

This document is received on 2025-07-15
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLC/192
	Date Received 收到日期	2025-07-15

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

1. Name of Applicant 申請人姓名/名稱

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

CLP POWER HONG KONG LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Hargreaves Power Services (HK) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government land in DD316L, Lo Wai Village
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 18 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 18 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SLC/23
(e) Land use zone(s) involved 涉及的土地用途地帶	CA
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道
	☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約
	☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約
	☒ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 Pole: 1.8m(D) Stay: 1.5m(D)
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Public Utility installation (Pole & stay erection) and associated excavation of land

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

(a) Nature and scale 性質及規模	☒ Public utility installation 公用事業設施裝置												
	☐ Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Stay Erection</td> <td>12</td> <td>size of excavation: 1m x 1m x 1.5m</td> </tr> <tr> <td>Pole of Erection</td> <td>6</td> <td>size of excavation: 1m x 1m x 1.8m</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Stay Erection	12	size of excavation: 1m x 1m x 1.5m	Pole of Erection	6	size of excavation: 1m x 1m x 1.8m			
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
Stay Erection	12	size of excavation: 1m x 1m x 1.5m											
Pole of Erection	6	size of excavation: 1m x 1m x 1.8m											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

.....

.....

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Within 3 months from getting of approval by TPB

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

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

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☐
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) 	Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

New electricity supply is for providing new electricity supply to the applicant's meter box, and there will be no adverse impact on the environments in term of land use, trees, sewerage, traffic, waste and land landscape. The impact during construction have been carefully accessed.

11. Declaration 聲明

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

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

Signature
簽署

.....
Wong Sze Long
.....

Name in Block Letters
姓名（請以正楷填寫）

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

Engineer
.....

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Hargreaves Power Services (HK) Limited
.....

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

Date 日期

04/12/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Government land in DD316L, Lo Wai Village		
Site area 地盤面積	18 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 18 sq. m 平方米 ☒ About 約)		
Plan 圖則	S/SLC/23		
Zoning 地帶	CA		
Applied use/ development 申請用途／發展	Public Utility installation (Pole & stay erection) and associated excavation of land		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	

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

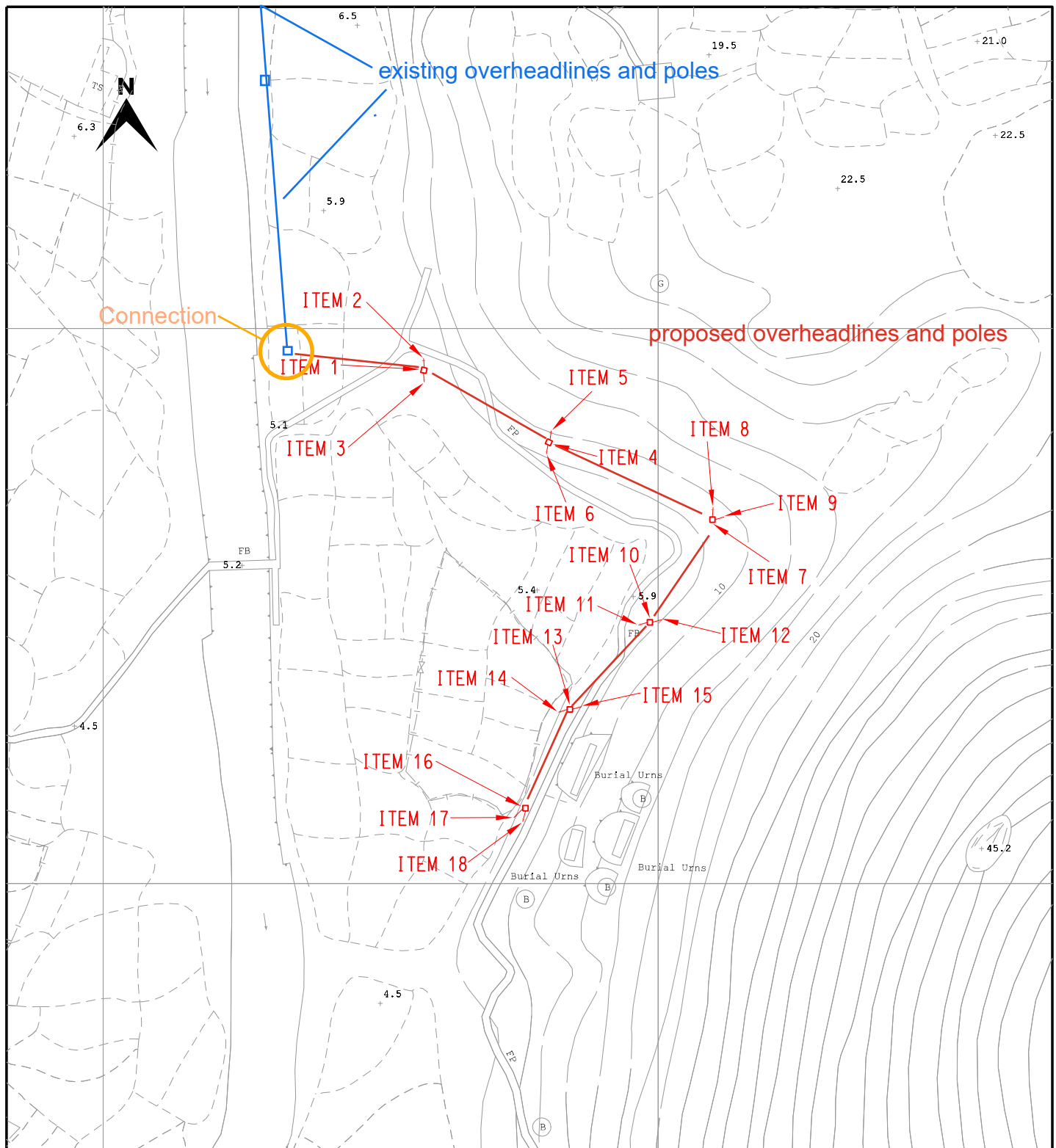
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s)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

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

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

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

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CLP 中電

TITLE : Pole & Stay Erection
Near Lo Wai Village

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 JOINING / 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

MAP NO : 14NW01B

DRAWN : BENSON

E/O NO :

CHECKED : S.M.KWONG

REGION : WE

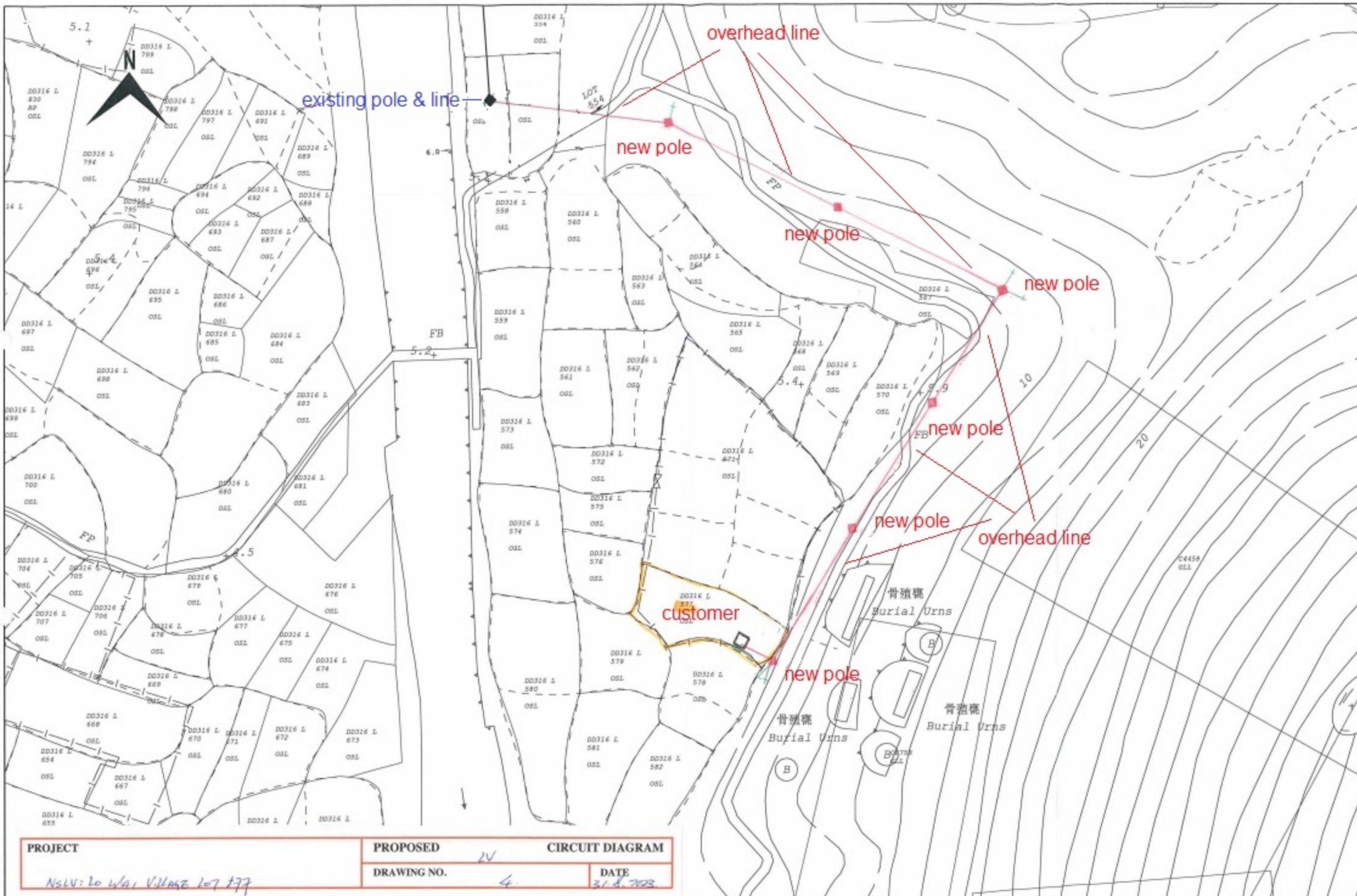
O.C. : LT

DATE : 06-10-2023

PROJECT REF. : LT2023-0332

SCALE : 1:1000

PLAN REF. : WELT2023-0332-01H

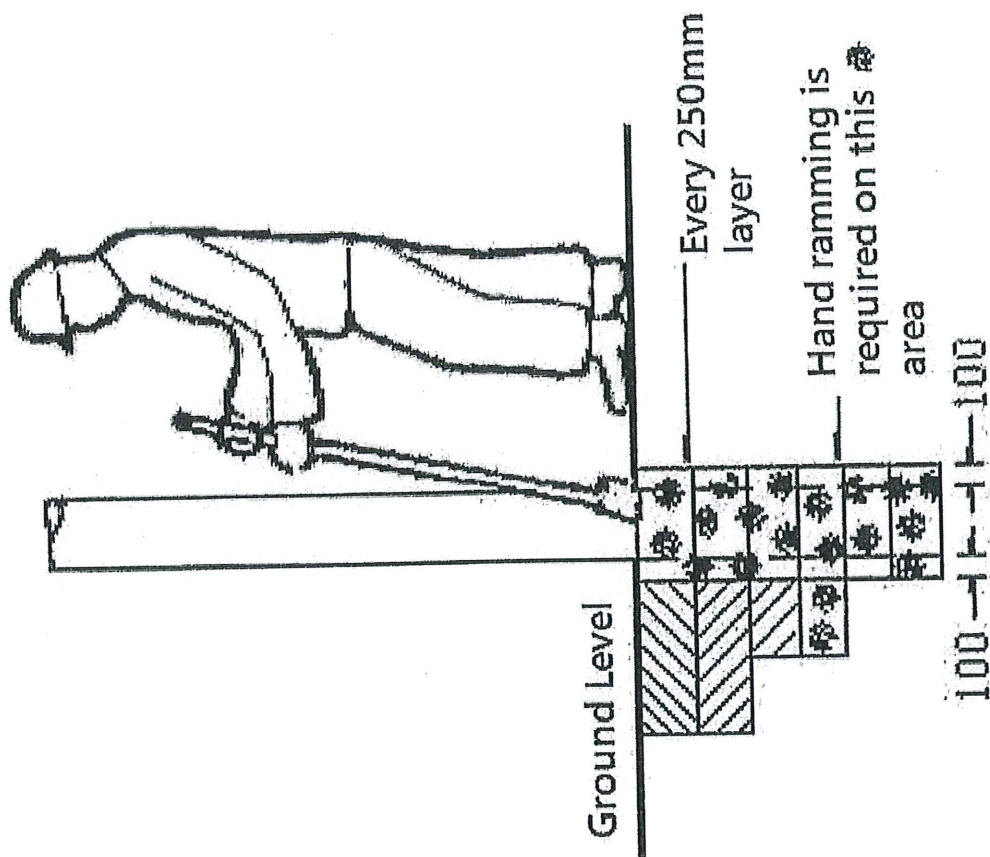


Scale: 1:500

Date of print: 11-AUG-2023

Remarks:

