



Section 16 Planning Application

Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use)

Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

Planning Statement

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Prepared by
Aikon Development Consultancy Ltd.

March 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use)** (hereinafter referred to as “the proposed excavation of land”) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed excavation of land in order to facilitate consideration by the Board.

The application site falls within area zoned “Coastal Protection Area” on the approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 which was gazetted on 16.10.2015. According to the Notes of the Current OZP, ‘Utility Installation for Private Project’ is a Column 2 use and any excavation of land within “CPA” zone would require planning permission from the Town Planning Board.

The proposed excavation of land involves an area of about 92m² and a depth of not more than 1.2m to facilitate the installation of the underground cable trench for the permitted agricultural use. CLP Power Hong Kong Limited (CLP) will be responsible for the construction of the underground cable trench and the related maintenance works, whereas the four cable ducts will be provided by the applicant according to CLP’s standards. As detailed throughout this Planning Statement, the proposed excavation of land is well justified on the grounds that:-

- (a) *The proposed excavation of land is necessary for installing the underground cable trench to facilitate power supply to the permitted agricultural use;*
- (b) *Given the small scale of the proposed excavation of land, it would not result in adverse visual and environmental impact. Mitigation measures would be implemented during construction phase to minimize the impacts of wastewater and to collect runoff generated on the application site so as to ensure no direct impact on the Kei Ling Ha Mangal Site of Specific Interest (SSSI).*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to the current application for the proposed excavation of land.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議挖土工程（安裝地底電纜坑道以作准許的農業用途）（以下簡稱「擬議挖土工程」）。該申請所涉及地點位於新界十四鄉企嶺下老圍丈量約份第 209 約地段第 572 號（部分）、576 號（部分）、578 號（部分）、579 號（部分）及 580 號（部分）。（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議挖土工程供城規會考慮。

申請地點於 2015 年 10 月 16 日刊憲的十四鄉分區計劃大綱核准圖（編號 S/NE-SSH/11）中被劃定為「海岸保護區」。根據現行分區計劃大綱圖的註釋，「私人發展計劃的公用設施裝置」屬第二欄用途，而在「海岸保護區」地帶內進行任何挖土工程須取得城市規劃委員會的規劃許可。

擬議挖土工程的土地面積約 92 平方米，深度不超過 1.2 米，以便敷設地下電纜管道，作准許的農業用途。中華電力有限公司（下稱「中電」）會負責建造地下電纜坑道和相關的維修保養工程，而申請人則會按照中電的標準鋪設四條電纜管道。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- （一） 擬議挖土工程是為了安裝地下電纜管道，以便為獲准的農業用途提供電力供應；
- （二） 由於擬議挖土工程的規模不大，因此不會對景觀和環境造成不良影響。申請人會在施工期間實施緩解措施，盡量減少廢水的影響，並收集申請地點產生的徑流，以確保不會直接影響企嶺下老圍徑具特殊價值地點。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作擬議挖土工程。

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Figure 2	Extract of approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
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Appendix II	Letter From the Lands Department
Appendix III	Approval Letter for Related Planning Application (A/NE-SSH/146) and Supporting Drawings

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use)** (hereinafter referred to as “the proposed excavation of land”) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed excavation of land in order to facilitate the consideration by the Board. Its location and relevant private lots which the application site involves are presented in **Figure 1**.
- 1.1.2 The application site falls within area zoned “Coastal Protection Area” on the approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 which was gazetted on 16.10.2015 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Notes of the Current OZP, ‘Utility Installation for Private Project’ is a Column 2 use and any excavation of land within “CPA” zone would require planning permission from the Board. In this connection, the Applicant wishes to seek planning permission from the Board.
- 1.1.3 Prepared on behalf of *Instinct Investment Limited* (hereafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* have been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The Applicant has sought planning permission for the proposed excavation of land (installation of pole with switchgear for permitted agricultural use) under Planning Application No. A/NE-SSH/146), which was approved by the Board on 3.2.2023. Following this approval, the applicant approached CLP regarding the necessary works, which involve the provision of cable ducts and excavation of land at the application site (**Appendix I** refers) to provide electricity supply to the permitted use.
- 1.2.2 CLP has approached the Lands Department to obtain an excavation permit for the trenches required for the proposed works, which received no objections from the Lands Department (**Appendix II** refers). To proceed with the proposed excavation of land in compliance with the Town Planning Ordinance, the Applicant is now seeking planning approval to support CLP in subsequent installation works, facilitating the implementation of the project.
- 1.2.3 The approval letter for Planning Application No. A/NE-SSH/146 and related drawings are presented in **Appendix III**.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) To facilitate the implementation of underground cable trench for the permitted use;*
- (b) To induce no adverse infrastructural or visual impacts on its surroundings.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed excavation of land. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed excavation of land.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site and Surrounding Land-use Characteristics

- 2.1.1 As shown on **Figure 1**, the application site is situated at Kei Ling Ha Lo Wai, Shap Sz Heung. The application site is vacant and covered with vegetation. The location of the application site is shown in **Figure 1**. The surrounding areas are predominantly rural in character predominated by a mix of tree groups, active and fallow agricultural land and village houses.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site currently falls within an area zoned “CPA” on the Current OZP (please refer to **Figure 3**). The planning intention of “CPA” zone is to “conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted”.
- 3.1.2 According to the Notes of the Current OZP, ‘Utility Installation for Private Project’ is a Column 2 use and any excavation of land within “CPA” zone would require planning permission from the Town Planning Board.

3.2 Previous Planning Application

- 3.2.1 A minor portion of the application site is subject to a previously approved planning application (No. A/NE-SSH/146) for Proposed Excavation of Land (Installation of Pole with Switchgear for Permitted Agricultural Use). The application was approved by TPB on 3.2.2023.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 The application site occupied an area of 92m² of private land. The proposed excavation of land would be essential for the cable trench for installation and accommodation of four cable ducts in serving the permitted agricultural use. CLP will be responsible for construction and related maintenance works. The Indicative Layout Plan and Section are presented in **Figure 3** and **Figure 4** and the details are presented in **Appendix I**. **Figure 5** presents the location of the permitted agricultural use, and the approved planning application no. A/NE-SSH/146 associated with the current application. Key development parameters for the proposed excavation of land are detailed in **Table 1**.

Table 3: Development Proposal

	Design Parameter(s) (About)
Proposed Use	Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use)
Application Site	92m ²
Excavation of Land - Area - Depth	92m ² Not more than 1.2m
Proposed Installation	4 cable ducts (about 58m, 150 dia)

5 PLANNING JUSTIFICATIONS

5.1 Essential Works for the Permitted Agricultural Use

- 5.1.1 The proposed excavation of land is essential for the permitted agricultural use and the materialise the use under approved planning application (No. A/NE-SSH/146) works. The Applicant has sought relevant approval from the Lands Department (**Appendix II** refers).

5.2 No Adverse Impact

- 5.2.1 Given the small scale of the proposed excavation of land, the proposed excavation of land would not result in adverse visual and environmental impact. Mitigation measures would be implemented during construction phase to minimize the impacts of wastewater and to collect runoff generated on the application site so as to ensure no direct impact on the Kei Ling Ha Mangal Site of Specific Interest (SSSI).

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for **Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use)** at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579(Part) and 580(Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories. The Planning Statement serves to provide background information and planning justifications in support of the proposed excavation of land in order to facilitate consideration by the Board.
- 6.1.2 The proposed excavation of land involves an area of about 92m² and a depth of not more than 1.2m to facilitate the installation of the underground cable trench. CLP will be responsible for the construction of the underground cable trench and the related maintenance works, whereas the four cable ducts will be provided by the applicant according to CLP's standards. As detailed throughout this Planning Statement, the proposed excavation of land is well justified on the grounds that: -
- (a) The proposed excavation of land is necessary for installing the underground cable trench to facilitate power supply to the permitted agricultural use;*
 - (b) Given the small scale of the proposed excavation of land, it would not result in adverse visual and environmental impact. Mitigation measures would be implemented during construction phase to minimize the impacts of wastewater and to collect runoff generated on the application site so as to ensure no direct impact on the Kei Ling Ha Mangal Site of Specific Interest (SSSI).*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed excavation of land.

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_S000001392329_0001
Figure 2	Extract of approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
Figure 3	Indicative Layout Plan
Figure 4	Indicative Section
Figure 5	Permitted Agricultural Use



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

Title:

Extract of Lot Index Plan
No.ags_S00000139239_0
001

Ref.: ADCL/PLG-10308-R001/F001

Figure:

1

Scale:

Not to Scale

Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

Title:

Extract of approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11

Ref.: ADCL/PLG-10308-R001/F002

Figure:

2

Scale:

Not to Scale

Date:

