

2025年 9月 29日

此文件只供申請人使用
This document is received on 29 SEP 2025
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. S16-1
表格第 S16-1 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

2501814

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By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / SK-PK / 313
	Date Received 收到日期	29 SEP 2025

- 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)

Kum Shing Civil Engineering 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 D.D. 220 Near Keng Pang Ha, SAI KUNG
(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 41 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)	 41 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/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	CA and GB
(f) Current use(s) 現時用途	Concrete Footpath, grassland (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 41 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 1.2-1.8 m 米 ☒ About 約 (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 (underground cable, stay and pole) 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		
	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)
	Underground Cable (380V)	3	15m(L) x 1m(W) x 1.2m(D) (item 1) 5m(L) x 1m(W) x 1.2m(D) (item 2) 15m(L) x 1m(W) x 1.2m(D) (item 9)
	LV Pole	2	1m(L) x 1m(W) x 1.8m(D) x 7.2m (H) (item 3,4)
Stay	4	1m(L) x 1m(W) x 1.2m(D) (item 5,6,7,8)	
(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)

Dec 2025

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)) Keng Pang Ha Road ☐ 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?		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> <u>grass felling</u> 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																														
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																														

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。

CLP has received an application for the provision of new electricity supply for Lot 152RP in D.D. 220 for agricultural purposes. The location is near Keng Pang Ha Road, Sai Kung. To enhance the supply network to Keng Pang Ha, the planning proposal is extension of the existing power network. It is necessary to install poles (380V), overhead line (380V) and lay underground cables (380V) to connect to the existing electrical network. The existing and nearest power source is planned to connect this electrical system and meter box inside Lot 152RP provided by our customer. This application is applied for excavation on governemtn land only.

Given that the proposed installation is located within the CA, there are no feasible alternatives for the proposed works other than installing cable in this zone. The laying of new underground cables and installation of poles in the caption will have minimal impact on the existing landscape of the CA. There will be no visual impact after the completion of the underground cable installation. The application sites will be backfilled upon completion of installation works

Power supply form CLP underground cable is stable, clean, and no pollutant to surrounding environment. Other means like solar panel cannot generate the power at rainy day and nighttime. On the other hand, power generation using mobile generator will generate heat, exhausted gas and noise. It may have an environment impact to surrounding. In conclusion, this method represents the best approach with the least environmental impact for this application. The main uses of electricity for applicant are

a) Lighting

The farm is located on a hillside and lacks lighting. Whenever we work until dusk/night, it is pitch dark and lighting is extremely needed, otherwise work accidents are prone to occur.

b) Irrigation

The farmland is on a higher hillside, and the water source is in a lower mountain stream. Irrigation requires water to be pumped from the lower mountain stream to the farm for irrigation in different corners to ensure that the crops can survive.

c) Weeding

There are numerous trees/weeds inside and outside the farm, which are growing rapidly. In order to protect the environment and not use herbicides to damage the soil quality, it is necessary to use electric machinery to cut it off from time to time, so electrical power equipment is extremely needed;

d) Water heater

Farmers and staff working in hot weather need to replenish their bodies with water. Without electricity supply, they cannot drink boiled water. If you drink rainwater from mountain streams, bacteria may enter your body and cause permanent harm to your body.

e) CCTV

As part of stated agricultural equipment, a non-stop and stable electricity for CCTV system is necessary for security and property protection.

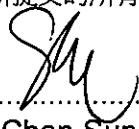
.....

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


.....
Chan Sun Yau

Name in Block Letters
姓名（請以正楷填寫）

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

Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

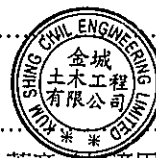
專業資格

- ☐ 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

Kum Shing Civil Engineering Limited 金城土木工程有限公司



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

Date 日期

31/07/2025

..... (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途，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.
在該靈灰安置所內，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 D.D. 220 Near Keng Pang Ha Road, SAI KUNG		
Site area 地盤面積	41	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	41	sq. m 平方米 ☒ About 約)
Plan 圖則	S/SK-PK/11		
Zoning 地帶	CA and GB		
Applied use/ development 申請用途/發展	public utility installation (underground cable, stay and pole) 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/lay-bys 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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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)	☐	☒
Excavation layout plan WESK2025-0214-01H		
<u>Reports 報告書</u>		
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)	☐	☐