Map No: 14NW01B

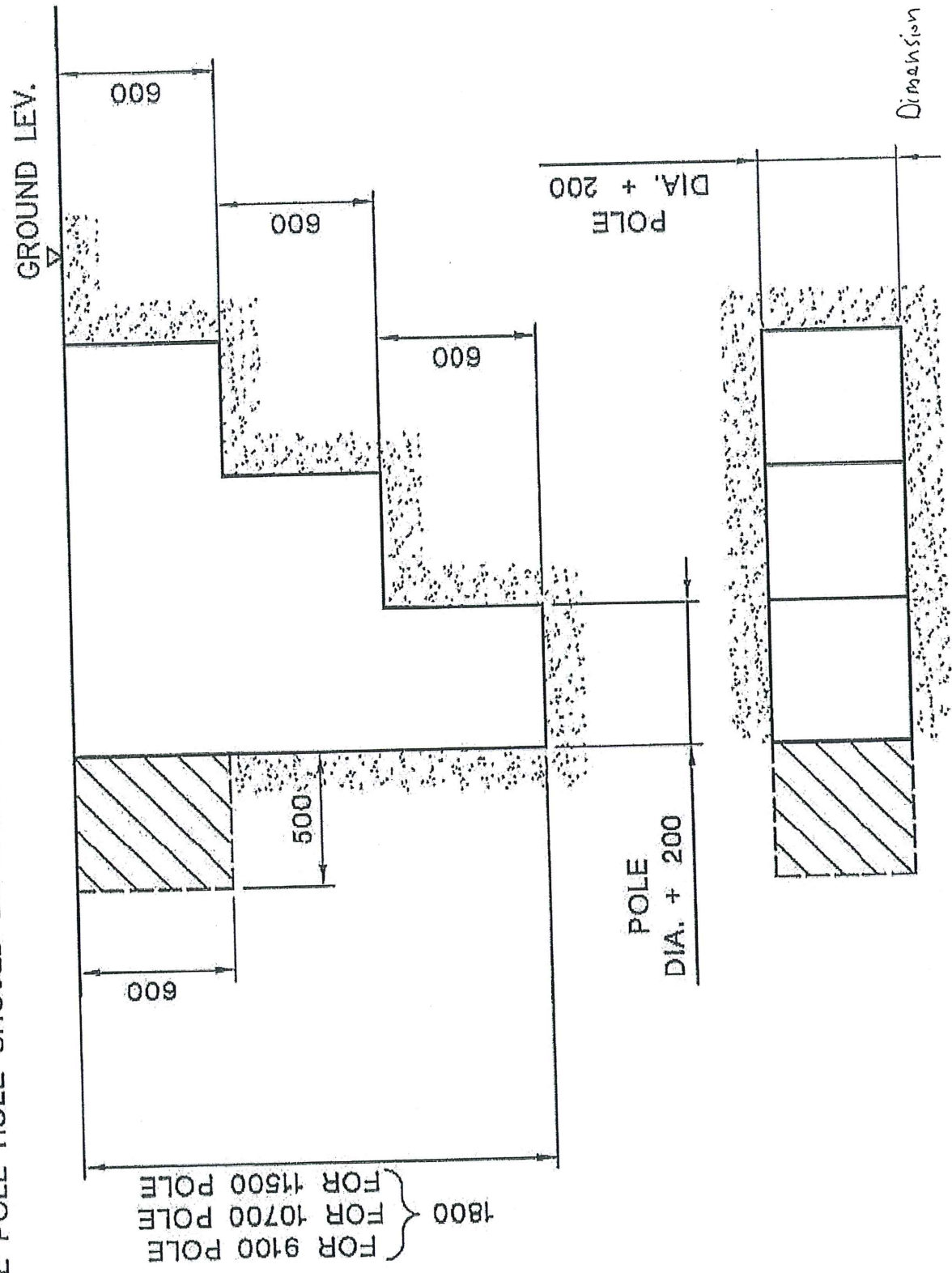


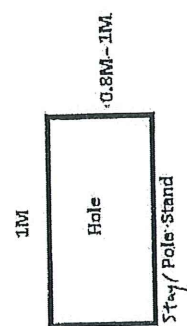
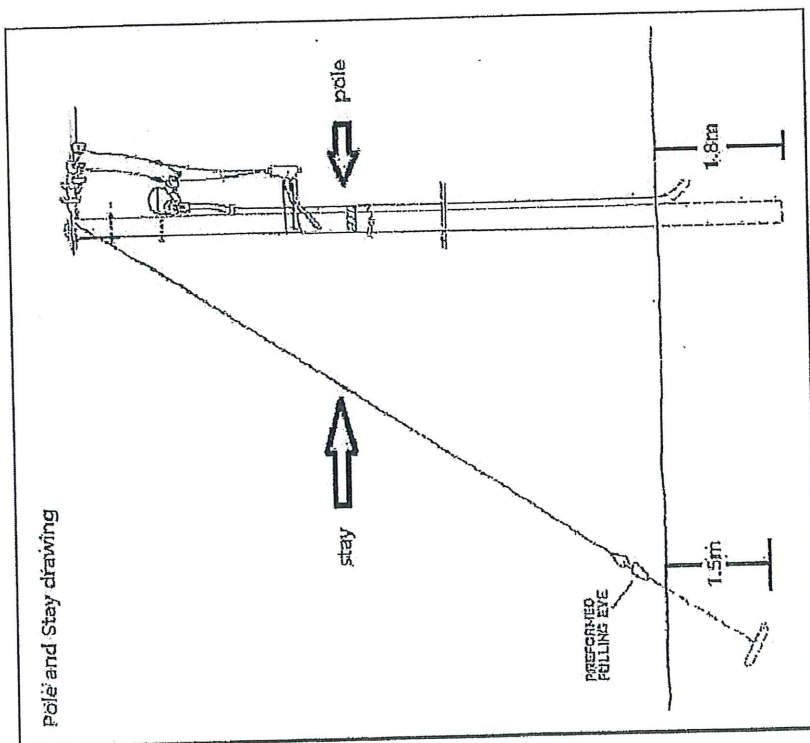
Remarks:

1. Not on scale
2. All dimension are in mm

FOUNDATIONS

THE POLE HOLE SHOULD BE EXCAVATED AS SHOWN:



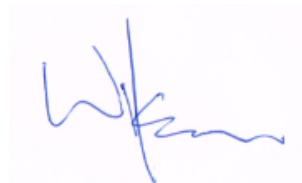


TREE SURVEY REPORT

Project title:	Pole & Stay Erection At Pui O, Lantau
Map no.	14NW01B
Project ref.	
Plan ref.	
Inspection Date:	16 May 2024

Contents

1.	Tree Survey Summary & Recommendation
2.	Site Plan and Tree Location Plan
3.	Tree Survey Schedule
4.	Tree Survey Photographic Record



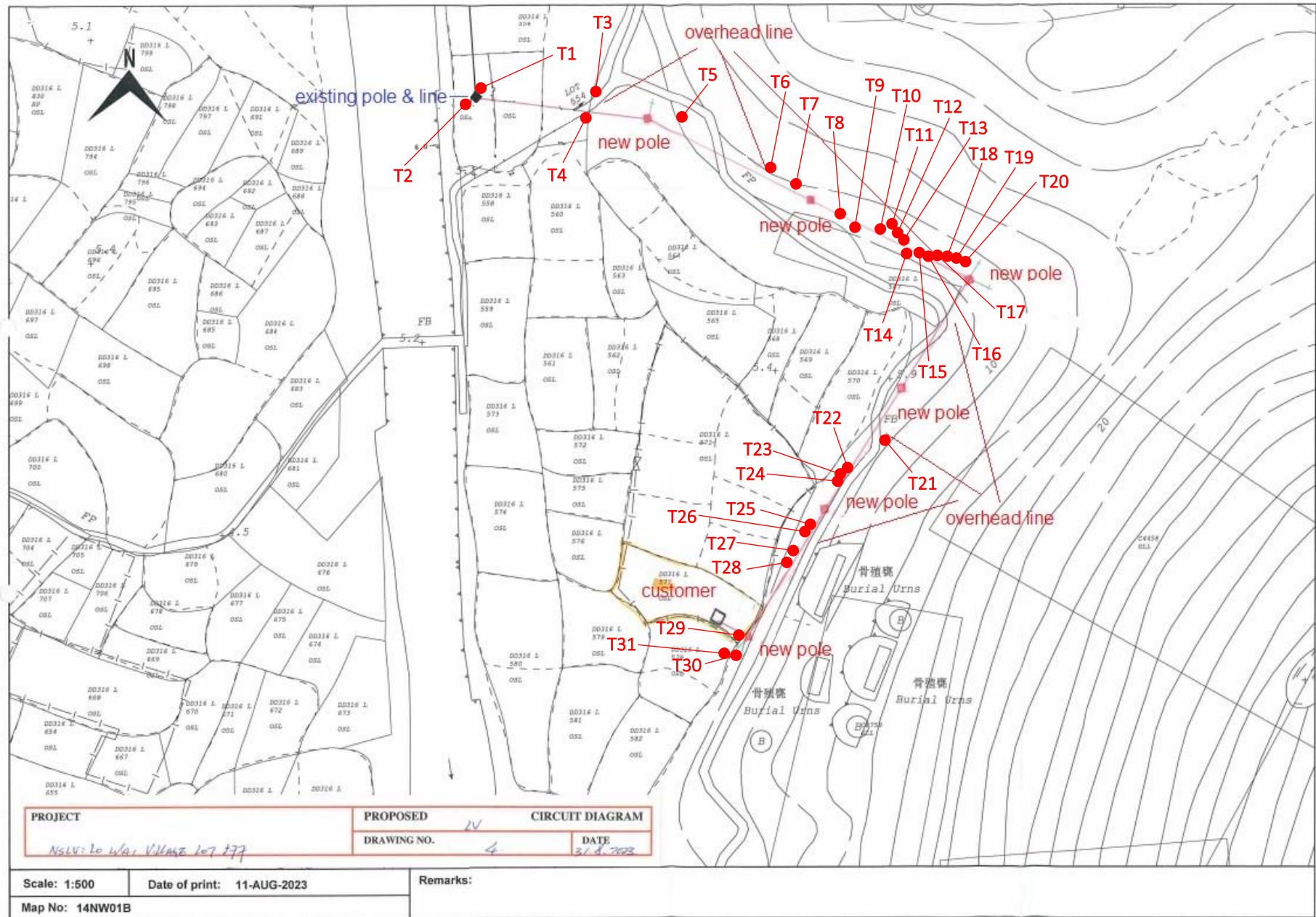
Wilson Chin Chi Wai
ISA. Certified Arborist
(Certificate No. HK0797A)
Date: 23 May 2024

Tree Survey Summary and Recommendation

Tree Species	Chinese Names	Tree Condition	Nos. of Trees
<i>Zanthoxylum avicennae</i>	簕欖花椒（簕欖）		2
<i>Microcos nervosa</i>	破布葉（布渣葉）		8
<i>Alangium chinense</i>	八角楓		7
<i>Heteropanax fragrans</i>	幌傘楓（火通木）		3
<i>Clausena lansium</i>	黃皮		1
<i>Aquilaria sinensis</i>	土沉香		1
<i>Tetradium glabrifolium</i>	棟葉吳茱萸		5
<i>Sterculia lanceolata</i>	假蘋婆		1
<i>Celtis sinensis</i>	朴樹		1
<i>Mangifera indica</i>	芒果		1
Dead tree	死樹		1
		Total	31

1. A total of 31 existing trees are surveyed near the proposed pole and stay erection area.
2. All surveyed trees are common species.
3. There is no tree with cultural, historic or conservation value on the site.
4. No Old and Valuable Trees (OVT) is found on the survey area.
5. One (T16) rare species (as defined by AFCD's Rare and Precious Plants in Hong Kong) was found on the survey area.
6. No Champion Trees is found on the survey area.

Tree location plan



Tree Assessment Schedule

Project title: Pole & Stay Erection at Pui O, Lantau
 Inspection date: 16 May 2024
 Tree Surveyor : Chin Chi Wai (ISA Certified Arborist no.HK-0797A)
 Surveyed by: Tarzan Landscape Contractors Ltd.