Mar 2025



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APPLICATION SITE

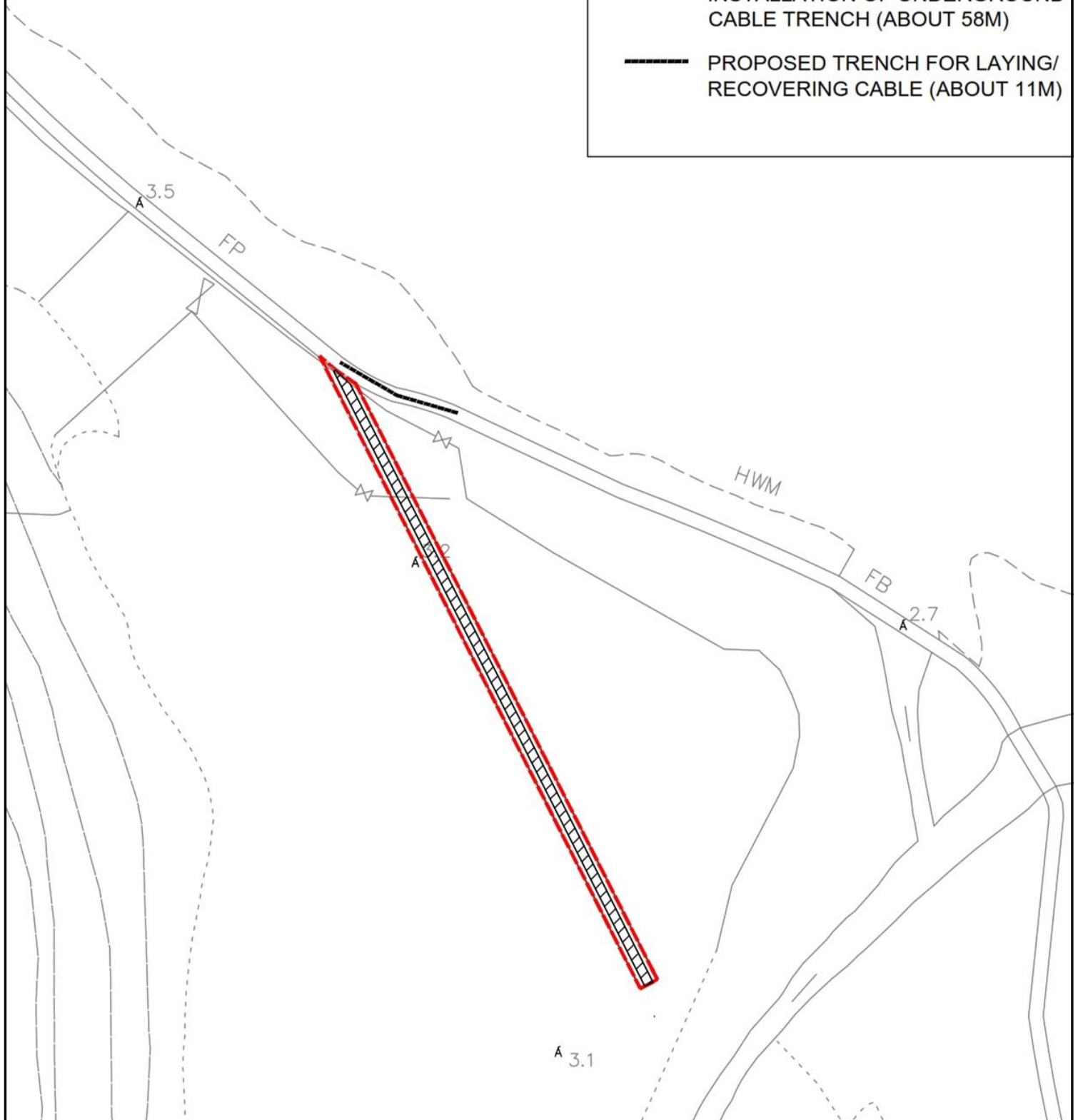
SITE AREA : 92 SQ.M. (ABOUT)

DETAILS OF THE PROPOSED EXCAVATION

DEPTH : NOT MORE THAN 1.2M

LEGEND

-  APPLICATION SITE
-  PROPOSED TRENCH FOR INSTALLATION OF UNDERGROUND CABLE TRENCH (ABOUT 58M)
-  PROPOSED TRENCH FOR LAYING/RECOVERING CABLE (ABOUT 11M)



Project:

Section 16 Planning Application for Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

Title:

Indicative Layout Plan

Ref.: ADCL/PLG-10308-R001/F003

Figure:

3

Scale:

Not to Scale

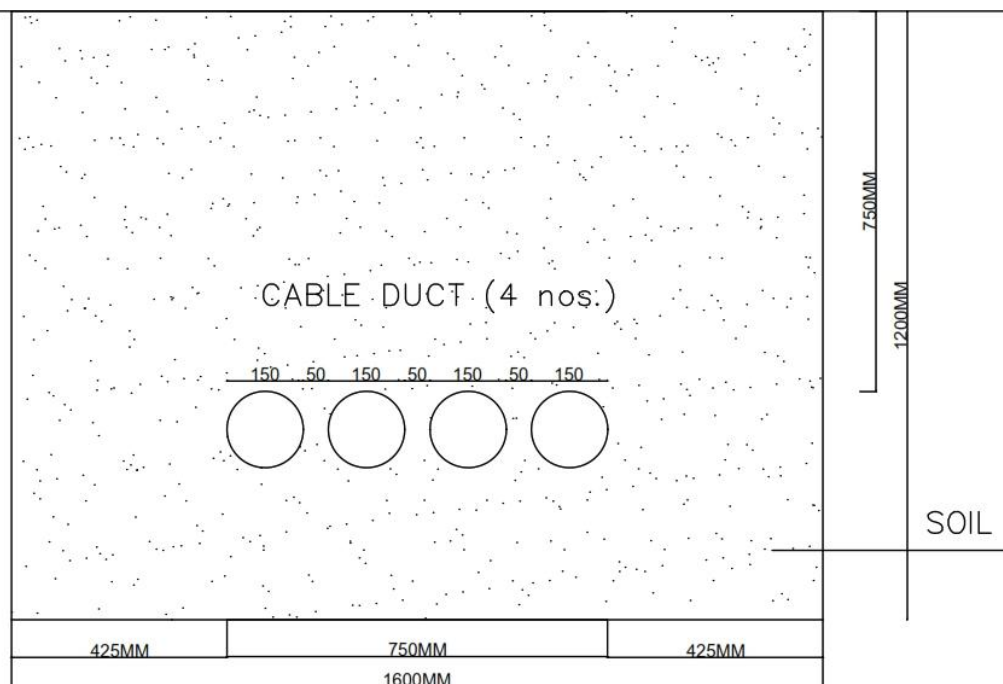
Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

AT GRADE LEVEL



INDICATIVE SECTION OF UNDERGROUND CABLE TRENCH

Project:

Section 16 Planning Application for Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

Title:

Indicative Section

Ref.: ADCL/PLG-10308-R001/F004

Figure:

4

Scale:

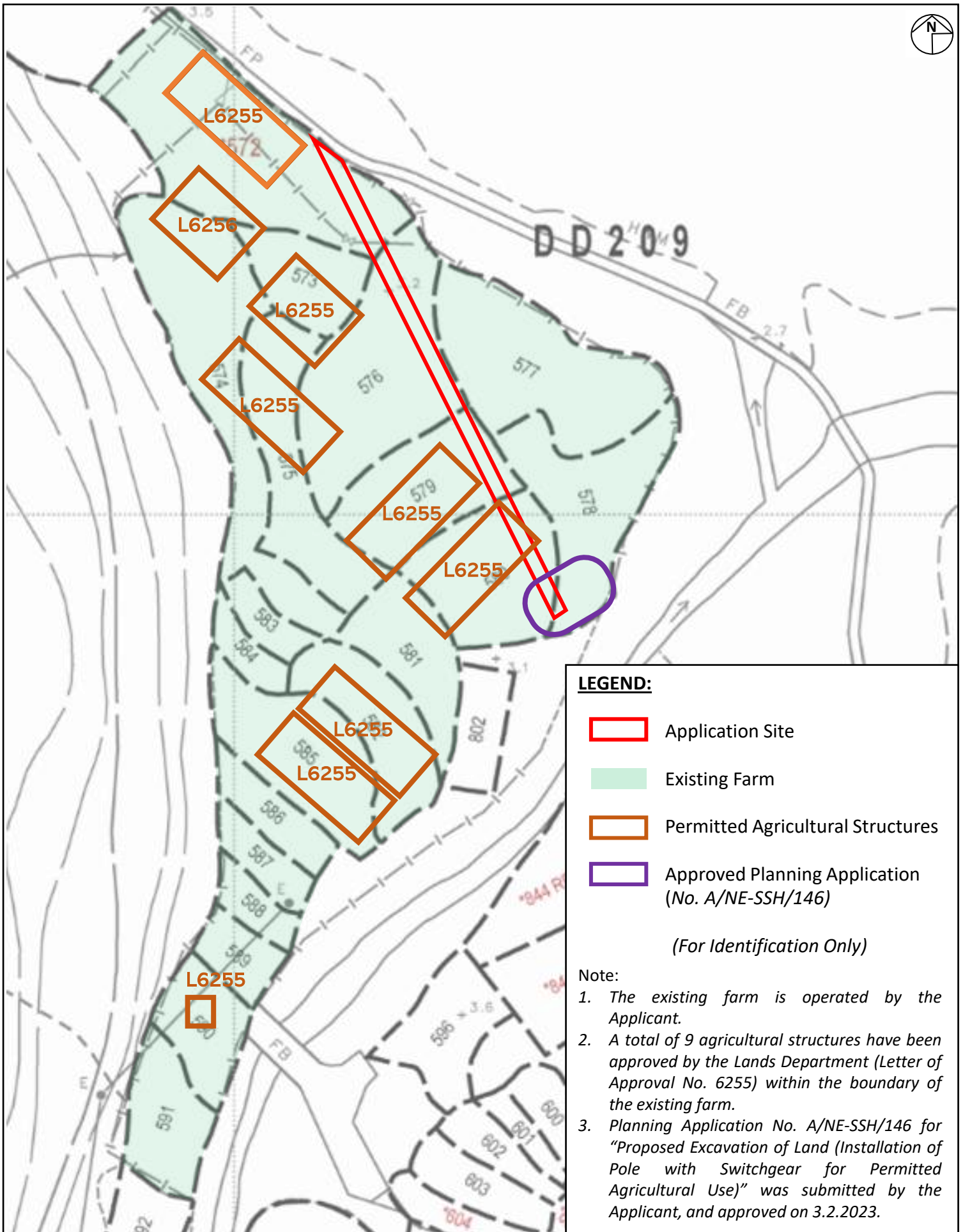
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Date:





Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

-  Application Site
-  Existing Farm
-  Permitted Agricultural Structures
-  Approved Planning Application (No. A/NE-SSH/146)

(For Identification Only)

Note:

1. The existing farm is operated by the Applicant.
2. A total of 9 agricultural structures have been approved by the Lands Department (Letter of Approval No. 6255) within the boundary of the existing farm.
3. Planning Application No. A/NE-SSH/146 for "Proposed Excavation of Land (Installation of Pole with Switchgear for Permitted Agricultural Use)" was submitted by the Applicant, and approved on 3.2.2023.