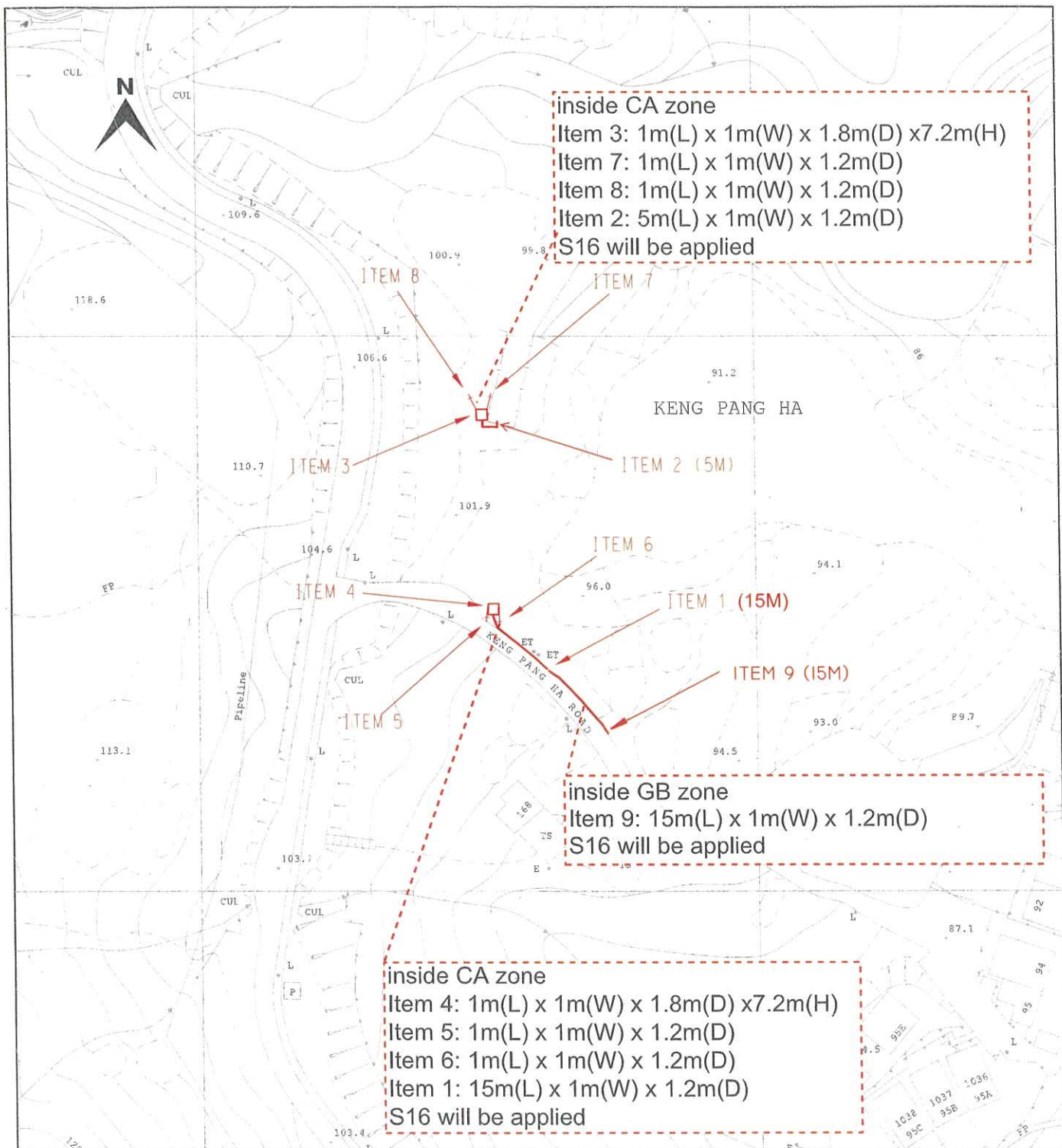
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

LEGEND

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

TITLE : LV CABLE LAYING, POLE & STAYS ERECTION
AT KENG PANG HA ROAD
KENG PANG HA
SAI KUNG

MAP NO : 07SE10D

DRAWN : H.Y. WONG

E/O NO :