Tree No. ²	Species ³		Measurements			Amenity value ⁵	Form	Health Condition	Structural condition	Suitability for transplanting ⁶		Conservation status ⁸	Recommendation	Maintenance department to provide comments on TPRP ⁹		Additional Remarks ¹⁰
	Scientific name	Chinese name	Height (m)	DBH ⁴ (mm)	Crown Spread (m)	(high(H)/medium(M)/low(L))	(good G)/average (A)/poor (P))			(high(H)/medium(M)/low(L))	Remarks ⁶		(Retain/Transplant/Fell)	Before	After	
T1	<i>Zanthoxylum avicennae</i>	簕欏花椒 (簕欏)	5	95	2	M	P	A	A	L	—	—	Retain			Dead branch / leaning
T2	<i>Microcos nervosa</i>	破布葉 (布渣葉)	6	135	2	M	P	A	P	L	—	—	Retain			Topped / epicormics / wound
T3	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	160	5	M	A	A	A	L	—	—	Retain			-
T4	<i>Zanthoxylum avicennae</i>	簕欏花椒 (簕欏)	5	95	2	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T5	<i>Alangium chinense</i>	八角楓	8	150	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T6	<i>Alangium chinense</i>	八角楓	7	115	3	M	A	A	A	L	—	—	Retain			Covered by climber
T7	<i>Alangium chinense</i>	八角楓	8	125	3	M	A	A	A	L	—	—	Retain			Covered by climber
T8	<i>Heteropanax fragrans</i>	幌傘楓 (火通木)	12	140	5	M	A	A	A	L	—	—	Retain			Wound on trunk
T9	<i>Heteropanax fragrans</i>	幌傘楓 (火通木)	12	125	4	M	A	A	A	L	—	—	Retain			Wound on trunk
T10	<i>Alangium chinense</i>	八角楓	8	115	4	M	A	A	A	L	—	—	Retain			Exposed root
T11	<i>Microcos nervosa</i>	破布葉 (布渣葉)	12	115	4	M	A	A	A	L	—	—	Retain			Crack on trunk / exposed root
T12	<i>Microcos nervosa</i>	破布葉 (布渣葉)	13	250	5	M	A	A	A	L	—	—	Retain			Codominant stems / included bark / exposed root
T13	<i>Heteropanax fragrans</i>	幌傘楓 (火通木)	13	170	5	M	A	A	A	L	—	—	Retain			Covered by climber / exposed root
T14	<i>Clausena lansium</i>	黃皮	8.5	120	5	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T15	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	110	4	M	A	A	A	L	—	—	Retain			Covered by climber / crack on trunk
T16	<i>Aquilaria sinensis</i>	土沉香	12	235	6	H	A	A	A	L	—	—	Retain			Rare species / covered by climber
T17	Dead tree	死樹	7	130	2	L	P	P	P	L	—	—	Fell			Broken main trunk / crack
T18	<i>Alangium chinense</i>	八角楓	7	95	3	M	A	A	A	L	—	—	Retain			Covered by climber / crack on trunk / leaning
T19	<i>Alangium chinense</i>	八角楓	7	95	4	M	P	A	P	L	—	—	Retain			Bark crack / covered by climber / exposed root / leaning
T20	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8.5	250	5	M	A	A	A	L	—	—	Retain			Covered by climber
T21	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	8.5	160	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T22	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	95	3	M	P	A	A	L	—	—	Retain			Dead branch / covered by climber / leaning
T23	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	7	100	3	M	P	A	A	L	—	—	Retain			Leaning
T24	<i>Alangium chinense</i>	八角楓	7	95	3	M	P	A	A	L	—	—	Retain			Bark crack / decay / leaning
T25	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	7	110	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning

Tree Assessment Schedule

Project title: Pole & Stay Erection at Pui O, Lantau
 Inspection date: 16 May 2024
 Tree Surveyor : Chin Chi Wai (ISA Certified Arborist no.HK-0797A)
 Surveyed by: Tarzan Landscape Contractors Ltd.

Tree No. ²	Species ³		Measurements			Amenity value ⁵	Form	Health Condition	Structural condition	Suitability for transplanting ⁶		Conservation status ⁸	Recommendation	Maintenance department to provide comments on TPRP ⁹		Additional Remarks ¹⁰
	Scientific name	Chinese name	Height (m)	DBH ⁴ (mm)	Crown Spread (m)	(high(H)/medium(M)/low(L))	(good G)/average (A)/poor (P))			(high(H)/medium(M)/low(L))	Remarks ⁶		(Retain/Transplant/Fell)	Before	After	
T26	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	110	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T27	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	8	185	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T28	<i>Sterculia lanceolata</i>	假蘋婆	7	165	4	M	A	A	A	L	—	—	Retain			Covered by climber
T29	<i>Celtis sinensis</i>	朴樹	11	200	6	M	A	A	A	L	—	—	Retain			-
T30	<i>Mangifera indica</i>	杧果	13	450	10	M	A	A	A	L	—	—	Retain			-
T31	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	7	95	3	M	A	A	A	L	—	—	Retain			-
END																

1 For large-scale infrastructure works projects, such as site formation works and advance infrastructure works for new town development, tree group survey can be adopted subject to the justification(s) provided.

2 Tree(s) in the Register of Old and Valuable Trees should be highlighted with their registration numbers.

3 Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPC_No.03_The_use_of_plant_names_rev_2008_2.pdf.

4 DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPN_No.02_measurement_of_DBH_ver.2006.pdf .

5 Amenity value of a tree should be assessed by its functional values for shade, seasonal interest, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories.
 High (H): important trees which should be retained by adjusting the design layout accordingly.
 Medium (M): trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "High" trees.
 Low(L): trees that are dead, dying or potentially hazardous and should be removed.

6 Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).

7 Major determining factors for the rating on suitability for transplanting should be included if necessary.

8 State the rarity and protection status of the species.

9 Refer to paragraphs 35 and 36 of the Circular.

10 Any additional information deemed necessary for consideration of the proposed management recommendation.

Project title: Pole & Stay Erection at Pui O, Lantau
Inspection date: 16 May 2024

