

Proposed Utility Installation for Private Project (Electricity Package Substation) and Associated Excavation and Filling of Land - Lots 3235 S.B, 3235 RP (Part) and Adjoining Government Land, D.D. 104, Chuk Yuen Tsuen, Yuen Long, New Territories

1. Introduction

This Planning Statement is submitted under Section 16 of the Town Planning Ordinance (Cap. 131) to support an application for a proposed electricity package substation and associated excavation and filling works. The application site has a total area of approximately 359.1m², including about 62.4m² of Government Land. The proposed substation will occupy a footprint of about 59.6m² with a building height of 5m. To facilitate its construction and underground cabling, excavation of approximately 131.4m² to a depth not exceeding 2m is required. A run-in/out and access road are proposed, which are presently of packed soil surface; land filling for road pavement is therefore required. Land filling of approximately 62.4m² with a depth of about 10–25cm will be carried out in the Government Land portion, and approximately 93.2m² with a depth of about 25cm in the private land portion, both as indicated on Drawing SK-02..

The site falls within the “Village Type Development” (“V”) zone and “Residential (Group D)” zone on the approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9. According to the Notes of the OZP, for V zone, within which the proposed electricity package substation will be situated, “Utility Installation for Private Project” is a Column 2 use, which may be permitted upon application to the Town Planning Board. For both the “V” and “R(D)” zones, the associated excavation and land filling works also require planning permission from the Town Planning Board.

The application also includes a vehicular access road of not less than 4.5m in width, crossing both private land and Government Land. The portion of the alignment within the private lots falls entirely inside the “Village Type Development” zone. The section on Government Land straddles two zones, partly within the “Village Type Development” zone and partly within the “Residential (Group D)” zone. This zoning arrangement is immaterial to the proposal, as the road is not intended for any independent use but solely to provide compliant vehicular access to the substation in accordance with Buildings Department requirements.

2. Site Profile

The application site is located at the western fringe of Chuk Yuen Tsuen, accessible via Ha Chuk Yuen Road. It is currently vacant, generally flat, and covered with vegetation. The surrounding area is predominantly rural in character, with village houses and unused land nearby.

3. Planning Context

The planning intention of the “Village Type Development” (“V”) zone is to designate recognized villages and areas suitable for expansion, primarily for the development of Small Houses by indigenous villagers. Supporting facilities such as utility installations are considered appropriate within this zone.

The site has previously been the subject of approved applications for land and pond filling to facilitate Small House development (2007 and 2009). More importantly, Planning Application No. A/YL-MP/259 was approved by the Town Planning Board in 2017 for a proposed electricity package substation and associated excavation of land on the exact same

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lots as the current application. That earlier proposal was almost identical in nature, with only minor differences in parameters such as footprint and site area.

The approval under A/YL-MP/259 subsequently lapsed due to a change in the development schedule, which meant the works could not be commenced within the statutory validity period of the permission. The lapse was procedural rather than substantive, and does not reflect any objection to the planning merits of the proposal. The present application therefore represents a continuation of the same planning logic, updated to reflect the revised programme and minor design adjustments.

4. Development Proposal

The proposed electricity package substation will be constructed and operated by CLP Power. It will occupy approximately 59.6m² and require excavation of about 131.4m² to a depth not exceeding 2m, based on the engineering footprint required for foundations and underground cabling.

The substation is intended to serve Small House developments within Chuk Yuen Tsuen. At this stage, the houses expected to be connected include:

Count	House No.	Lot No.
1	1	Lot 3235 s.A, 3236 s.A & 3237 s.A
2	2	Lot 3236 s.B & 3237 s.B
3	3	Lot 3236 s.C, 3237 s.C & 3238 s.A
4	5	Lot 3237 s.D & 3238 s.B
5	6	Lot 3237 s.E & 3238 s.C
6	7	Lot 3238 s.D & 3239 s.A
7	8	Lot 3239 s.B
8	9	Lot 3235 s.D, 3236 s.D & 3237 s.F
9	10	Lot 3235 s.E, 3236 s.E & 3237 s.G
10	11	Lot 3236 s.F, 3237 s.H & 3238 s.E
11	12	Lot 3236 s.G, 3237 s.I & 3238 s.F
12	13	Lot 3241 s.A
13	15	Lot 3241 RP & 3245 s.A
14	16	Lot 3245 s.B
15	17	Lot 3245 s.C
16	18	Lot 3245 s.D
17	19	Lot 3245 s.E
18	20	Lot 3245 s.F
19	21	Lot 3245 s.G
20	22	Lot 3245 s.H
21	23	Lot 3245 s.I
22	25	Lot 3245 s.J
23	26	Lot 3245 s.K

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24	27	Lot 3244 RP & 4658 s.A ss.39
25	28	Lot 3244 s.D & 4658 s.A ss.38
26	29	Lot 3244 s.C & 4658 s.A ss.37
27	30	Lot 3244 s.B & 4658 s.A ss.36
28	31	Lot 3244 s.A & 4658 s.A ss.35

A vehicular access road of not less than 4.5m in width is included in the application. The alignment of this road crosses both private land and Government Land. The portion on private lots falls entirely within the “Village Type Development” zone, while the portion on Government Land straddles both the “Village Type Development” and “Residential (Group D)” zones. This zoning situation does not affect the planning merits of the proposal, as the road is ancillary to the substation and not a separate land use. The Buildings Department requires building plans for utility installations to demonstrate proper and available vehicular access of at least 4.5m width with valid planning permission, and the inclusion of the road ensures compliance with this requirement. The applicant is prepared to assume responsibility for the Government Land portion through a Short Term Tenancy if required.

5. Planning Justifications

The proposal is justified on the following grounds:

5.1 Essential Infrastructure:

The electricity package substation is a critical facility to support the continued expansion of Chuk Yuen Tsuen. Without reliable electricity supply, new Small House developments cannot be occupied or serviced. The substation therefore plays a direct role in enabling the planning intention of the “Village Type Development” zone, ensuring that village expansion is supported by modern infrastructure.

5.2 Consistency with Planning Intention

The “Village Type Development” zone is intended to accommodate recognized villages and their expansion. Utility installations that directly serve these villages are consistent with this intention. The proposed substation is not a commercial or industrial use; it is a supporting facility that sustains the residential function of the zone.

5.3 Scale and Compatibility

The proposed substation is modest in size, with a footprint of about 59.6m² and a height of 5m. As a standard CLP package substation, its compact form ensures it will not dominate the surrounding landscape or conflict with the existing rural and village setting. Its scale and function are consistent with similar installations already approved in comparable “Village Type Development” zones.

5.4 Precedent Approval

The Town Planning Board has already approved a nearly identical proposal under A/YL-MP/259 in 2017 on the same lots. That approval confirms the planning merits of such a

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facility in this location. The current application is essentially a renewal of that approval, updated to reflect minor parameter changes and a revised development schedule.

5.5 Safety Compliance

The proposed substation will be constructed and operated by CLP Power in accordance with all relevant statutory safety requirements and government regulations. These standards ensure that electromagnetic field levels remain within recognized safe limits for both workers and the public.

5.6 Traffic Impact

The traffic impact of the proposal is expected to be negligible. During construction, traffic will be temporary and limited to the delivery of materials and equipment. Once operational, the substation will not generate daily traffic. CLP staff will only visit the site for inspection and maintenance, which, based on standard practice for similar facilities, is estimated to occur fewer than five times per year. This low frequency demonstrates that the proposal will not create any measurable increase in traffic load on the local road network.

6. Conclusion

The proposed electricity package substation and associated excavation works are necessary to provide essential infrastructure for village expansion in Chuk Yuen Tsuen. The inclusion of the access road is critical to satisfy Buildings Department requirements for proper vehicular access and to ensure smooth construction and long-term maintenance. The development is consistent with the statutory planning framework, compatible with the surrounding environment, and will not generate adverse health, environmental, visual, or traffic impacts.

Approval is respectfully sought from the Town Planning Board under Section 16 of the Town Planning Ordinance.