CHECKED : W.Y. KWAN

REGION : WE

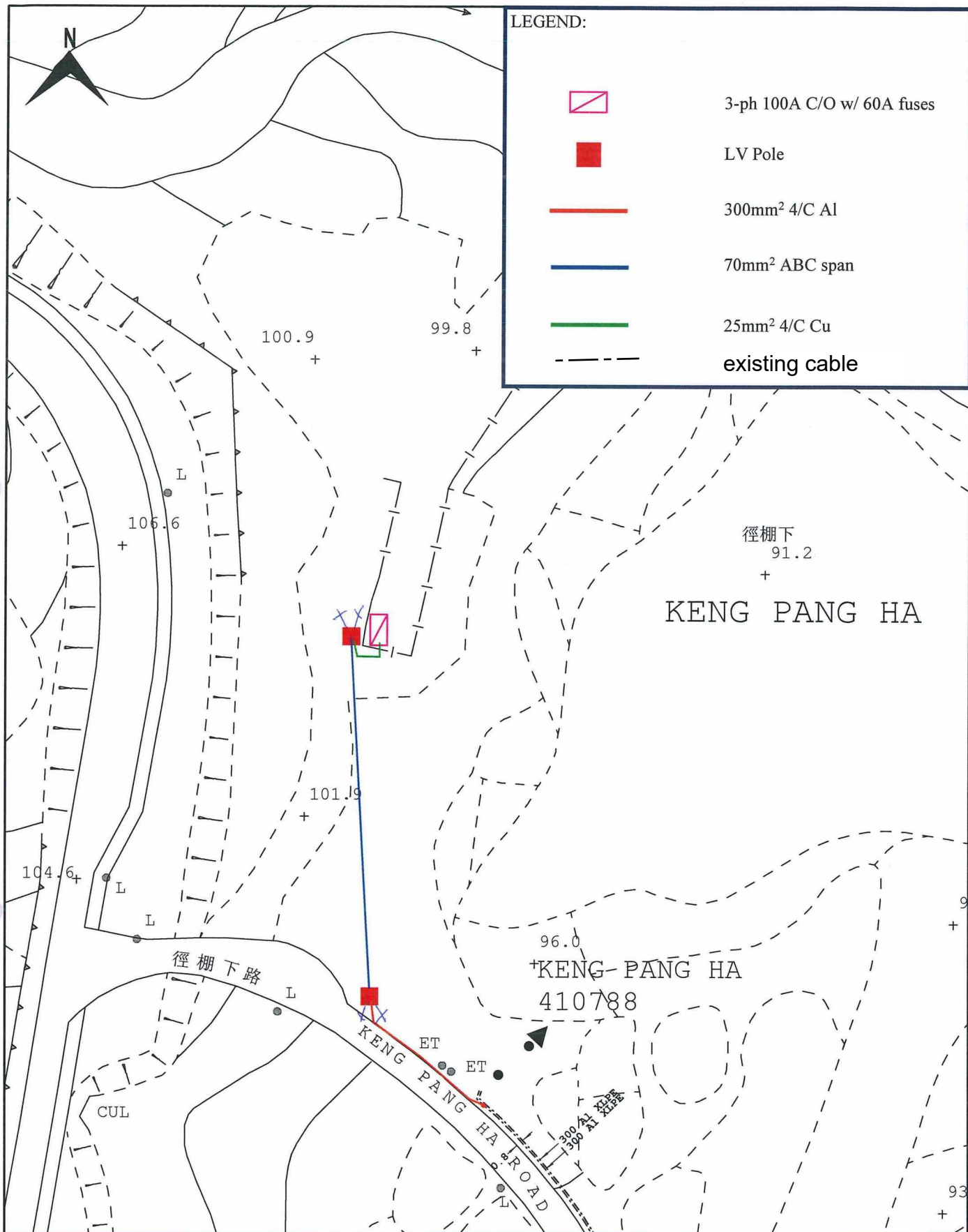
O.C. : SK

DATE : 07-07-2025

PROJECT REF. : SK2025-0214

SCALE : 1:1000

PLAN REF. : WESK2025-0214-01H



LEGEND:



3-ph 100A C/O w/ 60A fuses



LV Pole



300mm² 4/C Al



70mm² ABC span



25mm² 4/C Cu



existing cable

PROJECT:

SK-250214 L152RP KENG PANG HA

PROPOSED LV CIRCUIT DIAGRAM

DRG NO. SK-250214-4

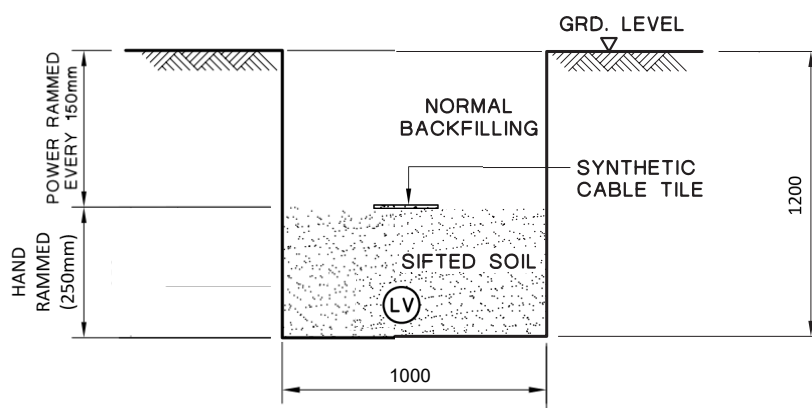
Date: 17-06-2025

Scale: 1:500

Date of print: 12-JUN-2025

Remarks:

Map No: 07SE10D



TYPICAL CABLE TRENCH FOR SINGLE LV CABLE

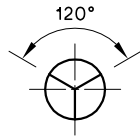
LEGEND :

(LV) LV CABLE

NOTES:

1. ALL SOIL BACKFILLING BENEATH CABLE TILES SHALL BE SIFTED THROUGH 12mm WIRE MESH.
2. ALL DIMENSIONS ARE IN mm.

C GENERAL REVISION				B GENERAL REVISION				A SYNTHETIC CABLE TILE SPECIFIED											
CLP 中電								REVS.	16-2-04	18-6-07	28-6-07								
									A	B	C	D	E	F	G	H	J	K	L
								INITIAL	C.Y.IP	W.B.LEE	Y.K.MAN								
								TITLE :											
								TYPICAL LV CABLE TRENCH item 1,2											
DRAWN: S.C.T.								PROJECT NO.						CONTRACT NO.					
CHECKED: K. K. LEUNG				APPROVED: W. B. LEE															
SCALE: 1 : 15				SHEET(S) IN SET: 1															
A S S E T M A N A G E M E N T								DRG. NO. T G E N 2 5 5 0 0 D E 3 3 0 0 0 2 0 1 C A											

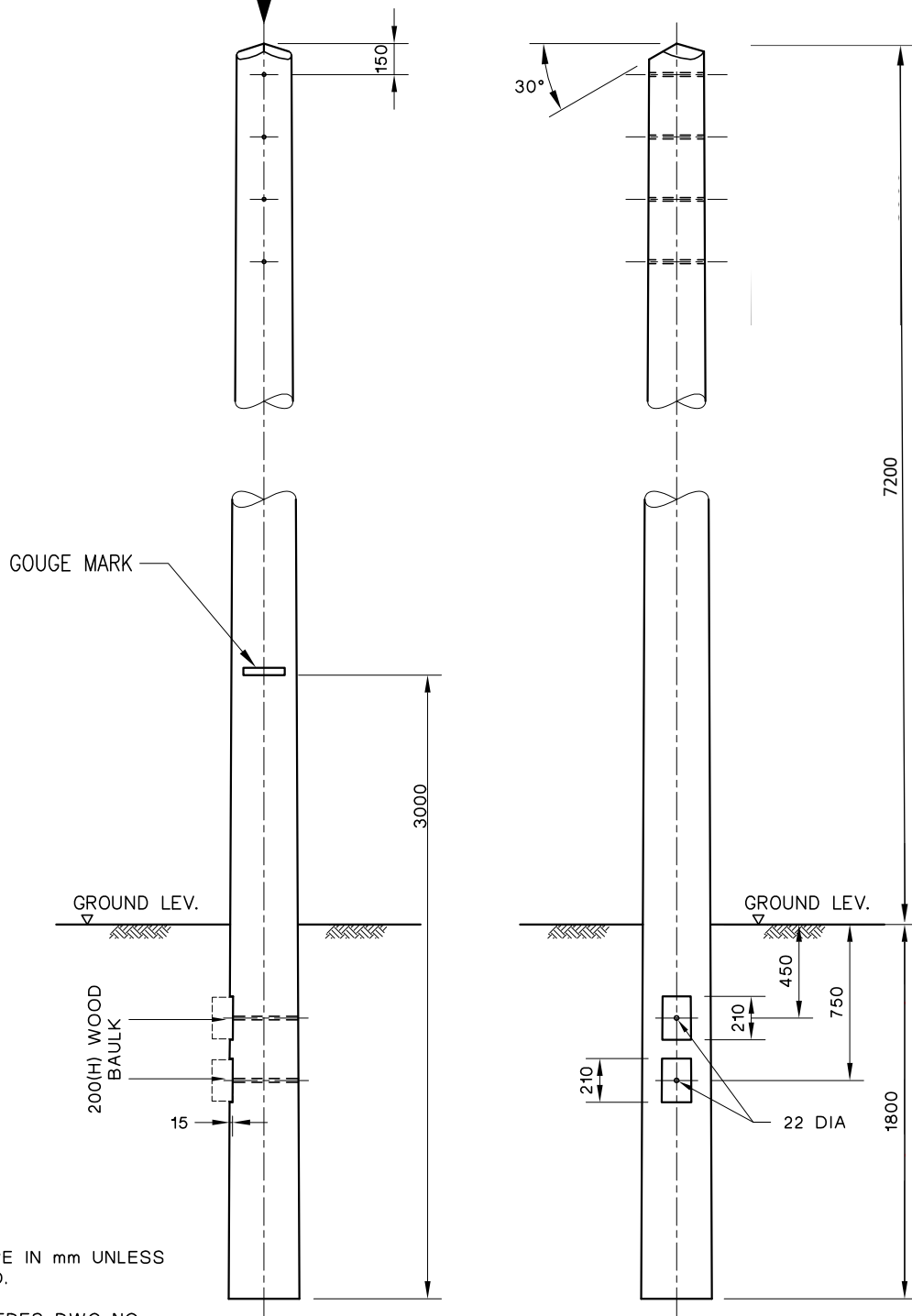


VIEW A'