Project:

Section 16 Planning Application for Proposed Excavation of Land (Installation of Underground Cable Trench for Permitted Agricultural Use) at Lot Nos. 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

Title:

Permitted Agricultural Use

Ref.: ADCL/PLG-10308-R001/F005

Figure:

5

Scale:

Not to Scale

Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices

Appendix 1	Letter from CLP
Appendix 2	Letter From the Lands Department
Appendix 3	Approval Letter for Related Planning Application (A/NE-SSH/146) and Supporting Drawings

Appendix 1

Letter from CLP

22 April 2024

中華電力有限公司
CLP Power Hong Kong Limited

東西區
East & West Region

香港九龍佐敦道華路一號百周年大樓
Centenary Building, 1 To Wah Road
Jordan, Kowloon, Hong Kong

電話 Tel (852) 2678 3838
傳真 Fax (852) 2678 3737
電郵 Email we@clp.com.hk
網址 Website www.clpgroup.com

Our ref.: WE/L/243049/24-04/MKL/SL/WFF
(Scheme No.: SK-220499)
Please quote our scheme number in response to this letter

Dear Sir/Madam,

Electricity Supply Condition Letter
DD 209 LOT 571-591, Kei Ling Ha Lo Wai, Sai Kung (the Development)
Order #2004885863 A/C #082857514432

We refer to your application for electricity supply to the Premises/Development and are pleased to inform you that we will carry out all necessary works to afford a 380/220 volts three-phase four-wire 50-hertz electricity supply to the Development subject to and in accordance with our Supply Rules as amended, revised or re-issued by us from time to time ("CLP Supply Rules", a copy of which can be downloaded from CLP website (www.clp.com.hk)) and the following terms and conditions: -

1. All relevant permission(s) and approval(s) from the Government and/or consent(s) from relevant owners of any neighbouring private property(ies) concerned is/are obtained for CLP Power Hong Kong Limited ("CLP") to lay the underground cables and/or to install overhead lines along the designated route for electricity supply to the development. You may be required to assist in obtaining such permission(s) and approval(s).

In particular and in relation to the necessary works to be carried out inside the development, you are required to obtain and provide CLP with copies of permission(s) and approval(s) from relevant government departments, such as the Planning Department, Lands Department, Buildings Department and Agriculture, Fisheries and Conservation Department etc. (where applicable) for installation of your meter box and our laying of cables via the cable ducts and draw pits to be provided by you at the location and alignment as shown on the enclosed Drawing No. T/GEN/25500/D/E33/3045/01/B/A.

2. All materials and equipment provided by CLP will at all times remain the ownership and property of CLP and will be so maintained by CLP.

2/.....

Cont. Page 2 of 2

Our ref.: WE/L/243049/24-04/MKL/SL/WFF
(Scheme No.: SK-220499)

3. You are required to provide and install, at no cost to CLP, 4 x 150mm diameter PVC ducts, draw-pit(s) and meter kiosk inside your lot(s) and in the position as shown on the enclosed Drawing No. SK-220499-ML. You shall maintain the same in good order and repair at no cost to CLP. The cable ducts are required to be sealed up and the draw-pit(s) is are/required to be fully filled up with sand/shifted soil or sand bags at all times after the supply cable(s) is/are installed. Our typical Drawing No. T/GEN/25500/D/E33/0245/01/-/A showing the general requirement of cable lead-in is enclosed for your reference.
4. You shall grant to and shall also procure the relevant owners to grant to CLP and its employees, agents and contractors, a free and unobstructed right of way to go pass and repossess the Premises and the adjoining lots at all times for all purpose connected with the installation, connection, operation, inspection, maintenance, repair and/or replacement of CLP's equipment and/or facilities inside the Premises.
5. You shall at your own cost carry out all necessary reinstatement works within the site boundaries of the development in connection with the provision of electricity supply to the development.
6. Under the Electricity Supply Regulation, you are required to submit the work completion certificate on completion of your works.
7. You are required to complete and submit an 'Application-for-Electricity-Supply Form' for the owner's installation to CLP at least three (3) months before the target date of electricity supply. As we require such notification to ensure that relevant plant materials are available and that the project relating to the development is included in our forward work programming system, failure to comply with this particular condition may result in delay in electricity supply to the development and CLP shall not be responsible for such delay whatsoever.
8. Notwithstanding any other provisions of this letter, a person who is not a party to this letter shall not have any right under the Contracts (Right of Third Parties) Ordinance (Cap.623) to enforce any provisions of this letter and this letter may be varied from time to time or rescinded or cancelled without the consent of any third party who is not a party to this letter. This provision does not affect any right or remedy of such third party which exists or is available apart from that Ordinance.
9. The terms and conditions contained in this letter, once accepted, shall bind the owner(s) for the time being of the Premises/Development and its/their respective successors and assigns and any person deriving title under or through it/them.

3/.....



Cont. Page 3 of 2

Our ref.: WE/L/243049/24-04/MKL/SL/WFF
(Scheme No.: SK-220499)

The terms and conditions contained in this letter are open for your acceptance in writing within three (3) months from the date of this letter. If the terms and conditions contained in this letter are acceptable to you, please sign this letter and return to us within the time period stipulated above. If we do not receive your acceptance by the expiry of the stipulated time period, your application will be deemed to have been cancelled.

If you require any clarification on the above terms and conditions, please contact our Mr. Eric Fung on telephone number 2678 3873 or e-mail him at wf.fung@clp.com.hk or Stephen Li on telephone number 2678 3655 or e-mail him at stephen.skli@clp.com.hk.

If you have any queries regarding the progress of our construction works or want to make an appointment for us to inspect the builder's works to be provided to us, please contact our Mr. Eric Cheng on telephone number 2678 9512 or email to eric.fs.cheng@clp.com.hk.