Tree Survey Photographic Record



T1



T1-1



T1-2



T1-3



T2



T2-1



T2-2



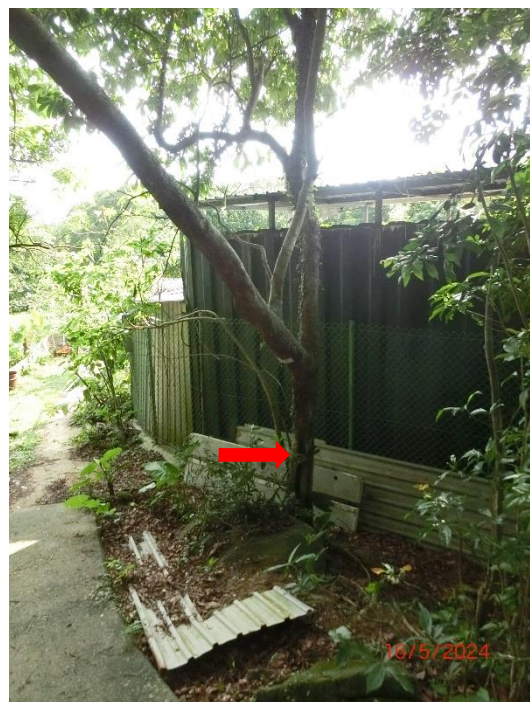
T2-3



T3



T3-1



T3-2



T3-3



T4



T4-1



T4-2



T4-3



T5



T5-1



T5-2



T5-3



T6



T6-1



T6-2



T6-3



T7



T7-1



T7-2



T7-3



T8



T8-1



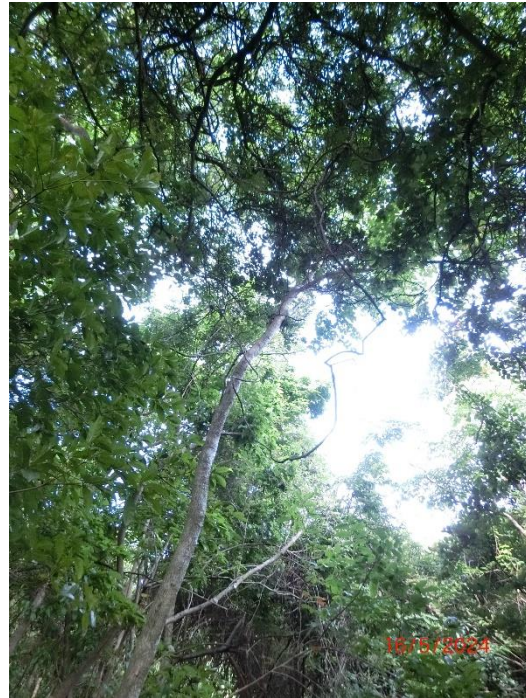
T8-2



T8-3



T9



T9-1



T9-2



T9-3



T10



T10-1



T10-2



T10-3



T11



T11-1



T11-2



T11-3



T12



T12-1



T12-2



T12-3



T13



T13-1



T13-2



T13-3



T14



T14-1



T14-2



T14-3



T15



T15-1



T15-2



T15-3



T16



T16-1



T16-2



T16-3



T17



T17-1



T17-2



T17-3



T18



T18-1



T18-2



T18-3



T19



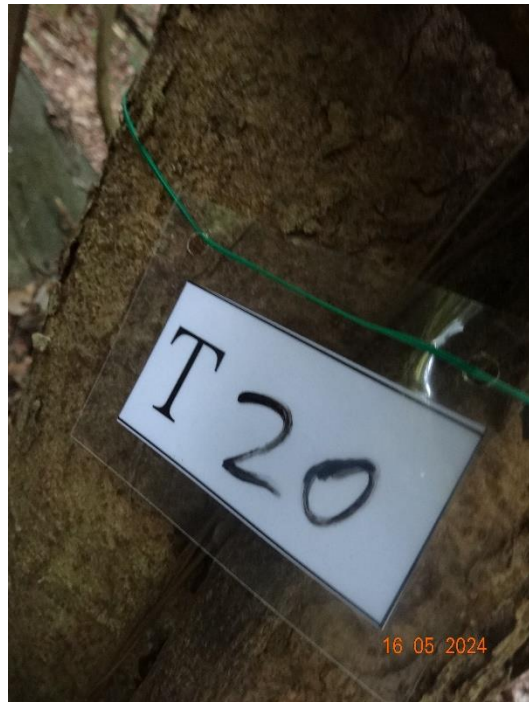
T19-1



T19-2



T19-3



T20



T20-1



T20-2



T20-3



T21



T21-1



T21-2



T21-3



T22



T22-1



T22-2



T22-3



T23



T23-1



T23-2



T23-3



T24



T24-1



T24-2



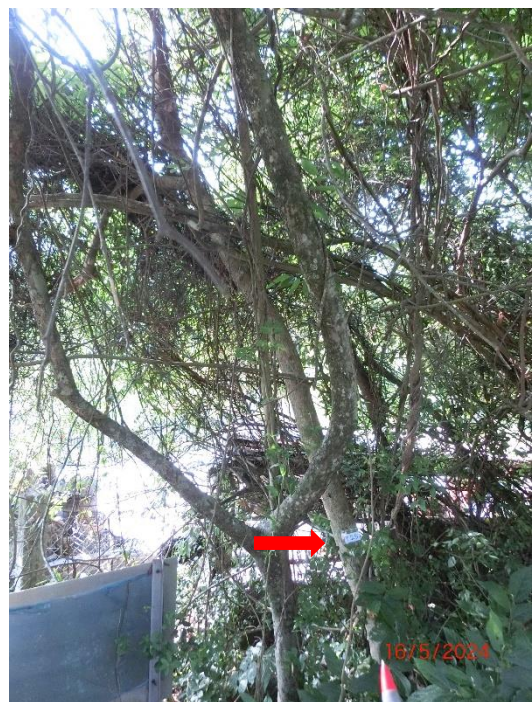
T24-3



T25



T25-1



T25-2



T25-3



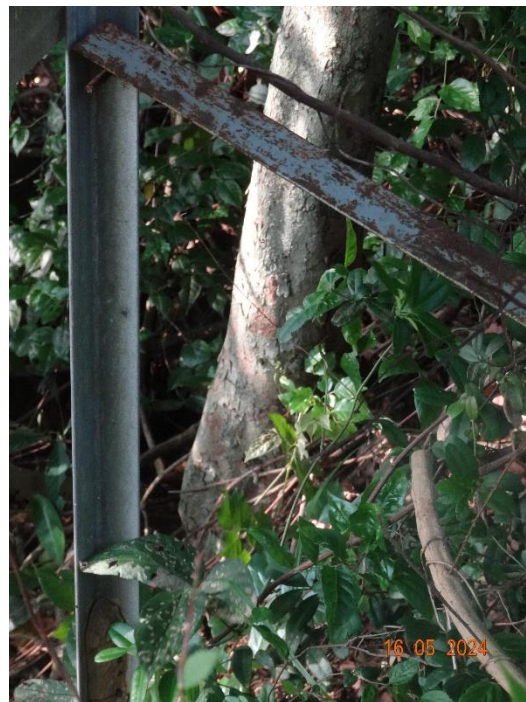
T26



T26-1



T26-2



T26-3



T27



T27-1



T27-2



T27-3



T28



T28-1



T28-2



T28-3



T29



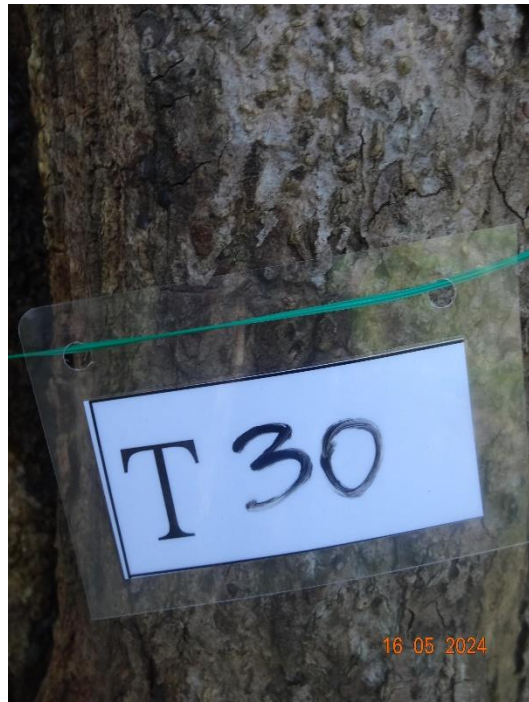
T29-1



T29-2



T29-3



T30



T30-1



T30-2



T30-3



T31



T31-1



T31-2



T31-3

寄件者: Tommy Wong [REDACTED]
寄件日期: 2025年08月11日星期一 9:16
收件者: Dates Yat Ching YEUNG/PLAND
副本: Yik Fung CHAN/PLAND
主旨: RE: Planning Application No. A/SLC/192-Departmental Comments
附件: Actual Pole Location.jpg; lot 577.jpg

類別: Internet Email

Dear Dates,

Regarding to your comment, we would like to address your comment as below:-

- i) **Lot number:** Lot 571 & 577, **Site area:** around 850m2, **Building(s)/Structure:** agricultural area, **Main use:** Power supply for agricultural use
- ii) **The existing and proposed pole height:** around 8m
- iii) **There is explored:** The proposed OHL plan minimizes influence excavation area. The existing low voltage source is the shortest viable route.
- iv) Please refer to the enclosed jpg (Actual Pole Location)
- v) **Lot number:** Lot 571 & 577, **Owner:** Mr. Kuo as the enclosed letter (lot 577. Jpg), **Site area:** around 850m2, **Building(s)/Structure:** agricultural area, **Main use:** support irrigation of agricultural crops
- vi) **Impact on T16:** No direct impact. All excavation would be conducted manually to avoid root damage. If roots are encountered, work would pause, and the layout would be adjusted slightly to preserve root integrity.
- vii) **Lot number:** Lot 571 & 577, **Main use:** support irrigation of agricultural crops. The meter box should be provided by the applicant; it is not yet completed.

Best Regards,
Tommy Wong

Tommy Wong
Assistant Engineer
[REDACTED]

Hargreaves Power Services (HK) Ltd | Suites 1307-1309, One Citygate | 20 Tat Tung Road | Tung Chung, Lantau | Hong Kong | 



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Registered office: West Terrace, Esh Winning, Durham, DH7 9PT

From: Dates Yat Ching YEUNG/PLAND [REDACTED]
Sent: Wednesday, August 6, 2025 11:36 AM
To: Tommy Wong [REDACTED]
Cc: Yik Fung CHAN/PLAND [REDACTED]
Subject: Planning Application No. A/SLC/192-Departmental Comments

Dear Mr. WONG,

Please find the attached the concerned departmental comments as at 6.8.2025 for your information and necessary action.

[See attachment "20250806-A_SLC_192_Dept Comm.pdf"]

You are reminded that according to Town Planning Board guidelines on publication of applications for planning permission and review and submission of comments on applications under the Town Planning Ordinance (TPB PG-No. 30C), further information to supplement an application may be submitted to the Town Planning Board (the Board) within the specified periods published in the Gazette by the Board, i.e. two months after the day of the receipt of the application by the Board and two months after the day on which the Board decides to defer its decision on the application for the applicant to give further information.

Should you have any queries, please contact the undersigned [REDACTED] Thank you.

Best Regards,
Dates YEUNG
TPG/SKIs 2
Sai Kung & Islands District Planning Office
Planning Department
[REDACTED]

Each Pole with 2 Stays

P1
N811794, E816057

P2
N811780, E816078

P3
N811764, E816106

P4
N811740, E816098

P5
N811733, E816085

propose applicant's meter box

P6
N811712, E816075

Burial Urns

Burial Urns

Burial Urns

45

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 or 2522 8426

By Post & By Email

電 話 Tel: 2231 4835

來函編號 Your Reference

覆函請註明本會編號

In reply please quote this ref.: TPB/P/LEG/4/1

30 August 2023

Dear Sir,

**Section 16 Application for
Proposed Meter Box for Agricultural Use
at Lot 577 in D.D. 316, Pui O, Lantau Island, New Territories**

I refer to your application under s.16 of the Town Planning Ordinance submitted to the Town Planning Board (TPB) on 9.8.2023 for the captioned use at the captioned site (the site). Supplementary information was subsequently received on 19.8.2023, 21.8.2023 and 24.8.2023.

The site falls within an area zoned "Coastal Protection Area" ("CPA") on the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21. According to the application form and supplementary information submitted, a meter box (dimensions: 0.65m x 0.3m x 0.8m) for power supply from CLP Power Hong Kong Limited to support the pumping and irrigation system and machineries for growing crops is proposed. You have also confirmed that there will be no filling of land or excavation of land. According to the Notes of the OZP, 'Agricultural Use (other than Plant Nursery)' is a column 1 use which is always permitted in the "CPA" zone. The Covering Notes of the OZP also state that all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required. As such, planning permission from the TPB is not required for the proposed meter box to support agricultural use.

Please also note that any use or development which is always permitted or may be permitted in accordance with the Notes of the OZP must also conform to any other relevant legislations, the conditions of the Government lease concerned, and any other government requirements, as may be applicable. You are also reminded to seek confirmation from CLP Power Hong Kong Limited to ensure the design of the proposed meter box is acceptable. Should there be any change to the proposal that involve filling/excavation of land and diversion of streams to effect the construction and installation of the proposed meter box, planning permission from the TPB will be required.

From: Tommy Wong [REDACTED]
Sent: Monday, September 15, 2025 3:39 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Dates Yat Ching YEUNG/PLAND [REDACTED]; Yik Fung CHAN/PLAND [REDACTED]
Subject: RE: RE: Planning Application No. A/SLC/192-Departmental Comments

Dear TBP,

We would like to submit the application S16 of WELT2023-0332-01H as following link for your review and comment.

https://drive.google.com/drive/folders/18vv4RCk1PoX5GEFcGVfxSYImb-Fy6- c?usp=drive_link

Best Regards,
Tommy Wong

Tommy Wong
Assistant Engineer
[REDACTED]



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致城規會秘書處

就貴處致中電黃先生有關D.D.316 Lot 577架空電線桿申請的提問, 本人希望補充相關資料, 以供貴處考慮該申請

1. 架空電纜的申請是用作協助耕作實務, 例如電動打草機、犁田機等農務器具; 其他農業實務, 例如溫室溫度調控等(需要架空電線桿, 而非其他供電系統原因將會在下列各點中分別回應); 根據貴處規定海岸保護區經常准許用途第一欄, 農業活動是經常准許的。
2. 本人在D.D. 316 Lot 577和571地段內將會建造3個溫室。
溫室的運作是需要有穩定電力方能運作。太陽能板鋪設需要佔據大面積農田, 此舉限制農耕面積; 汽油發電機則會造成噪音且排放二氧化碳, 對鄰近生態造成一定程度影響, 故在海岸保護區內使用並不合適(現附上地政署批准溫室位置圖)(附件1)
3. 電線桿沿行人路旁架設會對周邊農地影響減至最少。
4. 電錶箱會用金屬支架作支撐(附件2)無需填土或挖土, 待批出申請後的半年內完成。除了D.D.316 Lot 577指示的電錶箱外, 不會安裝更多的電錶箱。
5. 於D.D. 316 Lot 571現有結構其中一間溫室雛形(附上地政處批准溫室信件)(附件1)由於未有穩定電力供應, 導致溫室未能運作。

古漢基 2025年8月18日

電話 Tel: 2852 4265
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlois@landsd.gov.hk
本署檔號 Our Ref.: (49) in LD DLO/IS LA-9
來函檔號 Your Ref.:



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT
香港統一碼頭道 38 號海港政府大樓十九樓
19/F., HARBOUR BUILDING,
38 PIER ROAD, HONG KONG.

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.

By Registered Service

Mr. KUO Hon Kee Samuel

18 JUL 2023

Dear Sir,

**Certificate of Exemption
in respect of Building Works
Lots Nos. 571 and 577 all in Demarcation District No. 316**

This Certificate of Exemption is given pursuant to Section 5 of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 to exempt the buildings to be erected on the above lots from the provisions of the Buildings Ordinance, Chapter 123 and the regulations made thereunder in relation to building works, subject to the conditions contained in this Certificate of Exemption and contained or referred to in the attached Schedule of Conditions and the terms and conditions governing the lots.

The Government of the Hong Kong Special Administrative Region ("the Government") reserves the right to revoke and cancel this Certificate of Exemption in the event of any breach of any of the aforementioned conditions in the attached Schedule of Conditions in which case you would be required to apply formally to the Building Authority for approval of plans. The Government may also be entitled to take enforcement action under the lease of the lots.

You shall indemnify and keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising out of any development or redevelopment affecting the lots or part thereof or out of any other works which you are required to undertake in compliance with the conditions contained in this Certificate of Exemption and the attached Schedule of Conditions.

Please note that "building works" under the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 do not include site formation or drainage works and you are required to submit plans formally to the Building Authority under the terms of the Buildings Ordinance, Chapter 123 for the approval of such site formation and drainage works unless separate Certificates of Exemption are issued by me in respect of such works.