NOMINAL POLE LENGTH

9m

VIEW A'



NOTE:
ALL DIMENSIONS ARE IN mm UNLESS
OTHERWISE STATED.

THIS DWG. SUPERSEDES DWG NO.
ESC/G/96-69

G	GOUGE MARK UPDATED TO 3m	F	ADDITIONAL BAULK, GOUGE MARK MEASUREMENT INCREASED
---	--------------------------	---	--



REVS.	28.10.02	28.10.03	8.10.04	30.09.15	05.08.16	13.03.17	01.06.17				
INITIAL	A	B	C	D	E	F	G	H	J	K	L
	HCCHOW	HCCHOW	F.C.	S.K.LAU	K.L.CHAN	K.L.CHAN	K.L.CHAN				

TITLE :

LV OHL WOOD POLE Item 3,4

DRAWN: S.C.T.

CHECKED: Y.N.S.

APPROVED:

SCALE: N.T.S.

SHEET(S) IN SET: 1

PROJECT NO.

CONTRACT NO.

ASSET MANAGEMENT	DRG. NO. T	G	E	N	5	1	2	2	0	D	E	3	3	0	0	2	4	0	1	G	A
------------------	------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Excavation for pole stay:
1m(Length)x1m(Width)x1.2m(Depth)
(item 5,6,7,8)

From: CHAN, Sam Sun Yau [REDACTED]
Sent: 2025-10-06 星期一 15:43:44
To: Safin WAKIM SAFIN ABDELNOUR/PLAND
[REDACTED]
Cc: Adrian Sung Ngai CHIU/PLAND [REDACTED]
Subject: Re: Planning Application No. A/SK-PK/313 - Public Utility Installation (Underground Cable, Stay and Pole) and Associated Excavation of Land at Government Land in D.D. 220 near Keng Pang Ha, Sai Kung
Attachment: cable drawing 061025.pptx; Form No. S.16-I_Sep 2023_WESK2025-0214-01H - 061025.pdf

Dear Safin

We would like to provide more information to support this application.

1. The application form is attached
2. The applicant replied that there is an active agricultural activity. The crops are vegetables and fruit. this farm is not opened to public visits
3. A cable drawing with overhead line information is attached.

Best Regards

Sam Chan

Manager
Distribution Circuits
Kum Shing (K.F.) Construction Company Limited
[REDACTED]
Kum Shing Group 金城營造集團

<cable drawing 061025.pptx>



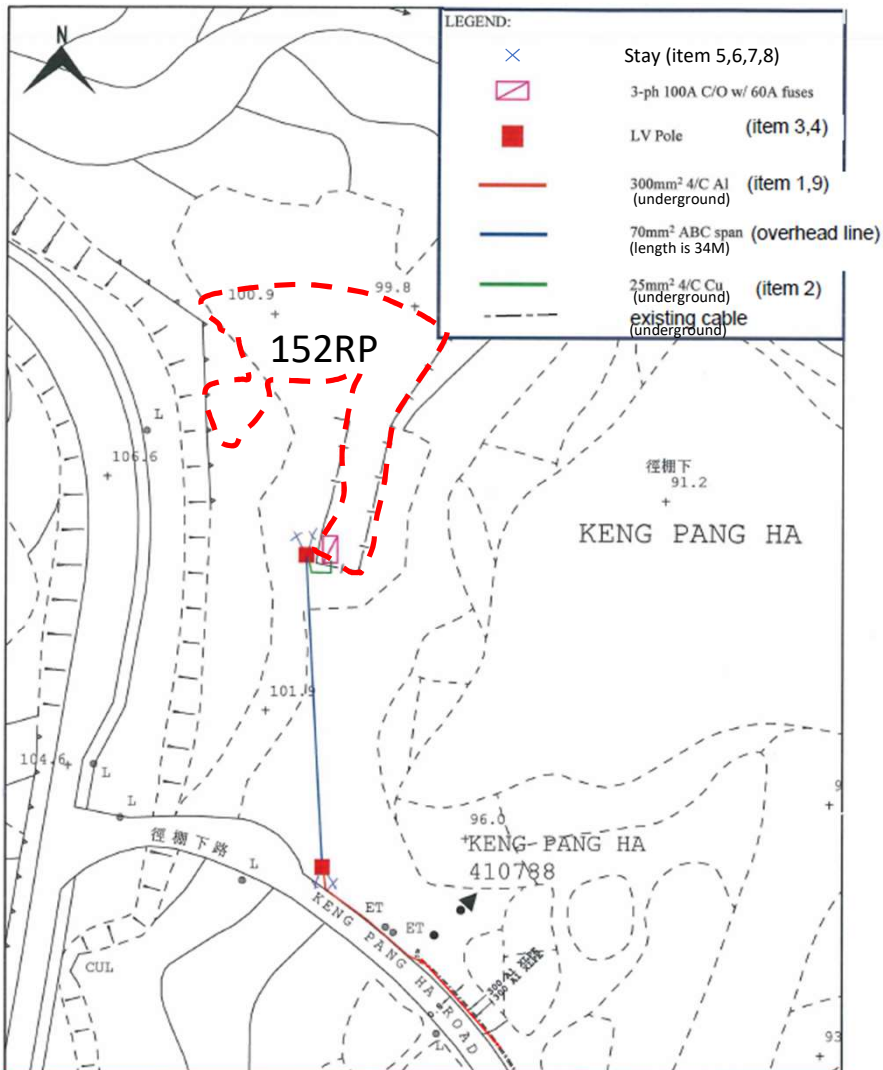
[集團通訊《城訊》KUM SHING NEWS | www.kumshing.com.hk](http://www.kumshing.com.hk)