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



M. K. Lam
Principal Manager - Planning & Design
(East & West Region)

Encl. as stated

W
sl:wff:at

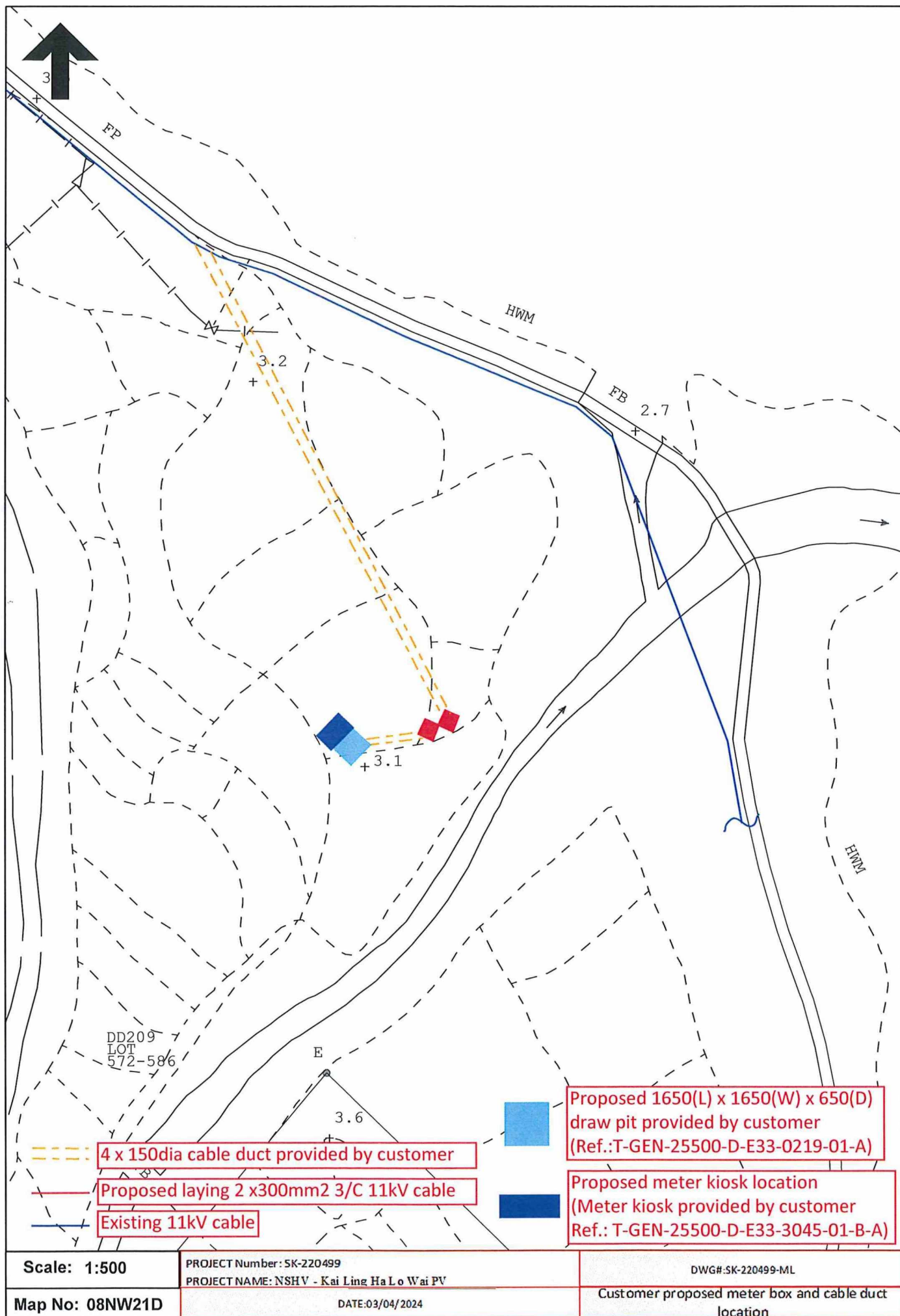

Reply

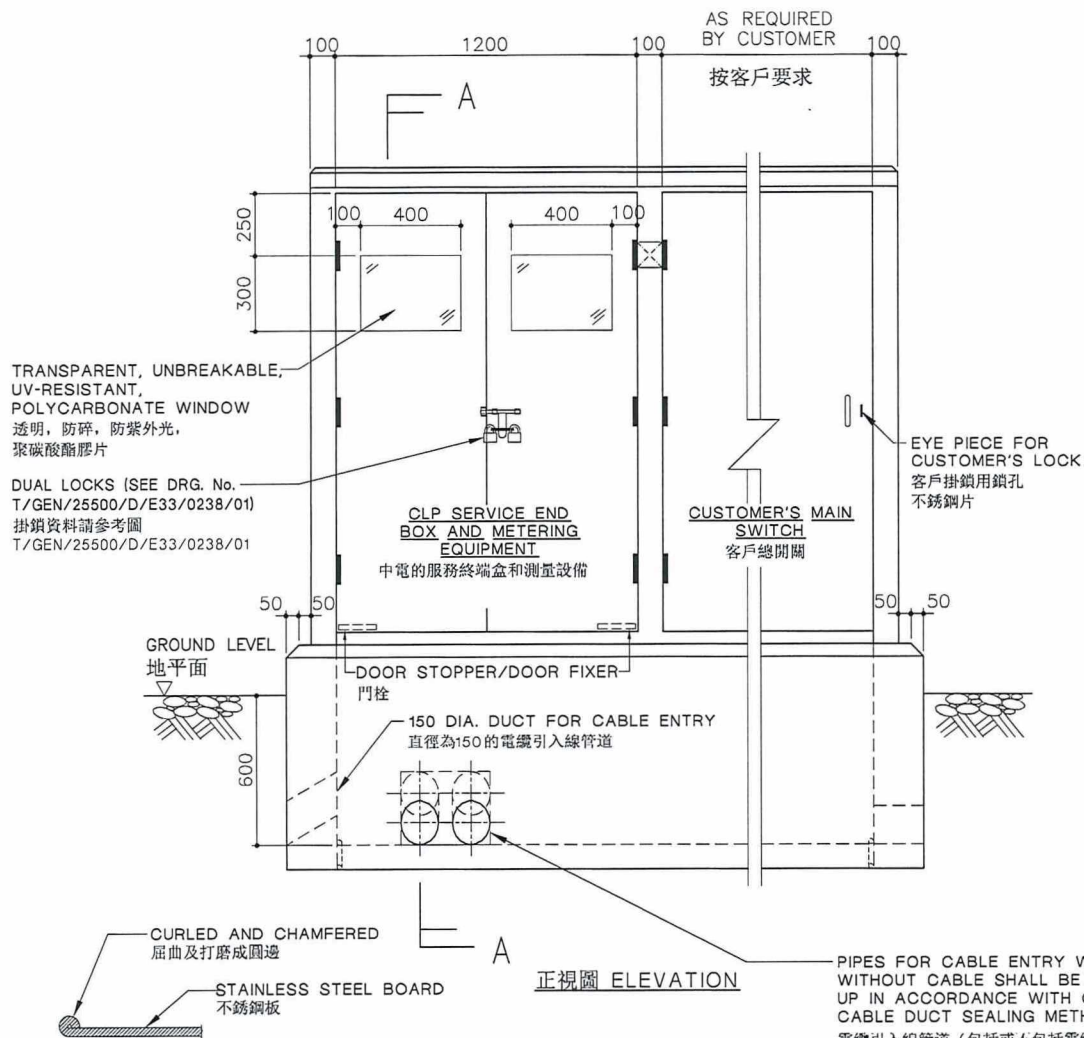
I/we accept the Terms and Conditions contained in the electricity supply condition letter issued by CLP Power Hong Kong Limited dated 22 April 2024. (Ref.: WE/L/243049/24-4/MKL/SL/WFF).

Signature and Company Chop :

Name :
(IN BLOCK LETTERS)

Date :

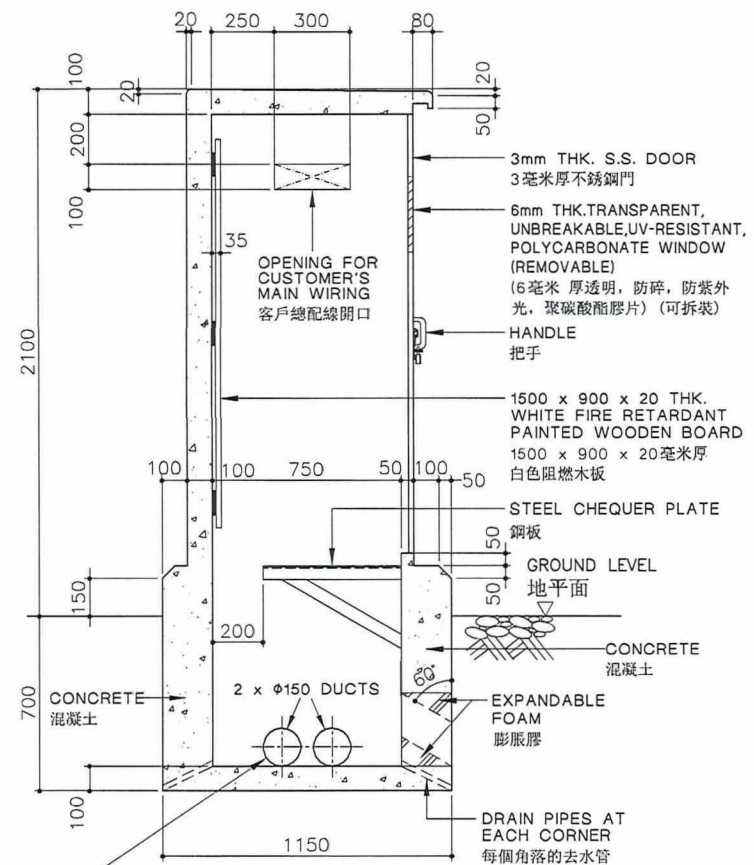




DETAIL 'A' 詳圖 'A'
(N.T.S.)

NOTES (備註):

- ALL DIMENSIONS ARE IN mm.
標註單位為毫米。
- ALL SHARP EDGES MUST BE CURLED AND CHAMFERED, REFER DETAIL 'A'.
所有箱邊切口必須屈曲及打磨成圓邊，看詳圖 'A'。
- WHITE FIRE RETARDANT COATING SHALL COMPLY WITH BS 476 : PART 7 CLASS 1 (OR EQUIVALENT), ACCORDING TO LIST OF FIRE RETARDANT SOLUTION ACCEPTED IN FIRE SERVICE DEPARTMENT WEBSITE.
白色阻燃塗層要符合英國標準 BS 476 : 第 7 部 1 級(或相等標準), 香港消防處網頁中接納的防火液目錄。



橫切面 SECTION A-A

PIPES FOR CABLE ENTRY WITH OR WITHOUT CABLE SHALL BE SEALED UP IN ACCORDANCE WITH CLP CABLE DUCT SEALING METHOD
電纜引入線管道 (包括或不包括電纜) 應按照中電的管道密封方法進行密封

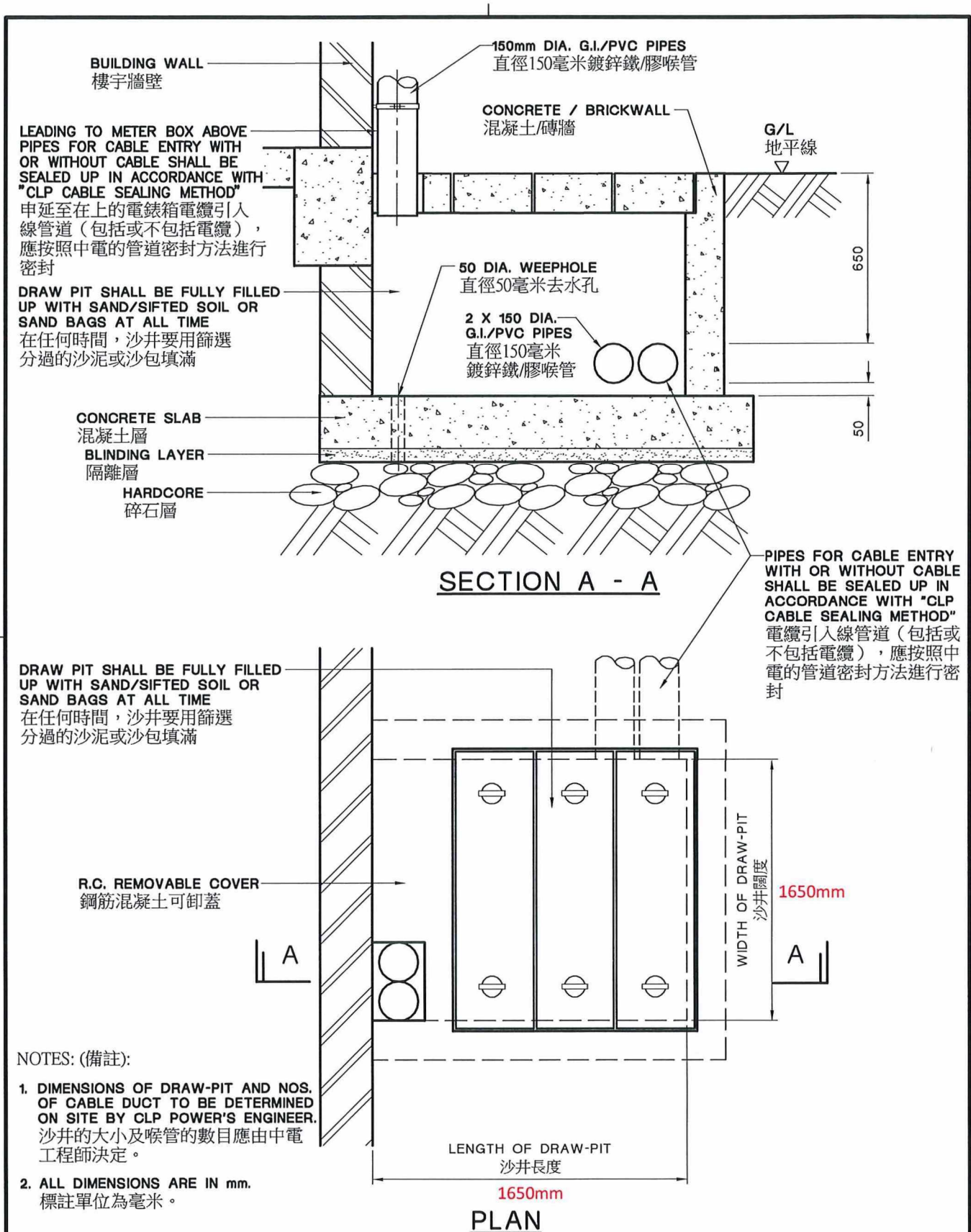
CLP 中電

DRAWN: C W WONG DATE: 17 MAR., 2008
CHECKED: TOMMY HOI APPROVED: K K LEUNG
SCALE: 1 : 20 SHEET(S) IN SET: 1

REV.	30.09.14	02.11.20											
	A	B	C	D	E	F	G	H	J	K	L		
INITIAL	RAY. K	T.K.MAK											
TITLE :													
TYPICAL CONCRETE METER KIOSK (TYPE 2)													
標準混凝土電錶室 (二型)													

INFORMATION CLASS: PROPRIETARY

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



CLP 中電

REVS. A B C D E F G H J K L

INITIAL

TITLE :

TYPICAL DETAILS OF 1-WAY CABLE DRAW-PIT FOR VILLAGE HOUSES (RIGHT ANGLE)

村屋單向電纜沙井的標準詳圖(右角視圖)

DRAWN: C W WONG

DATE: 20 MAR., 2008

CHECKED: TOMMY HOI

APPROVED: W B LEE

SCALE: 1 : 20

SHEET(S) IN SET: 1

PROJECT NO.

CONTRACT NO.