Yours faithfully,

(K F LING)

District Lands Officer, Islands

(With Chinese Translation)

Certificate No. IS/2677/LT/V/2023 (BW)

c.c. C of R&V (Attn: SCO/NT)
DAFC (Ref: (8) in AF GR AGD 13/19-LA/274)

**Schedule of Conditions
Attached to Certificate of Exemption
in respect of Building Works**

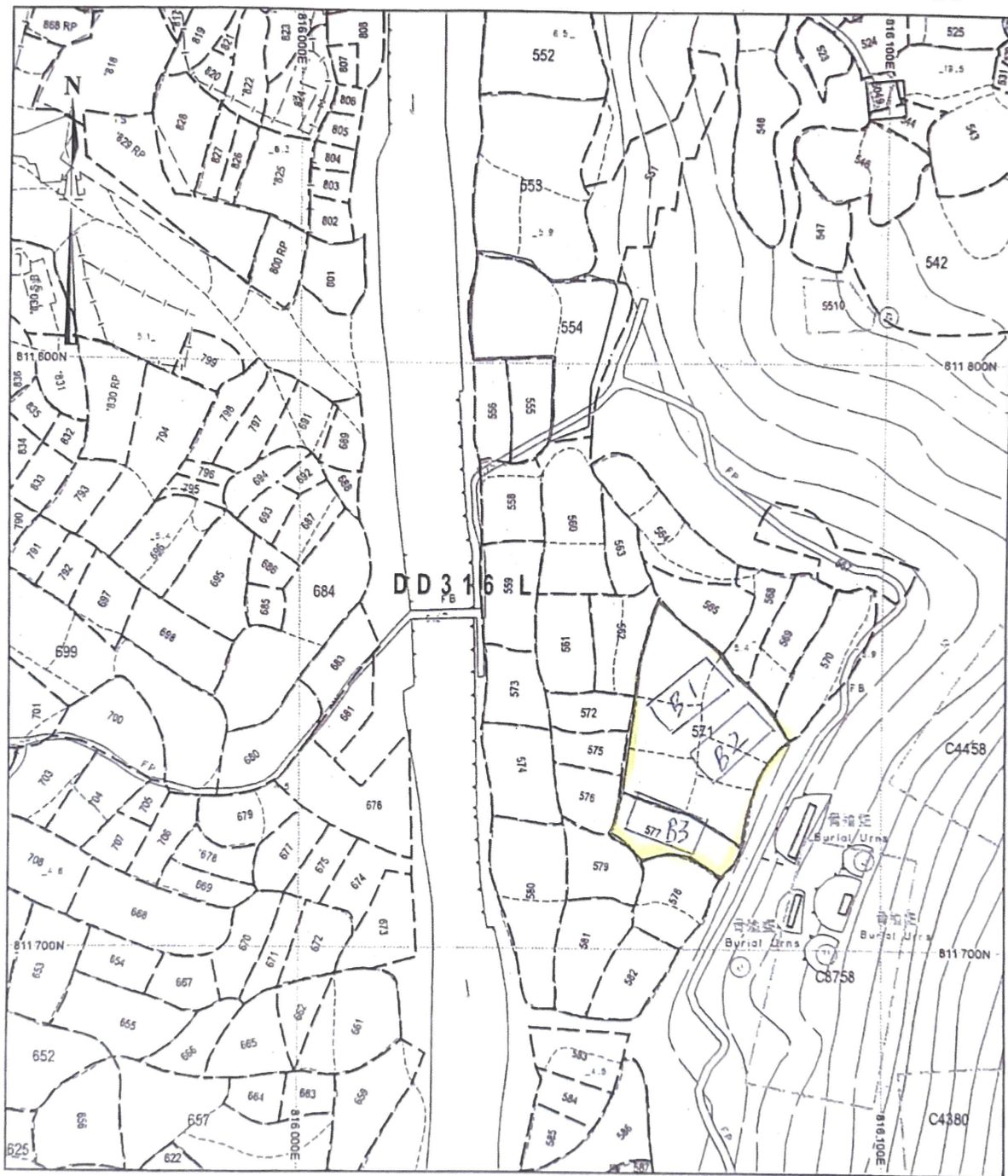
Lots Nos. 571 and 577 all in Demarcation District No. 316

The buildings when constructed will be of a single storey and a height of not more than 4.57m.

The following buildings may be constructed strictly in accordance with the conditions set out in the Letter of Approval dated 13.1.2023 of reference (32) in LD DLO/IS LA-9, and in accordance with the plan as enclosed in your application to the Agriculture, Fisheries and Conservation Department dated 21.2.2018 (a copy of the plan as attached as Appendix I):

No.	Usage	Dimensions
B1	Greenhouse	13.00m (L) x 7.00m (W) x 4.57m (H)
B2	Greenhouse	13.00m (L) x 7.00m (W) x 4.57m (H)
B3	Greenhouse	13.00m (L) x 7.00m (W) x 4.57m (H)

地段索引圖 LOT INDEX PLAN 附錄I Appendix I



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

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality : DD316 L

Lot Index Plan No. : TM0011022016

District Survey Office : Tuen Mun

Date : 02-Feb-2016

Reference No. : 14-NW-1B

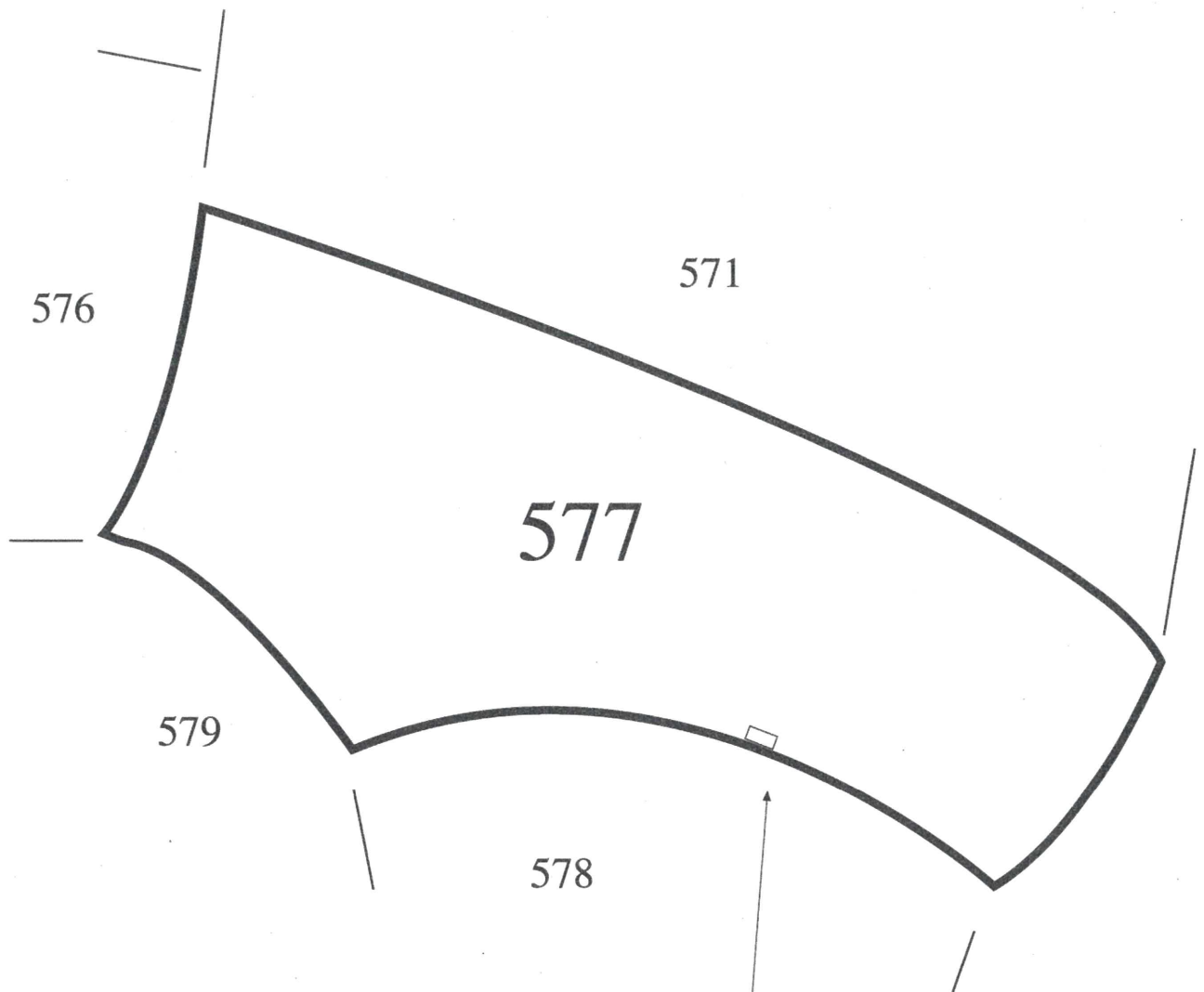
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本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

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Meter

Length: 65cm

Width: 30 cm

Height: 200 cm



DD316 Lot 577 Meter Location Map

主旨:

Re: Planning Application No. A/SLC/192-Departmental Comments

From: Tommy Wong [REDACTED]
Sent: Monday, October 6, 2025 8:47 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Yik Fung CHAN/PLAND [REDACTED]; Dates Yat Ching YEUNG/PLAND [REDACTED]
Subject: RE: Planning Application No. A/SLC/192-Departmental Comments

Dear TPB,

With reference to your email dated 13 Aug, 2025, we would like to reply to your comments as below:

Comments from District Planning Officer/Sai Kung and Islands, Planning Department:

Contact Person: Ms. YEUNG Yat-ching, Dates
Tel.: 2158 6219

- (i) Refer to the applicant's pdf & jpg (附件1,2)
- (ii) Refer to the applicant's pdf & jpg (附件1,2)
- (iii) Cable or OHL route can't directly to electrical supply point, because affect other private lands
- (iv) Refer to the applicant's pdf & jpg (附件1,2)
- (v) Refer to the applicant's pdf & jpg (附件1,2)

Comments from Chief Town Planner of Urban Design & Landscape, Planning Department:

Contact Person: Ms. TSUI Hiu-wai, Isabella
Tel.: 3565 3951

- (a) to minimize impacts on tree roots during excavation, we will implement the protective measures. Trial Pit Excavation by Hand: All trial pits for pole and stay foundations will be excavated manually using hand tools. This allows for precise and careful excavation to identify and avoid significant roots.
- (b) Regarding the potential impact on tree crowns from the proposed overhead lines, the design of the low-voltage overhead lines allows for sufficient clearance from the canopies. The lines are typically positioned to have a vertical and horizontal buffer from existing tree crown. If it is necessary, this work will be crown reduction to maintain safe clearance while preserving the tree's health and form, and will only be performed with prior approval from the relevant authority

Comments from Director of Environmental Protection:

Contact Person: Ms. CHEUNG Wai-yan, Louisa
Tel.: 2835 1103

The proposed electrical voltages are 220V, single phase & 380V, 3 phases

Best Regards,
Tommy Wong

Tommy Wong
Assistant Engineer
[REDACTED]

致城規會秘書處

就貴處致中電黃先生有關D.D.316 Lot 577架空電線桿申請的提問，本人希望補充相關資料，以供貴處考慮該申請

1. 架空電纜的申請是用作協助耕作實務，例如電動打草機、犁田機等農務器具；其他農業實務，例如溫室溫度調控等（需要架空電線桿，而非其他供電系統原因將會在下列各點中分別回應）；根據貴處規定海岸保護區經常准許用途第一欄，農業活動是經常准許的。
2. 本人在D.D. 316 Lot 577和571地段內將會建造3個溫室。
溫室的運作是需要有穩定電力方能運作。太陽能板鋪設需要佔據大面積農田，此舉限制農耕面積；汽油發電機則會造成噪音且排放二氧化碳，對鄰近生態造成一定程度影響，故在海岸保護區內使用並不合適（現附上地政署批准溫室位置圖）（附件1）
3. 電線桿沿行人路旁架設會對周邊農地影響減至最少。
4. 電錶箱會用金屬支架作支撐（附件2）無需填土或挖土，待批出申請後的半年內完成。除了D.D.316 Lot 577指示的電錶箱外，不會安裝更多的電錶箱。
5. 於D.D. 316 Lot 571現有結構其中一間溫室雛形（附上地政處批准溫室信件）（附件1）由於未有穩定電力供應，導致溫室未能運作。

古漢基 2025年8月18日

電話 Tel: 2852 4265
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlois@landsd.gov.hk
本署檔號 Our Ref.: (49) in LD DLO/IS LA-9
來函檔號 Your Ref.:



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT
香港統一碼頭道38號海港政府大樓十九樓
19/F., HARBOUR BUILDING,
38 PIER ROAD, HONG KONG

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.

By Registered Service

Mr. KUO Hon Kee Samuel

18 JUL 2023

Dear Sir,

**Certificate of Exemption
in respect of Building Works
Lots Nos. 571 and 577 all in Demarcation District No. 316**

This Certificate of Exemption is given pursuant to Section 5 of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 to exempt the buildings to be erected on the above lots from the provisions of the Buildings Ordinance, Chapter 123 and the regulations made thereunder in relation to building works, subject to the conditions contained in this Certificate of Exemption and contained or referred to in the attached Schedule of Conditions and the terms and conditions governing the lots.

The Government of the Hong Kong Special Administrative Region ("the Government") reserves the right to revoke and cancel this Certificate of Exemption in the event of any breach of any of the aforementioned conditions in the attached Schedule of Conditions in which case you would be required to apply formally to the Building Authority for approval of plans. The Government may also be entitled to take enforcement action under the lease of the lots.

You shall indemnify and keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising out of any development or redevelopment affecting the lots or part thereof or out of any other works which you are required to undertake in compliance with the conditions contained in this Certificate of Exemption and the attached Schedule of Conditions.

Please note that "building works" under the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 do not include site formation or drainage works and you are required to submit plans formally to the Building Authority under the terms of the Buildings Ordinance, Chapter 123 for the approval of such site formation and drainage works unless separate Certificates of Exemption are issued by me in respect of such works.

