  
新界大埔船灣布心排村丈量約份第23約地段第646號A分段  
PROPOSED PUBLIC UTILITY INSTALLATION  
(SOLAR ENERGY SYSTEM)  
LOT 646 S.A IN D.D. 23, PO SAM PAI VILLAGE,  
SHUEN WAN, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-TK/649

圖 PLAN  
A-4a



中電電線桿  
CLP ELECTRICITY POLE



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

**實地照片 SITE PHOTOS**

本圖於2019年6月13日擬備，所根據的資料為攝於2019年6月5日的實地照片  
PLAN PREPARED ON 13.6.2019 BASED ON SITE PHOTOS TAKEN ON 5.6.2019

擬議公用事業設施裝置（太陽能發電系統）  
新界大埔船灣布心排村丈量約份第23約地段第646號A分段  
PROPOSED PUBLIC UTILITY INSTALLATION  
(SOLAR ENERGY SYSTEM)  
LOT 646 S.A IN D.D. 23, PO SAM PAI VILLAGE,  
SHUEN WAN, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-TK/649

圖 PLAN  
A-4b

Recommended Advisory Clauses

- (a) Having regard to the estimated payback period for the proposed solar energy system and that the effective period of the Renewable Energy Feed-in Tariff Scheme is valid up to 2033, a temporary approval of 10 years is given.
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that the registered owner of the lot is required immediately to submit the Short Term Waiver (STW) application to LandsD. There is no guarantee that application for STW will be ultimately approved. LandsD would exercise his discretion acting in the landlord's capacity in dealing with the STW application. If the STW application is approved, it will be subject to such terms and conditions including the payment of fees as considered appropriate. Otherwise, appropriate lease enforcement action would be taken in due course;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should strictly comply with relevant pollution control ordinances including Waste Disposal Ordinance and Water Pollution Control Ordinance and to implement appropriate pollution control measures to minimize any potential environmental impacts during construction. Reference could be made to the relevant publications/guidelines including the followings, which are available in Environmental Protection Department's website:
- Recommended Pollution Control Clauses for Construction Contracts; and
  - Professional Persons Environmental Consultative Committee Practice Notes No. 1/94 - Construction Site Drainage;
- (d) to note the comments of the Commissioner for Transport (C for T) that the track leading to the Site is not maintained by Transport Department;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicant may need to extend the inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the supporting structures for the solar panels will exceed the requirements of the items in Minor Works Control System (MWCS), the items under MWCS are not applicable and the applicant shall consult building professionals for advice and submit building plans to BD for prior approval and consent from the Building Authority; and
  - (ii) the applicant should note the advisory comments related to the Buildings Ordinance at **Appendix II of Appendix FA-1**;

- (g) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Health (D of Health) that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by electrical facilities would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities; 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; and if the proposed solar energy system is a grid-connected system, the provision of battery system may considered not necessary.