

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/352

- Applicants** : CLP Power Hong Kong Limited represented by Kum Shing Civil Engineering Limited
- Site** : Government Land (GL) in D.D. 104, Tai Sang Wai, Yuen Long
- Site Area** : About 51m²
- Lease** : GL
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11
(currently in force)
- Approved Nam Sang Wai OZP No. S/YL-NSW/10
(at the time of submission)
- Zonings** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) *[restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys]*
(no change on the current OZP)
- Application** : Proposed Public Utility Installation (Underground Power Cable) and Associated Excavation and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed public utility installation (underground power cable) and associated excavation and filling of land at the application site (the Site), which falls within an area zoned “OU(CDWRA)” on the OZP (**Plan A-1**). According to the Notes of the OZP for “OU(CDWRA)” zone, ‘Public Utility Installation’, which is a Column 2 use, as well as excavation and filling of land require planning permission from the Town Planning Board (the Board). The Site is located along the existing footpath of Kam Pok Road West with brick paving (**Plans A-2 to A-4**).
- 1.2 According to the applicant, the proposed installation involves laying two underground power cables of about 51m in length with excavation of land for a cable trench of 1m in width and 1.2m in depth, resulting in a total excavation area of about 51m². It is required for provision of extra electricity supply for a

storage use¹ at Lot 3719 S.Q ss.1 S.C RP in D.D. 104 (the Lot) located to the immediate northeast of the Site (**Drawing A-1 and Plan A-2**). The storage use is currently served by an existing power supply circuit covering the Lot and the adjacent lots, and the proposed installation is required to serve as a separated power supply source for the Lot due to change in operation mode. Upon installation of the proposed underground cables, the entire cable trench will be back-filled to the ground level and the existing footpath will be reinstated. No tree felling is required for the proposed installation and excavation of land. All construction activities will be carried out in daytime hours only (i.e. 10:00 a.m. to 4:00 p.m). The installation works are anticipated to be completed by December 2025. The location plan and section plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on (**Appendix I**) 22.7.2025 and Supplementary Information (SI) received on 25.7.2025
- (b) Further Information (FI) received on 11.9.2025 * (**Appendix Ia**)

** accepted and exempted from publication and recounting requirement*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FI at **Appendices I to Ia** respectively. They can be summarised as follows:

- (a) The proposed installation is for the provision of extra electricity supply for the operation of an existing storage use which is intended to serve as a separated power supply source for the Lot due to change in operation mode.
- (b) All construction activities will be carried out in daytime hours (i.e. 10:00 a.m. to 4:00 p.m.) only. Mitigation measures will be carried out and relevant guidelines for construction works near water mains will be adopted during the construction period to mitigate the potential impacts arising from the proposed installation works. Upon completion of works, the works area will be back-filled to the ground level and the existing footpath will be reinstated. No tree felling will be involved for the proposed works. The proposed installation is small in scale, no significant adverse impact from visual, landscaping and environmental perspectives is anticipated.
- (c) An excavation permit application along Kam Pok Road West has been submitted to Highways Department (HyD) for the proposed excavation works.

¹ According to Planning Department's (PlanD) record, the storage use at the Lot existed before the gazettal of the Interim Development Permission Area Plan No. IDPA/YL-NSW/1 on 17.8.1990.

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

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPG PG-No. 31B) are not applicable to the application.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C) is relevant to this application. The Site falls within the Wetland Buffer Area (WBA) and relevant extract of the said Guidelines is attached at **Appendix II**.

5. Background

The site is not subject to any active planning enforcement action.

6. Previous Application

There is no previous application involving the Site.

7. Similar Application

There is a similar application (No. A/YL-NSW/322) for public utility installation (low voltage underground cable) with associated excavation and filling of land within the same “OU(CDWRA)” zone in the vicinity of the Site in the past five years. The application was approved by the Committee on 4.10.2024 mainly on the considerations that the proposed installation was to provide electricity supply to an adjacent proposed shop and services use covered by valid planning permission (No. A/YL-NSW/330) (**Plan A-1**) and generally not in conflict with the planning intention of the “OU(CDWRA)” zone; the proposed installation was small in scale and not incompatible with the surrounding areas; significant adverse impacts on the surrounding areas were not anticipated; and relevant government departments consulted generally had no adverse comment on the application. Details of the similar application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

8.1 The Site is:

- (a) located along the existing footpath of Kam Pok Road West with brick paving; and
- (b) located within the WBA of the Deep Bay Area.

- 8.2 The surrounding areas of the Site comprise predominantly open storage yards, logistics, warehouses, a shop and a grassland. To the immediate northeast of the Site is a storage use that the proposed installation is intended to serve (see also footnote 1) (**Plan A-2**).

9. Planning Intention

- 9.1 The planning intention of the “OU(CDWRA)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.
- 9.2 According to the Explanatory Statement of the OZP, filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within the “OU(CDWRA)” zone, permission from the Board is required for such activities.

10. Comments from the Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV and V** respectively.

11. Public Comment Received During Statutory Publication Period

On 29.7.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed public utility installation (underground power cable) with associated excavation and filling of land at the Site zoned “OU(CDWRA)” on the OZP (**Plan A-1**). The proposed installation is to provide extra electricity supply for a storage use at the Lot to the immediate northeast of the Site. Upon installation of the underground cables, the entire cable trench will be back-filled to ground level and the existing footpath will be reinstated. No tree felling would be involved for the proposed installation. The proposed installation with associated excavation and filling of land is considered generally not in conflict with the planning intention of the “OU(CDWRA)” zone.

- 12.2 Filling and excavation of land within the “OU(CDWRA)” zone require planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department, Director of Environmental Protection and Director of Agricultural, Fisheries and Conservation (DAFC) have no objection to or no comment on the application from drainage, environmental and nature conservation perspectives respectively.
- 12.3 The Site is located along the existing footpath of Kam Pok Road West with brick paving. The proposed installation, which is small in scale (only involves land area of about 51m²), is considered not incompatible with the surrounding areas which are occupied predominantly by open storage yards, logistics, warehouses, a shop and a grassland (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of PlanD considers that significant landscape impact arising from the proposed installation is not anticipated and has no comment on the application from landscape planning perspective.
- 12.4 While the Site falls within the WBA of the TPB PG-No. 12C, it is specified in TPB PG-No. 12C that planning applications for public utility installation (electricity mast, lamp pole, pipeline and telephone booth only) are exempted from the requirement of Ecological Impact Assessment. As mentioned in paragraph 12.2 above, DAFC has no objection to the application from nature conservation perspective.
- 12.5 Other concerned government departments consulted, including the Commissioner for Transport, Chief Highway Engineer/New Territories West of HyD, Director of Fire Services and Director of Electrical and Mechanical Services, have no objection to or no adverse comment on the application.
- 12.6 There is an approved similar application within the same “OU(CDWRA)” zone in the vicinity of the Site in the past five years as mentioned in paragraph 7 above. Approving the current application is in line with the Committee’s previous decision.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 19.9.2029, 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 recommended advisory clauses are attached at **Appendix V**.
- 13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 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.

15. Attachments

Appendix I	Application Form with attachments received on 22.7.2025 and SI received on 25.7.2025
Appendix Ia	FI received on 11.9.2025
Appendix II	Extract of TPB PG-No. 12C
Appendix III	Similar Application
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Section Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2025**