Yours faithfully,

(K F LING)

District Lands Officer, Islands

(With Chinese Translation)

Certificate No. IS/2677/LT/V/2023 (BW)

c.c. C of R&V (Attn: SCO/NT)
DAFC (Ref: (8) in AF GR AGD 13/19-LA/274)

**Schedule of Conditions
Attached to Certificate of Exemption
in respect of Building Works**

Lots Nos. 571 and 577 all in Demarcation District No. 316

The buildings when constructed will be of a single storey and a height of not more than 4.57m.

The following buildings may be constructed strictly in accordance with the conditions set out in the Letter of Approval dated 13.1.2023 of reference (32) in LD DLO/IS LA-9, and in accordance with the plan as enclosed in your application to the Agriculture, Fisheries and Conservation Department dated 21.2.2018 (a copy of the plan as attached as Appendix I):

No.	Usage	Dimensions
B1	Greenhouse	13.00m (L) x 7.00m (W) x 4.57m (H)
B2	Greenhouse	13.00m (L) x 7.00m (W) x 4.57m (H)
B3	Greenhouse	13.00m (L) x 7.00m (W) x 4.57m (H)

地段索引圖

LOT INDEX PLAN

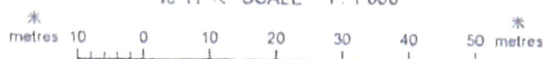
附錄I

Appendix I



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

比例尺 SCALE 1:1000



Locality : DD316 L

Lot Index Plan No. : TM0011022016

District Survey Office : Tuen Mun

Date : 02-Feb-2016

Reference No. : 14-NW-1B

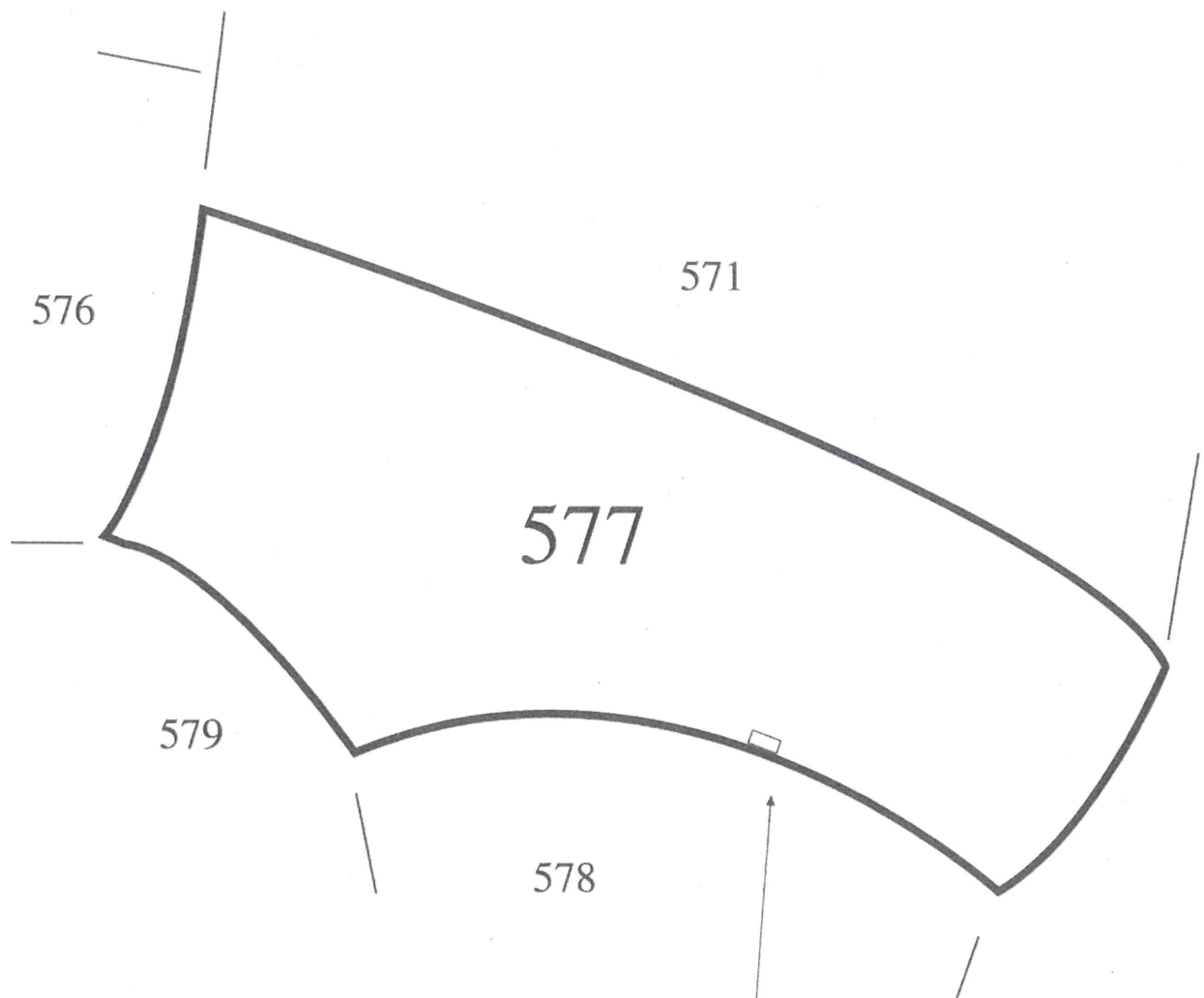
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Meter

Length: 65cm

Width: 30 cm

Height: 200 cm



DD316 Lot 577 Meter Location Map

寄件者: Tommy Wong [REDACTED]
寄件日期: 2025年10月28日 星期二 16:24
收件者: tpbpd/PLAND
副本: Dates Yat Ching YEUNG/PLAND; Yik Fung CHAN/PLAND; Lui, Mickey Wing Chun
主旨: Re: Planning Application No. A/SLC/192-Departmental Comments
附件: TREE SURVEY REPORT.pdf

類別: Internet Email

Dear TPB

With reference to your comment dated 15 Oct 2025, we would like to reply the comment as below:

1. The tree survey report is updated as attached.

2. Comments from Director of Environmental Protection:

Reply:

As Mr. Kuo mentioned, LandsD approved the construction of three greenhouses in 2023, and construction work commenced in early 2025, with partial progress made on the B2 greenhouse.

The project is under (b) Item Q.1, Part I of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499)

Best Regards,
Tommy Wong
[REDACTED]

Tommy Wong
Assistant Engineer
[REDACTED]





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TREE SURVEY REPORT

Project title:	Pole & Stay Erection At Pui O, Lantau
Map no.	14NW01B
Project ref.	
Plan ref.	
Inspection Date:	16 May 2024

Contents

1.	Tree Survey Summary & Recommendation
2.	Site Plan and Tree Location Plan
3.	Tree Survey Schedule
4.	Tree Survey Photographic Record



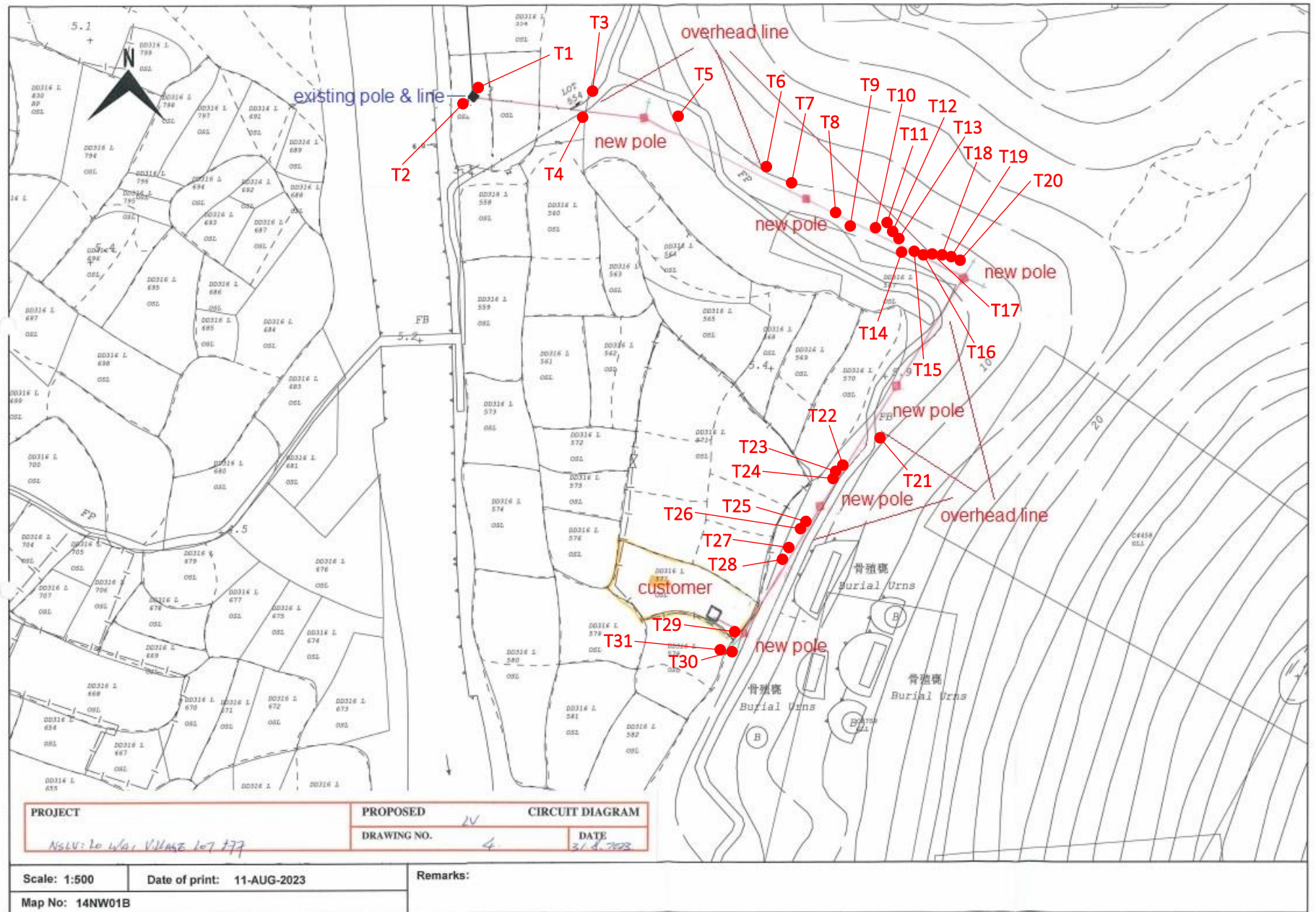
Wilson Chin Chi Wai
ISA. Certified Arborist
(Certificate No. HK0797A)
Date: 23 May 2024

Tree Survey Summary and Recommendation

Tree Species	Chinese Names	Tree Condition	Nos. of Trees
<i>Zanthoxylum avicennae</i>	簕欖花椒（簕欖）		2
<i>Microcos nervosa</i>	破布葉（布渣葉）		8
<i>Alangium chinense</i>	八角楓		7
<i>Heteropanax fragrans</i>	幌傘楓（火通木）		3
<i>Clausena lansium</i>	黃皮		1
<i>Aquilaria sinensis</i>	土沉香		1
<i>Tetradium glabrifolium</i>	棟葉吳茱萸		5
<i>Sterculia lanceolata</i>	假蘋婆		1
<i>Celtis sinensis</i>	朴樹		1
<i>Mangifera indica</i>	芒果		1
Dead tree	死樹		1
		Total	31

1. A total of 31 existing trees are surveyed near the proposed pole and stay erection area.
2. Most of surveyed trees are common species.
3. Most of tree without cultural, historic or conservation value on the site except for T16.
4. No Old and Valuable Trees (OVT) is found on the survey area.
5. One (T16) rare species (as defined by AFCD's Rare and Precious Plants in Hong Kong) was found on the survey area.
6. No Champion Trees is found on the survey area.

Tree location plan



Tree Assessment Schedule

Project title: Pole & Stay Erection at Pui O, Lantau
 Inspection date: 16 May 2024
 Tree Surveyor : Chin Chi Wai (ISA Certified Arborist no.HK-0797A)
 Surveyed by: Tarzan Landscape Contractors Ltd.