Disclaimer: This e-mail and its attachment(s) are confidential and may be subject to legal professional privilege and copyright. If you are not the intended addressee, you are hereby notified that any disclosure, usage, retention, dissemination is strictly prohibited. If you have received this mail in error, please contact the sender by returning this email. Thereafter, proceed to delete the entire e-mail from your computer immediately and permanently.

(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 41 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 1.2-1.8 m 米 ☒ About 約 (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 (underground cables, overhead cable, stays and poles) 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>Underground Cable (380V)</td> <td>3</td> <td>15m(L) x 1m(W) x 1.2m(D) (item 1) 5m(L) x 1m(W) x 1.2m(D) (item 2) 15m(L) x 1m(W) x 1.2m(D) (item 9)</td> </tr> <tr> <td>LV Pole</td> <td>2</td> <td>1m(L) x 1m(W) x 1.8m(D) x 7.2m (H) (item 3,4)</td> </tr> <tr> <td>Stay</td> <td>4</td> <td>1m(L) x 1m(W) x 1.2m(D) (item 5,6,7,8)</td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)	Underground Cable (380V)	3	15m(L) x 1m(W) x 1.2m(D) (item 1) 5m(L) x 1m(W) x 1.2m(D) (item 2) 15m(L) x 1m(W) x 1.2m(D) (item 9)	LV Pole	2	1m(L) x 1m(W) x 1.8m(D) x 7.2m (H) (item 3,4)	Stay	4	1m(L) x 1m(W) x 1.2m(D) (item 5,6,7,8)
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)											
Underground Cable (380V)	3	15m(L) x 1m(W) x 1.2m(D) (item 1) 5m(L) x 1m(W) x 1.2m(D) (item 2) 15m(L) x 1m(W) x 1.2m(D) (item 9)											
LV Pole	2	1m(L) x 1m(W) x 1.8m(D) x 7.2m (H) (item 3,4)											
Stay	4	1m(L) x 1m(W) x 1.2m(D) (item 5,6,7,8)											

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 D.D. 220 Near Keng Pang Ha Road, SAI KUNG		
Site area 地盤面積	41 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 41 sq. m 平方米 ☒ About 約)		
Plan 圖則	S/SK-PK/11		
Zoning 地帶	CA and GB		
Applied use/ development 申請用途/發展	public utility installation (underground cables, overhead cable, stays and poles) 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		



PROJECT:

SK-250214 L152RP KENG PANG HA

PROPOSED LV CIRCUIT DIAGRAM

DRG NO. SK-250214-A

Date: 17-06-2025

Scale: 1:500

Date of print: 12-JUN-2025

Remarks:

Map No: 07SE10D

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

From: CHAN, Sam Sun Yau <[REDACTED]>
Sent: 2025-11-05 星期三 16:01:10
To: Safin WAKIM SAFIN ABDELNOUR/PLAND
<[REDACTED]>
Cc: Adrian Sung Ngai CHIU/PLAND <[REDACTED]>
Subject: RE: Planning Application No. A/SK-PK/313 - Public Utility
Installation (Underground Cable, Stay and Pole) and Associated
Excavation of Land at Government Land in D.D. 220 near Keng
Pang Ha, Sai Kung
Attachment: existing LV power system COLOR - Copy.pdf; ATT00001.txt;
ATT00002.htm