ASSET MANAGEMENT

DRG. NO. T GEN 25500 DE 33 0219 01 - A

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER

Specification for manhole/draw pit backfilling

沙井或拉線井的規格

All manholes or draw pits which do not require routine access for maintenance shall be filled up with sifted soil/sand or sand bags. The soil/sand shall be thoroughly sifted through a wire mesh of 12.5mm holes to ensure no hard particles or stones are contained therein. Backfilled soil/sand shall be hand rammed, watered and consolidated thoroughly to the top of all manholes/draw pits.

If a manhole/draw pit is filled up with sand bags, the same type of sifted soil/sand shall be utilised.

所有非定期進入維修的沙井或拉線井定要用沙子/篩過的泥土或砂袋徹底填滿，泥土須要經過 12.5mm 鐵網篩過而沒有細石或堅硬物体，填滿的沙子/泥土要壓實及淋水，如果沙井或拉線井用砂袋填滿，沙子/泥土亦要同樣處理。

Photo of backfilled manhole / draw pit [insert Chinese version]



電纜管密封方法 (Cable Duct Sealing Methods)

電纜管或過路電纜管會受到地下水的滲入或害蟲攻擊。例如：水會通過電纜管和累積在地下設備裡如沙井及拉線井；這樣會產生衛生問題及對操作人員構成不便，所以電纜管端必須適當地密封以防止上述情況發生。

電纜管密封方法對處理電纜管是否附有或無電纜都是同樣的，建議應分別使用水泥-沙方法或標準管塞方法。以下簡介這兩種方法:-

(1) 水泥-沙方法(cement-sand method)



在水泥-沙混合物中，水泥和沙的份量是 1 比 3。此方法適用於密封已有電纜的電纜管



(2) 使用標準管塞密封空電纜管。



使用標準管塞密封空電纜管。

當電纜管連接到沙井、拉線井、電纜隧道、橋、支站及電纜槽時，電纜管端必須密封。

As a standard practice for installation, all cable duct entries including those leading to any manhole, draw pit, tunnel, bridge, substation or cable trough shall be sealed up as soon as the ducts have been installed. Duct plug shall be utilized for empty ducts while cement / sand method shall be applied for ducts with cable.

<i>Cement Sand Sealing</i>	<i>Duct Plug Sealing</i>
<p>Cement and sand is mixed at a ratio of 1:3 to seal a duct entry with cable running through it.</p> 	<p>An example of sealing cap adopted in sealing of empty ducts:</p> 

Our ref.: WE/L/243049/24-04/MKL/SL/WFF
(Scheme No.: SK-220499)

b.c.c. Mr. Kelvin Pun/ Mr. P.Y. Ma - CSSB (WER)
Mr. Stephen LI /Mr. Eric Fung- P&D (WER)
Mr. Eric Cheng— CB(WER)
Scheme File SK-220499
Filed EDMS

Appendix 2

Letter From the Lands Department



地政總署
大埔地政處
DISTRICT LANDS OFFICE/
TAI PO
LANDS DEPARTMENT

電話 Tel: 2654 1214
圖文傳真 Fax: 2650 9896
電郵地址 Email: gendlotp@landsd.gov.hk
本署檔號 Our Ref: (5) in DLO/TP 186/122/24
來函檔號 Your Ref: WESK2022-0499-01H

來函請註明本署檔號

Please quote our reference in your reply

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓
1/F., TAI PO GOVERNMENT OFFICES BUILDING,
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.

網址 Website : www.landsd.gov.hk

CLP Power Hong Kong Limited
3/F, East & West Region Office
1 To Wah Road, Jordan,
Kowloon, Hong Kong.



- 1 NOV 2024

Dear Sirs,

Excavation Permit in D.D. 209
Kei Ling Ha Lo Wai, Sai Kung North, Tai Po

Thank you for your application of **14.5.2024** requesting permission to excavate trenches for the proposed works, as indicated on the plan attached therewith, for a period of **6** months from the commencement date of the Excavation Permit. Further extension will be considered only on a need basis.

The office has no objection to your proceeding with the works as proposed in so far as it affects unleased land (other than streets maintained by Highways Department), subject to the works being effected in satisfactory manner and the following conditions :-

- (i) This consent is given subject to the terms and conditions of the Block Licence and to the payment of the administrative fee referred to in the last but one paragraph hereof;
- (ii) You are required to remove, relocate or divert the installation, at no cost to the Government of the Hong Kong Special Administrative Region ("the Government") and within 3 months notice, if so requested;
- (iii) You will accept full responsibility to indemnify the Government against all claims whatsoever arising from or in connection with the installation;
- (iv) No material should be dumped or stored nor shall any work commence within the boundaries of a public road without the prior written consent from Highways Department. If excavation is necessary, a separate application should be forwarded to Highways Department for the issue of an Excavation Permit;
- (v) You are required to pay the Government, on demand, the cost of making good any damage done to public roads or Government drains in the vicinity; and
- (vi) You should take all and adequate precautions at all times to prevent damage to existing services of whatsoever nature, roads, installations etc.

- 2 -

- (vii) You should also provide a set of coloured photos (size 4R in hardcopy) showing the site/alignment in full from different angles :
- (a) before commencement of works (within one month); and
 - (b) after completion of works (within one month).

You are required to report the actual commencement date of the excavation works with submission of site photos showing that the excavation works had been commenced and submit subsequent site photos every two months after the commencement date to show the progress of the excavation works.

The relevant Excavation Permit, fully endorsed, is returned herewith. Your attention is also drawn to the attached General and Additional Conditions to Excavation Permit for your compliance.

The relevant lot index plan(s) is/are attached for your reference. If the proposed sites encroach on private land, it is necessary for your Company to approach the lessee(s) for his/her consent/agreement before the commencement of the proposed works.

Please consult Planning Department and seek their agreement/permission before the commencement of the proposed works if those works are in conservation zones including "Green Belt", "Coastal Protection Area", "Conservation Area" and "SSSI".

Should you fail to make prior consultation with the relevant bodies as quoted in the previous paragraphs, consideration will be given to revoke this permission.

Please note that this permission is made without prior circulation to other Government departments and is subject to your satisfying the requirements of any other necessary departments, if any. If any other department raises an objection to your proposed works, this permission will be suspended pending the settlement of such objection or query and may be withdrawn if any objection is upheld or may be amended as appropriate.

Please note that the attached plan(s) should be only for your internal use in respect of the said application. It should in no way be released or inspected or seen by any other parties not directly involved in the subject matter.

- 3 -

_____ As a fee of _____ per Excavation Permit is charged, Demand Note No. _____ is enclosed for your settlement within 4 weeks from the date of the Demand Note.

Please amend your record plan accordingly.

Yours faithfully,



(TUNG Wai-lam)
for District Lands Officer, Tai Po

Encl.

c.c. Planning Department

N.B. PLEASE COMPLETE 2 COPIES AND SUBMIT BOTH WITH PLANS* TO THE DISTRICT LANDS OFFICE

OFFICIAL USE

Ref. : DLO/TP 186 /122/ 24
Permit No. 19641

EXCAVATION PERMIT

Section I

Application is hereby made to excavate trenches for the purpose of 11KV Cable Laying & Pole Erection at the location as indicated on the A3 size survey plan* of 1:1 000 scale attached herewith. It is certified that the routes shown on the attached plan are of one scheme and if rural villages are affected, the attached plan does not cover more than one rural village.

* only one A3 size survey plan shall be submitted for each application

The proposed duration and approximate size(s) of the excavation(s) are as follows :-

Item	Commencement Date	Duration of excavation	Size of excavation			Underground / above ground installation or both (See Note below)	Remarks
			Length	Width	Depth		
1	22/08/2024	6 months	11m	1m	1m	Underground	footpath
2			2m	1m	1.8m	Underground	footpath
3							
4							
5							

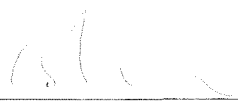
Note : If above ground installation is involved, its dimensions, materials, elevation and cross-section plans shall be provided for reference.

I / We undertake to observe the conditions accompanying the permit and all the provisions of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and all the subsidiary legislation made thereunder; and I / we agree to observe that the area affected shall on completion of the work be reinstated in all respects to the satisfaction of the District Lands Officer Sai Kung within a period of 30.0 days from date of completion of the work, and that such reinstatement shall be subject to a maintenance period of 12 months after completion of reinstatement.

I / We hereby authorize the Lands Department to disclose any personal data provided in the application form to other Government Bureaux / Departments or agents of them and other public / private organizations for considering and processing my / our application for excavation permit and related purposes (including but not limited to enforcement actions to be taken against any breach of the terms and conditions contained in the said permit, if issued).

I / We agree that the Lands Department may, in processing my / our application, collect my / our personal data from other relevant Government Bureaux / Departments or agents of them, public / private organizations and / or any other third party possessing my / our personal data for verification. In this connection, I / We authorize, and undertake to provide separate consent(s), if necessary, to these Government Bureaux / Departments or agents of them, public / private organizations and / or any other third party possessing my / our personal data to furnish the Lands Department with my / our personal data for processing this application.

I / We acknowledge that I / we have read and understood the "Note on Use of Personal Information" in this application form.

Applicant's Reference : WESK2022-0499-01H *Signed :* 

Name in block letters : Leung Chi Shing

Name of Utility Undertaking : CLP Power Hong Kong Limited

Date : 14/05/2024 *Tel. No. :* _____

Note on Use of Personal Information

Purpose of Collection	The personal data provided in your application will be used by the Lands Department for the purpose of considering and processing your application for excavation permit and related purposes (including but not limited to enforcement actions to be taken against any breach of the terms and conditions contained in the said permit, if issued). The provision of your name, telephone number and signature is obligatory. If you do not provide such information, the Lands Department may refuse to process your application.
Class of Transferees	The personal data provided may be disclosed to other Government Bureaux / Departments or agents of them and other public / private organizations for the purposes mentioned above.
Access to Personal Data	The individual who is the subject of the personal data has a right of access and correction with respect to personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule 1 of the Personal Data (Privacy) Ordinance (Cap. 486). Such right of access includes the right to obtain a copy of the personal data provided in this application upon payment of the applicable charge.
Enquiries	Enquiries concerning the personal data collected, including the request for access and corrections, should be addressed to: Departmental Personal Data Controlling Officer of the Lands Department 20/F North Point Government Offices 333 Java Road Hong Kong

OFFICIAL USE

Section II

To Applicant

In exercise of the authority vested in me, permission is hereby given for you to make the excavation(s) on Government land described above subject to the conditions accompanying this permit and all the provisions of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and all the subsidiary legislation made thereunder. This permit expires on - 1 MAY 2025.