Tree No. ²	Species ³		Measurements			Amenity value ⁵	Form	Health Condition	Structural condition	Suitability for transplanting ⁶		Conservation status ⁸	Recommendation	Maintenance department to provide comments on TPRP ⁹		Additional Remarks ¹⁰
	Scientific name	Chinese name	Height (m)	DBH ⁴ (mm)	Crown Spread (m)	(high(H)/medium(M)/low(L))	(good G)/average (A)/poor (P))			(high(H)/medium(M)/low(L))	Remarks ⁶		(Retain/Transplant/Fell)	Before	After	
T1	<i>Zanthoxylum avicennae</i>	簕欖花椒 (簕欖)	5	95	2	M	P	A	A	L	—	—	Retain			Dead branch / leaning
T2	<i>Microcos nervosa</i>	破布葉 (布渣葉)	6	135	2	M	P	A	P	L	—	—	Retain			Topped / epicormics / wound
T3	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	160	5	M	A	A	A	L	—	—	Retain			-
T4	<i>Zanthoxylum avicennae</i>	簕欖花椒 (簕欖)	5	95	2	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T5	<i>Alangium chinense</i>	八角楓	8	150	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T6	<i>Alangium chinense</i>	八角楓	7	115	3	M	A	A	A	L	—	—	Retain			Covered by climber
T7	<i>Alangium chinense</i>	八角楓	8	125	3	M	A	A	A	L	—	—	Retain			Covered by climber
T8	<i>Heteropanax fragrans</i>	幌傘楓 (火通木)	12	140	5	M	A	A	A	L	—	—	Retain			Wound on trunk
T9	<i>Heteropanax fragrans</i>	幌傘楓 (火通木)	12	125	4	M	A	A	A	L	—	—	Retain			Wound on trunk
T10	<i>Alangium chinense</i>	八角楓	8	115	4	M	A	A	A	L	—	—	Retain			Exposed root
T11	<i>Microcos nervosa</i>	破布葉 (布渣葉)	12	115	4	M	A	A	A	L	—	—	Retain			Crack on trunk / exposed root
T12	<i>Microcos nervosa</i>	破布葉 (布渣葉)	13	250	5	M	A	A	A	L	—	—	Retain			Codominant stems / included bark / exposed root
T13	<i>Heteropanax fragrans</i>	幌傘楓 (火通木)	13	170	5	M	A	A	A	L	—	—	Retain			Covered by climber / exposed root
T14	<i>Clausena lansium</i>	黃皮	8.5	120	5	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T15	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	110	4	M	A	A	A	L	—	—	Retain			Covered by climber / crack on trunk
T16	<i>Aquilaria sinensis</i>	土沉香	12	235	6	H	A	A	A	L	—	—	Retain			Rare species / covered by climber
T17	Dead tree	死樹	7	130	2	L	P	P	P	L	—	—	Fell			Broken main trunk / crack
T18	<i>Alangium chinense</i>	八角楓	7	95	3	M	A	A	A	L	—	—	Retain			Covered by climber / crack on trunk / leaning
T19	<i>Alangium chinense</i>	八角楓	7	95	4	M	P	A	P	L	—	—	Retain			Bark crack / covered by climber / exposed root / leaning
T20	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8.5	250	5	M	A	A	A	L	—	—	Retain			Covered by climber
T21	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	8.5	160	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T22	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	95	3	M	P	A	A	L	—	—	Retain			Dead branch / covered by climber / leaning
T23	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	7	100	3	M	P	A	A	L	—	—	Retain			Leaning
T24	<i>Alangium chinense</i>	八角楓	7	95	3	M	P	A	A	L	—	—	Retain			Bark crack / decay / leaning
T25	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	7	110	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning

Tree Assessment Schedule

Project title: Pole & Stay Erection at Pui O, Lantau
 Inspection date: 16 May 2024
 Tree Surveyor : Chin Chi Wai (ISA Certified Arborist no.HK-0797A)
 Surveyed by: Tarzan Landscape Contractors Ltd.

Tree No. ²	Species ³		Measurements			Amenity value ⁵	Form	Health Condition	Structural condition	Suitability for transplanting ⁶		Conservation status ⁸	Recommendation	Maintenance department to provide comments on TPRP ⁹		Additional Remarks ¹⁰
	Scientific name	Chinese name	Height (m)	DBH ⁴ (mm)	Crown Spread (m)	(high(H)/medium(M)/low(L))	(good G)/average (A)/poor (P))			(high(H)/medium(M)/low(L))	Remarks ⁶		(Retain/Transplant/Fell)	Before	After	
T26	<i>Microcos nervosa</i>	破布葉 (布渣葉)	8	110	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T27	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	8	185	4	M	P	A	A	L	—	—	Retain			Covered by climber / leaning
T28	<i>Sterculia lanceolata</i>	假蘋婆	7	165	4	M	A	A	A	L	—	—	Retain			Covered by climber
T29	<i>Celtis sinensis</i>	朴樹	11	200	6	M	A	A	A	L	—	—	Retain			-
T30	<i>Mangifera indica</i>	杧果	13	450	10	M	A	A	A	L	—	—	Retain			-
T31	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	7	95	3	M	A	A	A	L	—	—	Retain			-
END																

1 For large-scale infrastructure works projects, such as site formation works and advance infrastructure works for new town development, tree group survey can be adopted subject to the justification(s) provided.

2 Tree(s) in the Register of Old and Valuable Trees should be highlighted with their registration numbers.

3 Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPC_No.03_The_use_of_plant_names_rev_2008_2.pdf.

4 DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPN_No.02_measurement_of_DBH_ver.2006.pdf .

5 Amenity value of a tree should be assessed by its functional values for shade, seasonal interest, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories.
 High (H): important trees which should be retained by adjusting the design layout accordingly.
 Medium (M): trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "High" trees.
 Low(L): trees that are dead, dying or potentially hazardous and should be removed.

6 Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).

7 Major determining factors for the rating on suitability for transplanting should be included if necessary.

8 State the rarity and protection status of the species.

9 Refer to paragraphs 35 and 36 of the Circular.

10 Any additional information deemed necessary for consideration of the proposed management recommendation.

Project title: Pole & Stay Erection at Pui O, Lantau
Inspection date: 16 May 2024

Tree Survey Photographic Record



T1



T1-1



T1-2



T1-3



T2



T2-1



T2-2



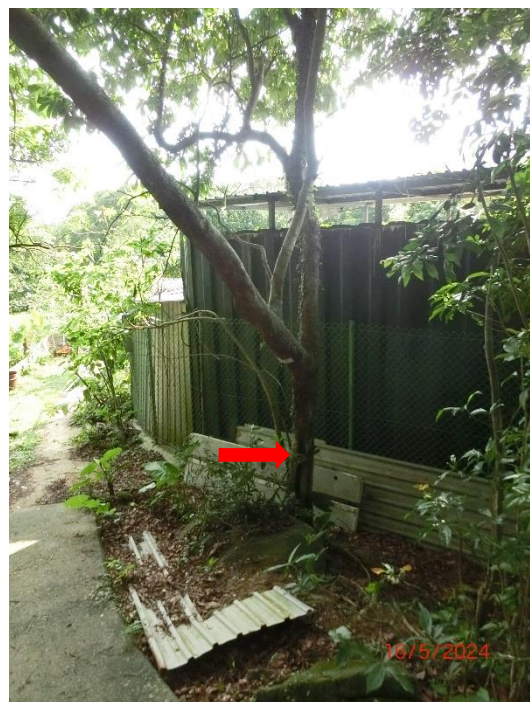
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T3



T3-1



T3-2



T3-3



T4



T4-1



T4-2



T4-3



T5



T5-1



T5-2



T5-3



T6



T6-1



T6-2



T6-3



T7



T7-1



T7-2



T7-3



T8



T8-1



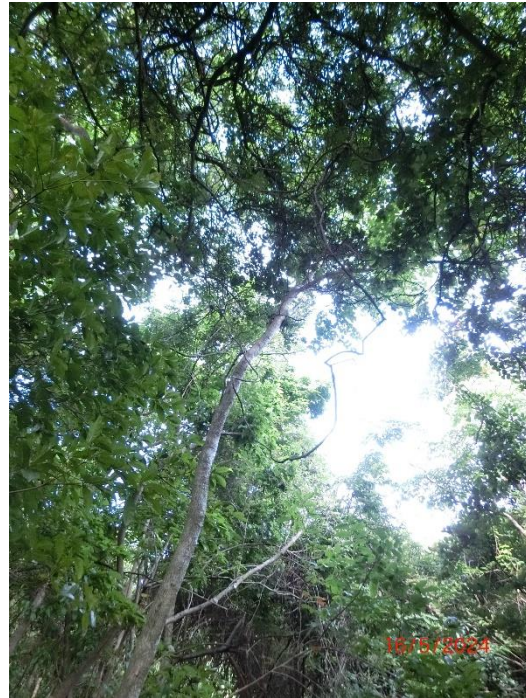
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T9



T9-1



T9-2



T9-3



T10



T10-1



T10-2



T10-3



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T12-3



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T13-2



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T14



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T15-1



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T16



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T17



T17-1



T17-2



T17-3



T18



T18-1



T18-2



T18-3



T19



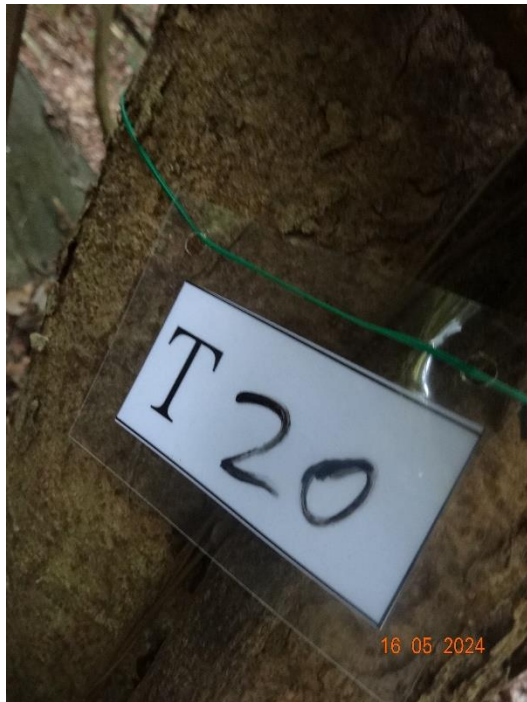
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T19-2



T19-3



T20



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T20-2



T20-3



T21



T21-1



T21-2



T21-3



T22



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T22-3



T23



T23-1



T23-2



T23-3



T24



T24-1



T24-2



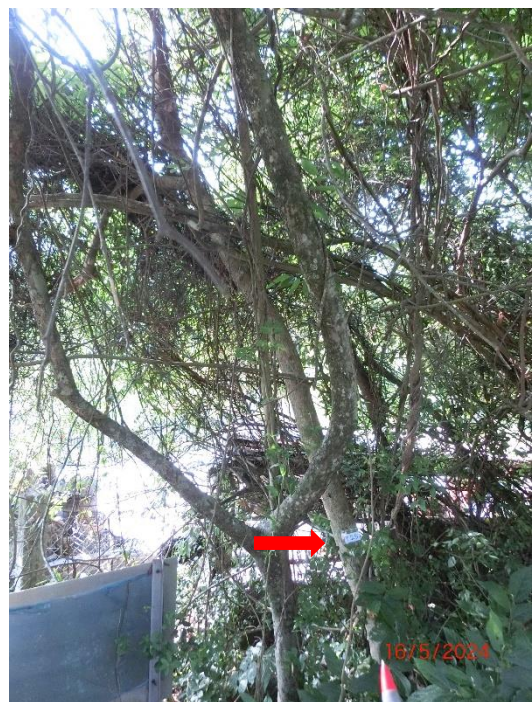
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T25



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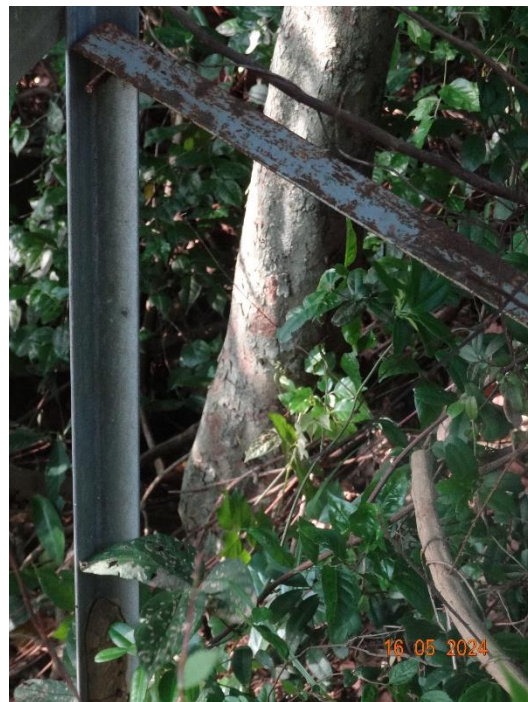
T26