Best Regards

Dear all

Reply as below

Comments from Chief Town Planner/Urban Design and Landscape,
Planning Department:
Contact Person: Mr. LAM Che Wing, Leo Tel.: [REDACTED]

Please note the following comments on the subject application:

(a) Referring to the aerial photo, although “no tree felling” is required as mentioned at Part 9 of the application form no.S16-I as stated by the applicant, the application site is currently well-vegetated. In the absence of a tree/vegetation survey, the Applicant should clarify whether the proposed public utility installation and associated excavation works will not affect existing tree and supplement board-brush tree survey and additional Section(s) or other relevant illustration(s) and site photos to effectively demonstrate the alignment of proposed works and “no tree felling” to facilitate TPB review.

Reply

The proposed excavation area is far from the tree at least 2m. we have not prepared a detail tree survey. Furthermore, a record of existing plant detail will be made within the excavation area before excavation. After the soil reinstatement is completed, a planting company will be hired to repair the affected area. We will not submit a green survey report for this submission.

Comments from Sai Kung & Islands District Planning Office, Planning Department:
Contact Person: Mr. CHIU Sung Ngai, Adrian Tel.: [REDACTED]

Please note the following comments on the subject application:

(a) It is noted that a portion of the proposed underground cable (Item 9) runs parallel to an existing cable. Please clarify why the alignment of the proposed cable cannot be shortened;

reply

A certain length of overlap is necessary to complete the cable connection and select a suitable cable connection position. We will make use of the most existing cables to minimize the excavation area.

(b) It is noted that two existing poles are adjacent to Keng Pang Ha Road. Please clarify why the existing poles cannot be utilized, and why new stays and poles are required instead; and

reply

the existing poles are belonged to HV system (11000V). extra poles are required to set up for LV system (380V). 380V power serves for local villager.

(c) Please provide a plan showing the existing underground cable network with broader Coverage

reply

the existing LV power system (380V) is attached.

As per your request, please find the 1st batch of departmental comments enclosed for your information and follow up action. Additionally, please clarify whether the “meter box inside Lot 152 RP provided by our customer” mentioned in the Justifications section of the application form is an existing meter box.