Signed : 

for District Lands Officer, Tai Po

Date : - 1 NOV 2024

Name of Officer : **TUNG Wai-lam**

28.10.2021

Supplementary of EXCAVATION PERMIT

District Lands Officer : Sai Kung

Applicant's Reference : WESK2022-0499-01H

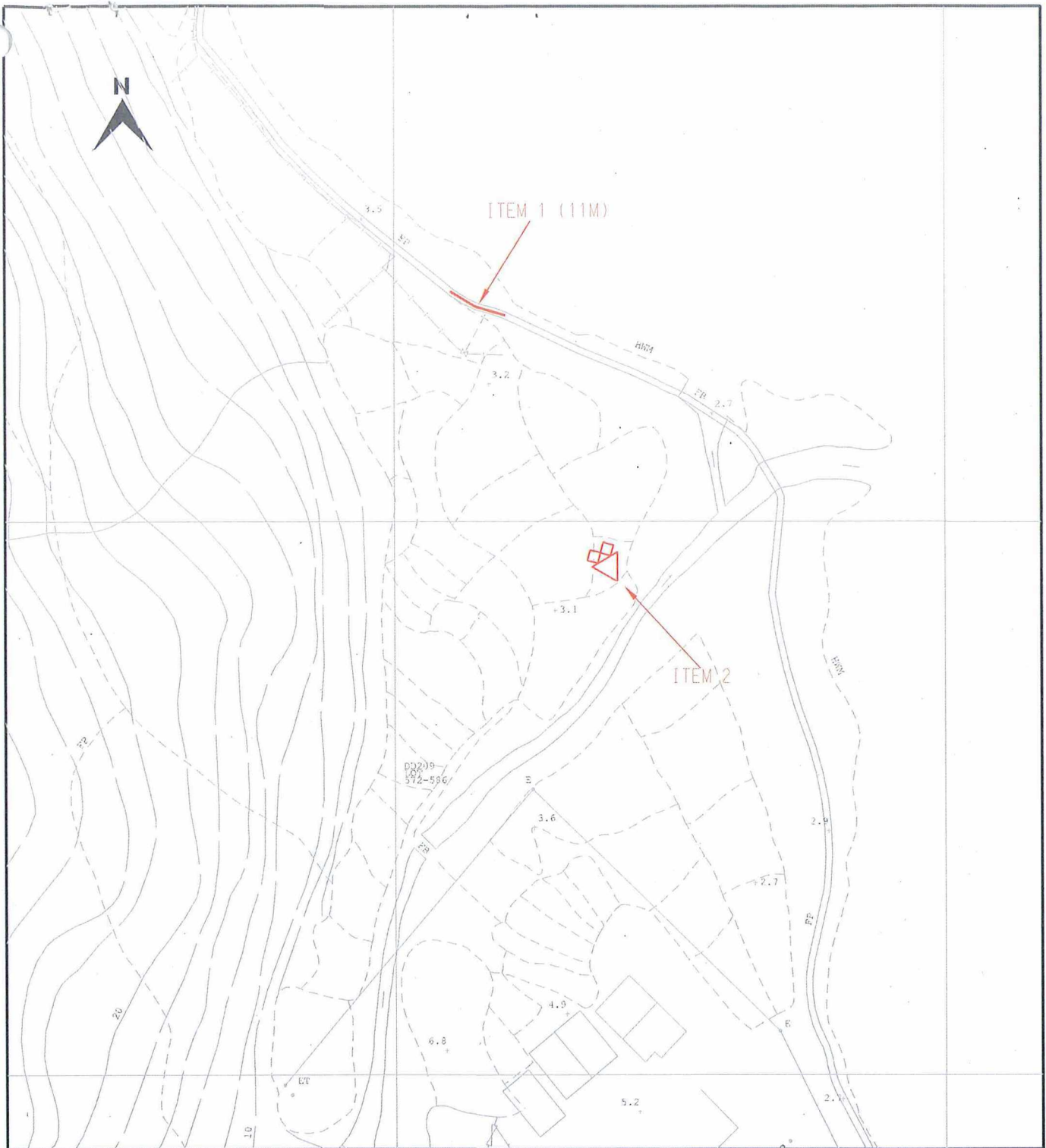
Site Location : Near Kai Ling Ha Lo Wai Sai Kung

Site Contact Person : Sze Kin Ning

Site Contact Phone Number : _____

☐ Over 5 items, please fill-in below table.

Item	Commencement Date	Duration of excavation	Size of excavation			Underground / above ground installation or both (See Note below)	Remarks
			Length	Width	Depth		
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							



CLP 中電

LEGEND

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
- OVERHEAD LINE & POLE TO BE REMOVED
- PROPOSED TREE TRIMMING / CUTTING
- EXISTING POLE MOUNTED TRANSFORMER
- PROPOSED POLE MOUNTED TRANSFORMER
- PROPOSED STAY / STAY POLE
- PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR

TITLE : 11kV CABLE LAYING & POLE ERECTION
NEAR KAI LING HA LO WAI
SAI KUNG

MAP NO : 08NW21D

DRAWN : H.Y. WONG

E/O NO :

CHECKED : K.N. SZE

REGION : WE

O.C. : SK

DATE : 06-05-2024

PROJECT REF. : SK2022-0499

SCALE : 1:1000

PLAN REF. : WESK2022-0499-01H

CONDITIONS OF EXCAVATION PERMIT

1. In addition to the conditions set out in this permit, the permittee shall comply with all the relevant provisions of the Land (Miscellaneous Provisions) Ordinance, Cap. 28 ("the Ordinance"), and the provisions of any other legislation relating to the work covered by this permit.
2. Any or all pipes, cables, ducts, manhole covers, valve boxes or any other constructions or installations necessary for the use of the said pipes etc. installed in connection with the work in this excavation permit shall be adjusted, realigned or removed, at no expense to Government, whenever required by the Authority.
3. No structures shall be erected within the area covered by this permit.
4. The permittee shall prevent obstruction or damage to or interference with any public roads or recognised rights of way, telephone or telegraph lines or cables, electric cables and lines, dams or irrigation channels, watermains, conduits or waterworks. For this purpose, trial holes shall be made by the permittee to locate any utility plant before major excavation takes place.
5. The permittee shall, if he requires to fell any trees, seek the prior approval of the District Lands Officer, Tai Po.
6. The permittee shall ensure that no watercourse within the boundaries of the permit area is in any way disturbed by excavations and shall take adequate steps, where necessary by provision of retaining walls, to prevent the deposition of spoil or debris or silt in any such watercourse and, in the event of any accidental deposition occurring, shall forthwith remove the material from the affected watercourse.
7. All excavations shall be carried out in a careful and controlled manner so that no inconvenience or danger is caused to members of the public as a result of such excavation works.
8. During the whole time the area is occupied by him, the permittee shall keep the area in a tidy and clean condition and free of litter and rubbish as required by the Public Health and Municipal Services Ordinance, Cap. 132, and to the satisfaction of the Authority who has the right to enter such area and remove any excavation material or other materials at the cost of the permittee when deemed necessary.

9. The permittee shall dump spoil or debris in such manner and at such place as the District Lands Officer, Tai Po may direct and to his satisfaction, failing which the Authority may cause such materials to be removed at the permittee's expense.
10. In the event of spoil or debris from the permit area or from other areas affected by the excavation of the site being eroded and washed down onto public lanes or roads or into road-culverts, sewers, stormwater drains or nullahs or other Government properties, the permittee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other Government properties.
11. The permittee shall indemnify and keep indemnified Government against all losses and claims for injury or damage to any person or property, nuisance, disruption or interference whatsoever which may arise out of or in consequence of the work of the permittee, and against all claims, demands, proceedings, damages, costs, charges or expenses whatsoever in respect thereof or in relation thereto.
12. Every excavation and obstruction on a public thoroughfare, access, track or footpath shall be adequately enclosed by barriers and warning lights and traffic signals shall be provided where necessary for the safety of vehicular traffic and pedestrians and the area shall be clearly marked by night with efficient red lights.
13. On the expiration of the permit, the permittee shall reinstate the ground and leave the permit areas in a clean and tidy condition to the satisfaction of the District Lands Officer, Tai Po.
14. The permittee shall notify the District Lands Office, Tai Po upon completion of the reinstatement work or in case of any cancellation of the excavation work.
15.
 - (a) Should the permittee fail to backfill or reinstate and make good the permit area to the satisfaction of the Authority, Government can cause such works to be carried out and shall recover from the permittee all expenses incurred which may include administrative charges.
 - (b) The permittee shall maintain the permit area for a period of 12 months from the date of completion of the reinstatement works to the satisfaction of the Authority.

16. Work must be carried out as expeditiously as possible. This permit expires on the date specified in Section II of this permit and unless extended by the Authority, the excavation must be backfilled by that time. Excavation made without a valid permit may result in prosecution under section 10(2)(b) of the Ordinance under which a fine at level 5 and six months' imprisonment may be imposed. It should be noted that extensions of permits are not granted automatically by the Authority and that the permittee must give adequate reasons.
17. The permittee shall be responsible for seeing that any one or more of the bodies listed below receives prior notification of his intention to open up any Government land including such public roads and paths whether or not maintained by the Highways Authority should they provide such service or services or installations within the vicinity of the permit area :-

* The Hong Kong Electric Co. Ltd. / CLP Power Hong Kong Ltd.

PCCW - HKT Telephone Ltd.

Hong Kong & China Gas Co. Ltd.

Wharf T&T Ltd.

Hutchison Globe Communications Ltd.

Towngas Telecommunications Fixed Networks Ltd.

Hong Kong Broadband Network Ltd.

Hong Kong Cable Television Ltd.

Hong Kong Tramways Ltd.

New World Telecommunications Ltd.

HKC Network Ltd.

Rediffusion (H.K.) Ltd.

SmarTone Communications Ltd.

Divisional Commander/ (# Insert appropriate Division, e.g. Hong Kong Central), Fire Services Department

Chief Engineer/ * HK / KLN / NTE / NTW, Water Supplies Department

Director of Drainage Services

Director of Agriculture, Fisheries and Conservation

Chief Highway Engineer/ * HK / KLN / NTE / NTW, Highways Department (*Only if public highways and paths, etc. maintained by Highways Department are affected*)

* Select as appropriate

Insert as appropriate

18. The Authority may impose in writing at any time any additional requirements which he deems necessary and these should be complied with by the permittee.
19. In the event of contravention of any of these conditions or additional conditions, this permit may be cancelled forthwith without compensation.