T26-1



T26-2



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T27



T27-1



T27-2



T27-3



T28



T28-1



T28-2



T28-3



T29



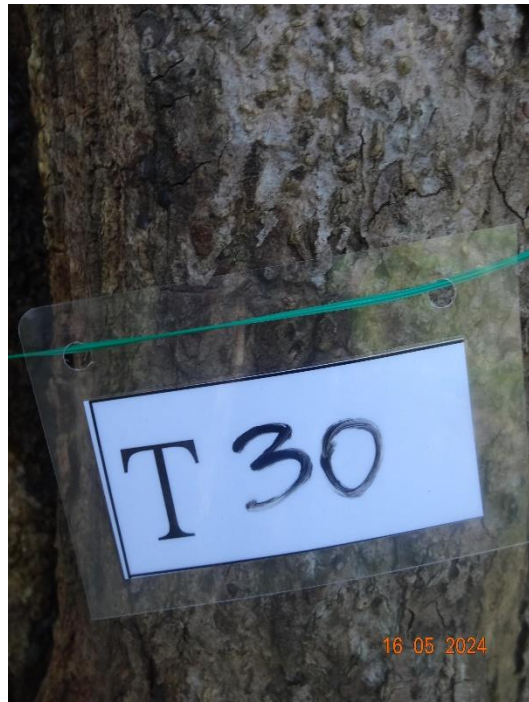
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T29-2



T29-3



T30



T30-1



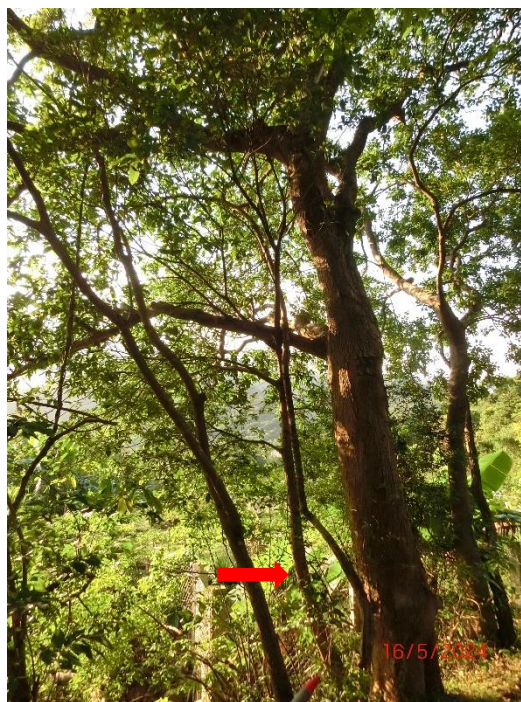
T30-2



T30-3



T31



T31-1



T31-2



T31-3

Similar s.16 Applications within “Conservation Area” (“CA”) zone
on the South Lantau Coast Outline Zoning Plan

Rejected Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reason
A/SLC/187	Proposed Public Utility Installation (Underground Cables) and Associated Excavation and Filling of Land	22.11.2024	(1)
A/SLC/189	Proposed Public Utility Installation (Underground Cables, Poles, Stays and Overhead Cables) and Associated Excavation and Filling of Land	28.3.2025	(1)

Rejection Reason:

- (1) Not in line with the planning intention in which there is a general presumption against development within “CA” zone. The applicant failed to demonstrate that the proposed installation is to support the conservation of existing natural landscape habitats or scenic quality of the area or is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention.

**Similar s.16 Applications within
the same previous “Coastal Protection Area” (“CPA”) zone in Pui O
on the South Lantau Coast Outline Zoning Plan**

Approved Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Approval Condition(s)
A/SLC/169	Proposed Public Utility Installation (Underground Power Cable and Pole) and Excavation and Filling of Land	11.6.2021	(1)

Approval Condition(s):

- (1) Provision of at least 300mm clearance from the outer face of existing drainage facilities to the proposed underground power cable and pole.

Rejected Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
A/SLC/162	Proposed Public Utility Installation (Underground Cable) and Excavation and Filling of Land	6.11.2020	(1) and (2)
A/SLC/167	Proposed Public Utility Installation (Underground Power Cable) and Excavation and Filling of Land	22.1.2021	(1) and (2)
A/SLC/176	Proposed Public Utility Installation (Underground Power Cables) and Excavation and Filling of Land	9.6.2023	(1)
A/SLC/177	Proposed Public Utility Installation (Underground Power Cables) and Excavation and Filling of Land	9.6.2023	(1)

Rejection Reasons

- (1) Not in line with the planning intention in which only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the areas or are essential infrastructure projects with overriding public interest may be permitted.

- (2) Setting of undesirable precedent for similar applications to provide utility installation for uses not permitted within the “CPA” zone.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) the Sites are on unleased Government Land;
- (b) no permission is given for occupation of Government Land (about 18m² subject to verification) included in the application sites. Any occupation of Government Land without Government's prior approval is not allowed. AFCD should be consulted for the proposed felling of tree (T17 in the tree survey report dated 23.5.2024) on Government Land;
- (c) Lot 577 in D.D. 316L was an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. A letter of Approval for Agricultural Structures was issued for erecting 3 structures for greenhouse purpose only at Lots 571 and 577 in D.D. 316L;
- (d) an application of excavation permit for the proposed works at the Sites was rejected by her office on 2.7.2025. There is no subsistent excavation permit for the proposed works at the Sites issued by her office;
- (e) no enforcement action has been undertaken at the Sites and/or against Lot 577 in D.D. 316L by her office; and
- (f) other advisory comments are at **Appendix IV**.

2. Lantau Development

Comments of the Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department (PM(SSL), CEDD):

- (a) the subject application involves proposed public utility installation (poles, stays and overhead cables) and associated excavation of land within an area zoned "Conservation Area" on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/23. The proposed public utility installation is to supply electricity to support irrigation system for growing crops at the private lots nearby; and

- (b) other advisory comments are at **Appendix IV**.

3. Nature Conservation

Comment of the Director of Agriculture, Fisheries and Conservation (DAFC):

according to the applicant's tree survey report, there is one species of conservation interest, i.e. *Aquilaria sinensis* (T16), found in the vicinity of the works area and it is not affected by the proposed works, he has no comment on the application.

4. Environment

Comment of the Director of Environmental Protection (DEP):

- (a) he has no comment on the proposed installation from environmental planning perspective;
- (b) the installation falls within an area zoned "Conservation Area" ("CA") and would have a voltage of 220V and 380V. In view of the above, the installation is not a Designated Project (DP) under the Environmental Impact Assessment Ordinance (EIAO);
- (c) however, it is noted that the installation is to serve agricultural operation in the nearby lots i.e. D.D. 316 Lots 571 and 577 including operation of 3 greenhouses. As confirmed by the applicant, the construction of the greenhouses was commenced in early 2025 (i.e. after the gazettal of the draft South Lantau Coast OZP No. S/SLC/22 on 15 September 2023 incorporating zoning amendments of a stretch of area in Pui O (where the subject planning application is located) from "CPA" zone to "CA" zone) and it is still in progress. The applicant should note that construction works of the greenhouses may potentially constitute a DP under Item Q.1, Part I of Schedule 2 of the EIAO i.e. "*All projects involving ... other building works ... partly or wholly in ... a conservation area ...* " unless it belongs to Item Q.1(a) to (o). The case has been passed to regional office for necessary follow up; and
- (d) other advisory comments are at **Appendix IV**.

5. **Drainage**

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) he has no objection to the application from a drainage point of view; and
- (b) other advisory comments are at **Appendix IV**.

6. **Urban Design and Landscape**

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

- (a) the proposed utility installation comprises 6 electric poles and 12 stays, which is relatively small in scale and is considered not entirely incompatible with the landscape character of the surrounding area. According to the Tree Survey Report, total 31 existing trees are found near the proposed poles and stays erection area. All other trees are proposed to be retained, except one dead tree is proposed to be felled. Noting that impacts on tree roots during excavation would be minimised and sufficient clearance from tree canopies would be allowed, significant adverse impact on landscape resources arising from the proposed public utility installation is not anticipated;
- (b) as the height of the proposed six poles will be around 8m and the proposed poles are small scale in nature, significant visual impact is not anticipated; and
- (c) she has no comment to the application from urban design, visual impact and landscape planning perspective; and
- (d) other advisory comments are at **Appendix IV**.

7. **Archaeological and Built Heritage Conservation**

Comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO):

- (a) she has no objection in principle to the application from both archaeological and built heritage conservation perspectives; and

- (b) other advisory comments are at **Appendix IV**.

8. Other Departments

The following government departments have no comment on/objection to the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Commissioner for Transport (C for T);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Director of Fire Services (D of FS);
- (f) Director of Leisure and Cultural Services (DLCS); and
- (g) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD).

Recommended Advisory Clauses

1. to note the comments of the District Lands Officer/Islands, Lands Department that should planning approval be given to the subject planning application, the applicant will need to apply to her office for excavation permit prior to the commencement of works on the Government Land concerned. Application for the excavation permit will be considered by the Lands Department at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fee, as may be imposed by the Lands Department. It is noted that the proposed overhead line will be constructed over Lots 554, 555 and 556 in D.D. 316L. Any approval granted by the Lands Department for the proposed works shall not be considered as authorization for the installation of the overhead line over any private lots. The applicant is obligated to obtain consent directly from the owners of these private lots.
2. to note the comments of the Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department that proper disposal of Construction and Demolition (C&D) wastes during the construction works should avoid adverse ecological and environmental impacts on the surroundings, particularly considering the site's close proximity to an Ecologically Important Stream.
3. to note the comments of the Director of Environmental Protection that the applicant is reminded to implement relevant pollution control measures during the works to minimise the potential environmental nuisance.
4. to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the S.16 application under Town Planning Ordinance does not imply approval of tree preservation/pruning/removal scheme under LandsD LAO PN No. 6/2023, the Applicant should approach relevant authorities direct to obtain the necessary approval.
5. to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that appropriate environmental measures should be implemented to prevent the discharge of muddy water.

6. to note the comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (AMO), Development Bureau that the applicant is reminded that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Ordinance are discovered in the course of works. Please also inform AMO the works schedule for AMO to conduct site inspection as and when required.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-08-14 星期四 03:49:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SLC/192 DD 316L Pui O CLP CA

A/SLC/192

Government Land in D.D. 316L, Pui O, Lantau

Site area: About 18sq.m

Zoning: "Conservation Area"

Applied development: Poles, Stays and Overhead Cables / **Excavation of Land**

Dear TPB Members,

Strong Objections.

CLP justification to provide electricity to applicant's meter box does not provide any indication as to what the power supply is to be used for.

There is no record of approval for any development on the indicated lot.

The application must be rejected.

Mary Mulvihill

From:

Sent:

2025-08-15 星期五 00:31:27

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

反對 A/SLC/192 的規劃申請

Attachment:

反對 A-SLC-192 的規劃申請.pdf

致：城規會秘書處

由：守護大嶼聯盟

日：2025.08.15

有關：反對 A/SLC/192 的規劃申請



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城規會秘書處

有關：反對 A/SLC/192 的規劃申請

守護大嶼聯盟反對 S/SLC/192 擬在「受規劃地區」的自然保育區進行公用事業設施裝置（電線桿、架空線組件和架空電纜）及相關挖土工程的規劃申請，理由如下：

1. 規劃申請的摘要或申請書並沒有說明進行相關工程的需要性及供電的對象，難以評估有關申請的必要性；
2. 根據分區大綱圖 S/SLC/23 的註釋 7.8.1 說明：「此地帶的規劃意向，是保護和保存區內現有的天然景觀、生態系統或地形特色，以達到保育目的及作教育和研究用途，並且分隔開易受破壞的天然環境如『郊野公園』，以免發展項目對這些天然環境造成不良影響。… 大體而言，有需要進行以助保存區內現有天然景觀或風景質素的發展，或者絕對基於公眾利益而必須進行的基礎設施項目，才可能會獲得批准。」申請人並未能說明有關項目的申請是絕對基於公眾利益而必須進行的基礎設施項目，因此，聯盟反對是項申請；
3. 申請地點涉及的範圍屬於私人農地，有不同的持份者，土地保留原有的面貌，增加不必要的電力裝置，會加重該地區被發展的壓力

基於以上的原因，守護大嶼聯盟多對上述 A/SLC/192 擬在「受規劃地區」的自然保育區進行公用事業設施裝置（電線桿、架空線組件和架空電纜）及相關挖土工程的規劃申請。



守護大嶼聯盟
召集人謝世傑謹啟
2025.08.15