ADDITIONAL CONDITIONS

1. The pipes, cables, ducts etc. shall be laid at such a depth as to give a minimum cover of 450 mm beneath the surface of footpaths, but in main traffic arteries or bus routes, the minimum cover will be 900 mm or such other depth as may be approved in writing by the Authority. In special circumstances, where in the opinion of the Authority damage to or a fault in the service is likely to cause damage to the road or adjoining property, the Authority may require special precaution to be taken at the time the service is laid. All such pipes, cables, ducts etc. are laid entirely at the risk of the permittee.

地段索引圖
LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

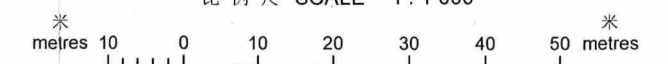
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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
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比例尺 SCALE 1:1 000



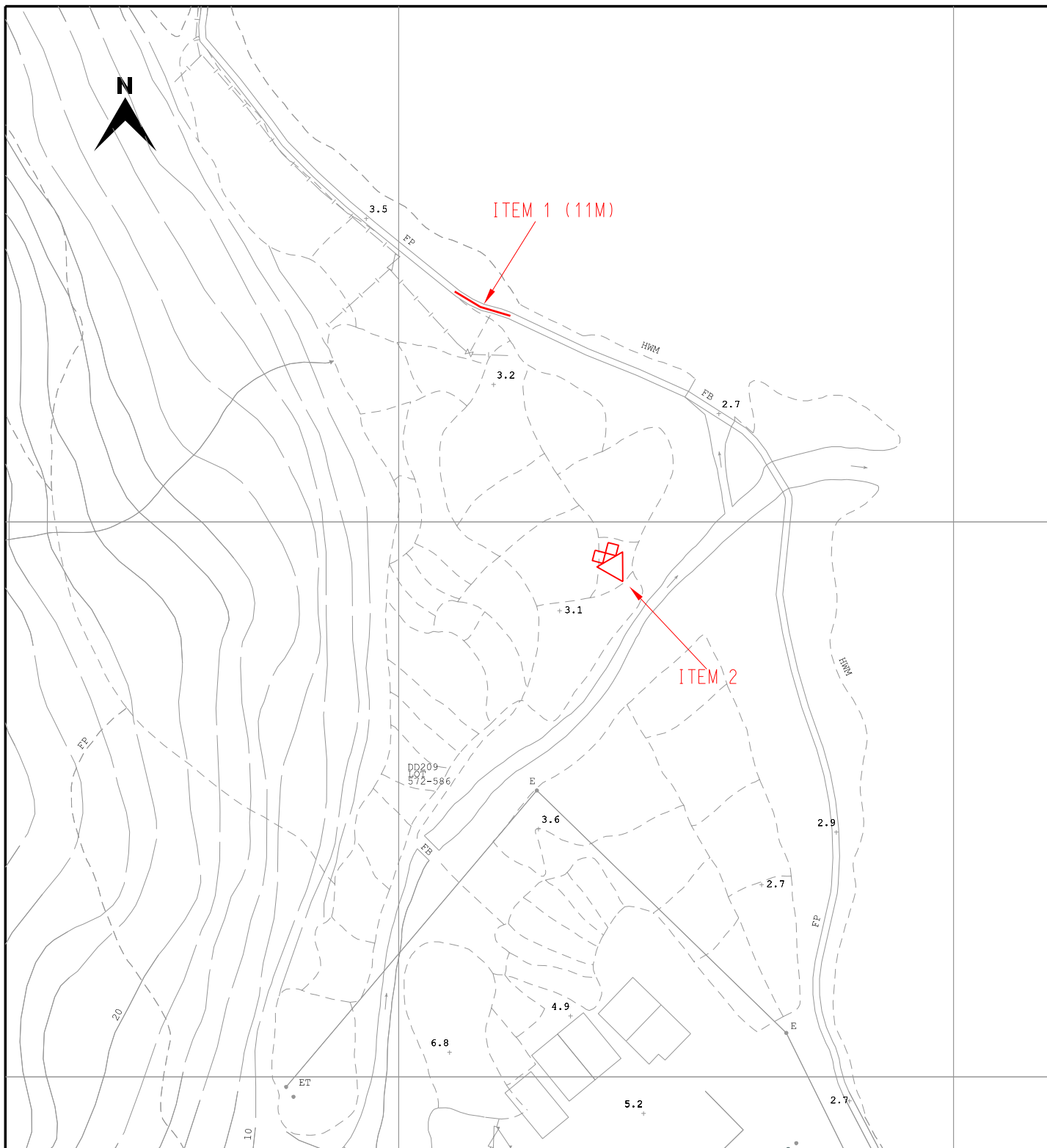
Locality :

Lot Index Plan No. : LC20240606085206

District Survey Office : Tai Po

Date :06-Jun-2024

Reference No. : 8-NW-21D



TITLE : 11kV CABLE LAYING & POLE ERECTION
NEAR KAI LING HA LO WAI
SAI KUNG

MAP NO : 08NW21D

LEGEND

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOFF BOX
- EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
- OVERHEAD LINE & POLE TO BE REMOVED
- PROPOSED TREE TRIMMING / CUTTING
- EXISTING POLE MOUNTED TRANSFORMER
- PROPOSED POLE MOUNTED TRANSFORMER
- PROPOSED STAY / STAY POLE
- PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR

DRAWN : H.Y. WONG

E/O NO :

CHECKED : K.N. SZE

REGION : WE

O.C. : SK

DATE : 06-05-2024

PROJECT REF. : SK2022-0499

SCALE : 1:1000

PLAN REF. : WESK2022-0499-01H

Appendix 3

Approval Letter for Related Planning Application (A/NE-SSH/146) and Supporting Drawings

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/NE-SSH/146

By Post & Fax (2323 3662)

17 February 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn.: Matthew Ng / Orpheus Lee)

Dear Sir/Madam,

Proposed Excavation of Land (Installation of Pole with Switchgear for Permitted Agricultural Use) in “Coastal Protection Area” Zone, Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung

I refer to my letter to you dated 31.1.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 3.2.2027, 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 TPB also agreed to advise you to note the advisory clauses as set out at Appendix III of the TPB Paper.

Regarding the determination on commencement of an approved development, please refer to TPB Guidelines No. 35D for details. If you wish to seek an extension of the validity of this permission, you may submit an application under 16A of the Town Planning Ordinance to the TPB no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider the application if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35D and 36B for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/712_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 3.2.2023 is 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 10.3.2023). 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.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Harris Liu of Sha Tin, Tai Po & North District Planning Office at 2158 6372.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CC/cl

Extracted from Confirmed Minutes of 712th Meeting of RNTPC held on 3.2.2023

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/146 Proposed Excavation of Land (Installation of Pole with Switchgear for Permitted Agricultural Use) in “Coastal Protection Area” Zone, Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung
(RNTPC Paper No. A/NE-SSH/146)

Presentation and Question Sessions

42. With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

43. In response to a Member’s question on the relationship between the proposed excavation area of 0.35m² and the delineation of the application site (the Site) boundary with an area of 58m², Mr Harris K.C. Liu, STP/STN, said that according to the applicant, the application was for the proposed excavation of land with a total area of 0.35m² only and the Site with an area of 58m² covered an extended area for a safety clearance zone and a works area which would be subject to vegetation clearance during construction.

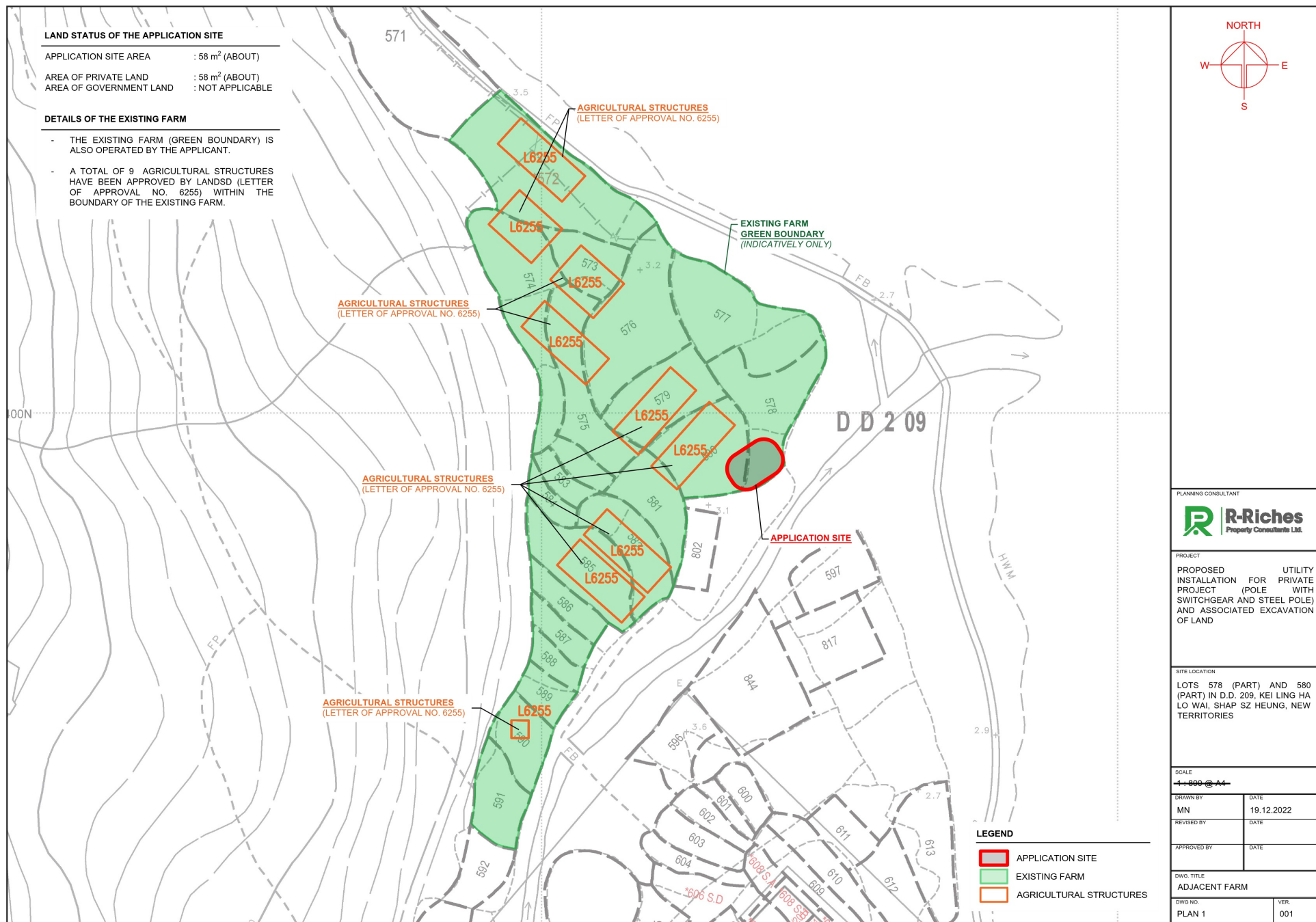
Deliberation Session

44. The Chairman remarked that the proposed development would serve an active farm and was small in scale, and there was no adverse comment from relevant government departments on the application.

45. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 3.2.2027, and after the said date, the permission should cease to have

effect unless before the said date, the development permitted was commenced or the permission was renewed.

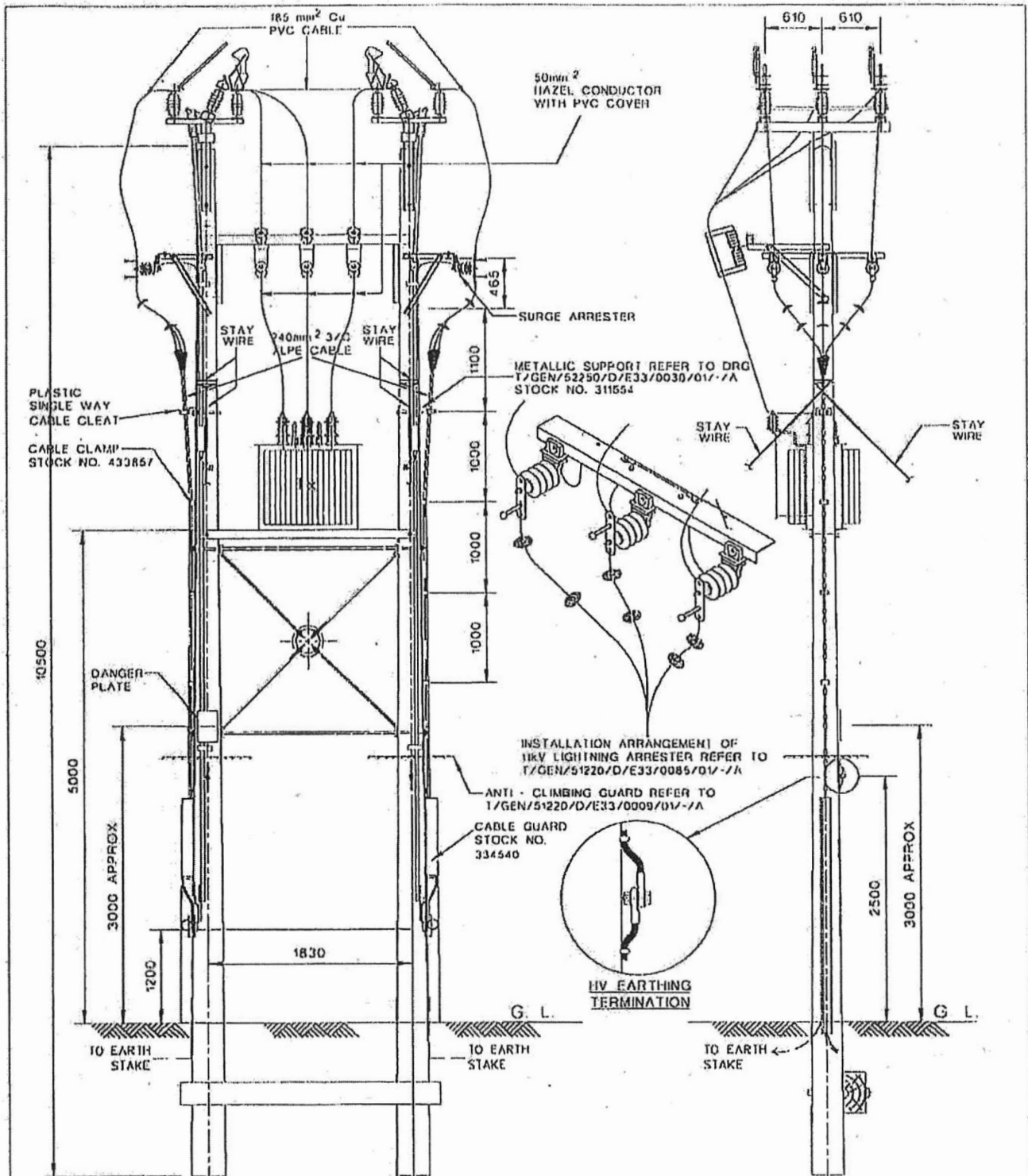
46. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.



參考編號
REFERENCE No. A/NE-SSH/146

繪圖 DRAWING A-1

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



NOTES:

1. THIS CONFIGURATION WAS A REPIA OF EXISTING INSTALLATIONS PRIOR TO YEAR 2000 AS REQUESTED BY QC-OIL
2. PLEASE REFER TO THE MEMO REF : M/06510/02-06/JC/JC DATED 24/6/02 AND STRUCTURAL ENGINEER'S REPORT (MEINHARDT) ON 21/5/2002.
3. FOR OPERATION ON EQUIPMENT PLEASE REFER TO RELEVANT DSM CHAPTER.
4. FOR DETAILS OF INDIVIDUAL CONSTRUCTION PLEASE REFER TO RELEVANT STANDARD DRAWING.
5. ALL DIMENSIONS ARE IN mm.

CLP 中電

DRAWN: S.C.T.O. DATE: 5-5-2000
 CHECKED: C.Y.M. / F.CHOY APPROVED: K.S.YEUNG
 SCALE: NTS SHEET(S) IN SET: 1

ASSET MANAGEMENT

REVS.	25.2.02	21.3.03									
	A	B	C	D	E	F	G	H	J	K	L
INITIAL	H.C.C.	H.C.C.									
TITLE .											
TYPICAL LAYOUT FOR DOUBLE POLES INSTALLATION WITH TWO ISOLATORS AND FUSED TRANSFORMER FED BY CABLES											
PROJECT NO.						CONTRACT NO.					
DRG. NO. T GEN 51220 D E33 00084 01 B A											

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參考編號

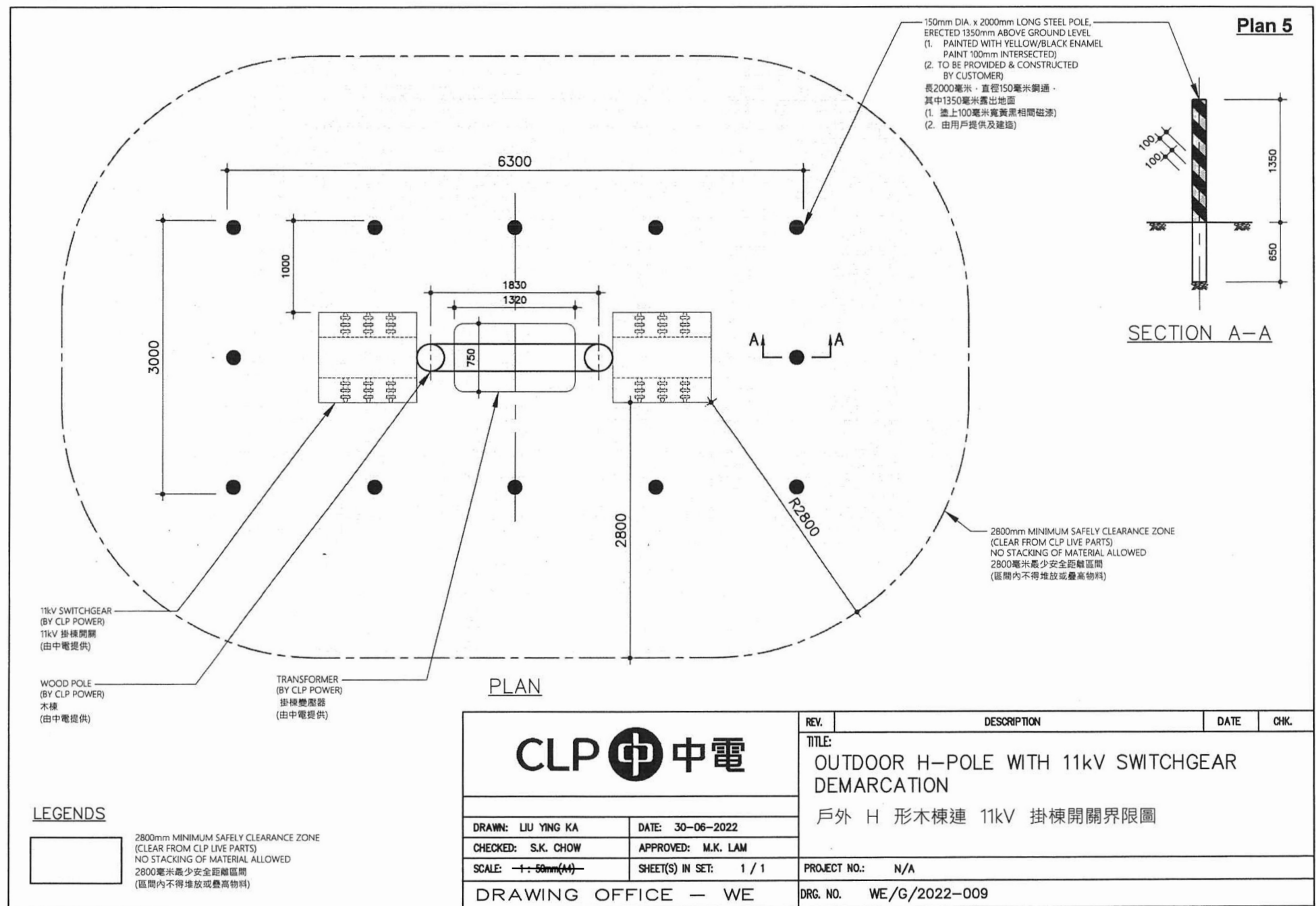
REFERENCE No.

A/NE-SSH/146

繪圖 DRAWING A-2

(來源：申請人建議書)

(SOURCE: APPLICANT'S SUBMISSION PLAN)



參考編號

REFERENCE No. A/NE-SSH/146

繪圖 DRAWING A-3

(來源：申請人建議書)

(SOURCE: APPLICANT'S SUBMISSION PLAN)