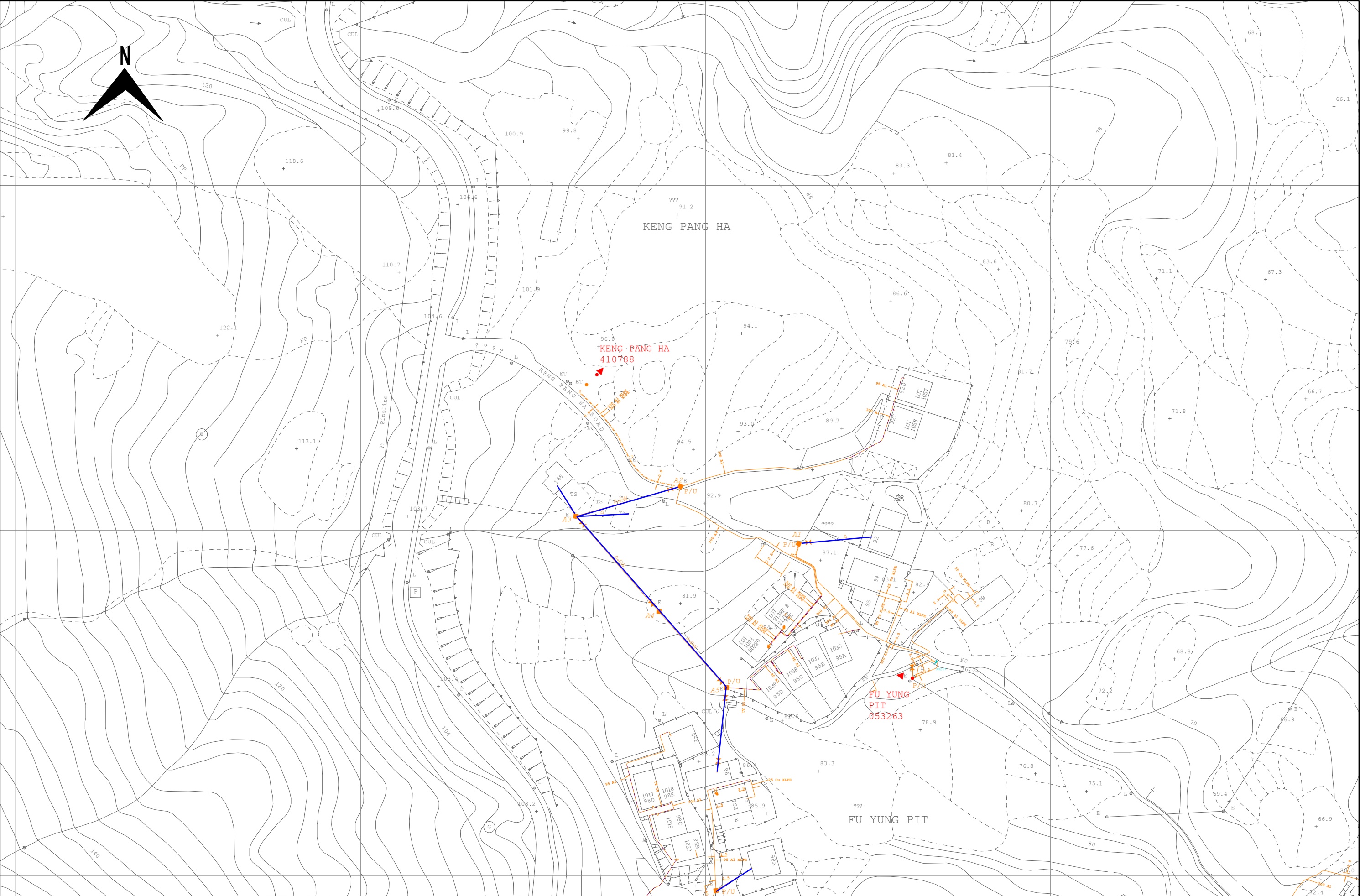
reply

meter box inside Lot 152 RP provided by our customer. This meter will set up to connect CLP cable

Best Regards

Sam Chan

Manager
Distribution Circuits
Kum Shing (K.F.) Construction Company Limited
Tel [REDACTED]
Kum Shing Group 金城營造集團



Scale: 1:1000	Date of print: 05-NOV-2025	Remarks: — existing 380V overhead line cable — existing 380V underground cable
Map No: 07SE10D	08SW06C	

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Town Planning Board will only be prepared to approve applications for development in the context of requests to re-zone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for government/institution/community uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available;
- (d) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

Previous s.16 Applications covering the Application Sites

Rejected Applications

Application No.	Proposed Use/Development	Zoning	Date of Consideration	Rejection Reasons(s)
A/SK-PK/263	Proposed Filling and Excavation of Land for Permitted Agricultural Use	“CA”	30.4.2021	(a), (b) and (c)
A/SK-PK/279	Proposed Utility Installation for Private Project (Meter Room and Underground Cable for Permitted Agricultural Use) and Associated Excavation of Land	“CA”	13.1.2023	(d) and (e)
A/SK-PK/287	Proposed Public Utility Installation (Poles and Underground Cables) and Associated Excavation of Land	“CA”	13.10.2023	(d)

Rejection Reason(s)

- (a) Not in line with the planning intention of the “CA” zone and the applicant failed to provide strong justification in the submission for a departure from the planning intention;
- (b) Failed to demonstrate that the proposed works under application would not have adverse environmental and landscape impacts on the surrounding area;
- (c) Approval of the application would set an undesirable precedent for similar applications within the “CA” zone;
- (d) Not in line with the planning intention of the “CA” zone and the applicant failed to demonstrate that the proposed installation is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention; and
- (e) Failed to demonstrate that the proposed installation with excavation of land would not cause adverse landscape impacts on the application site and its surrounding areas.

**Similar Planning Applications within the same “Conservation Area” (“CA”)
and “Green Belt” (“GB”) Zones
on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. A/SK-PK/11**

Rejected Applications

Application No.	Proposed Use/Development	Zoning	Date of Consideration	Rejection Reasons(s)
A/SK-PK/286	Proposed Public Utility Installation (Underground Cables) and Associated Excavation of Land	“CA”	11.8.2023	(a)
A/SK-PK/288	Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land	“CA”	25.8.2023	(a)
A/SK-PK/292	Proposed Public Utility Installation (Poles and Underground Cables) and Associated Excavation of Land	“CA”	21.6.2024	(a) and (b)

Rejection Reason(s)

- (a) Not in line with the planning intention of the “CA” zone and the applicant failed to demonstrate that the proposed installation is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention; and
- (b) Failed to demonstrate that the proposed installation and associated excavation of land would not generate adverse landscape impact on the application sites and the surrounding natural environment.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) no objection to the application;
- (b) regarding the application sites, there was an Excavation Permit ("EP") application for the purpose of LV cable laying, pole and stays erection submitted by CLP Power Hong Kong Limited. The EP application is under processing;
- (c) the proposed public utility installation on Government land is permitted under the Block License issued to the applicant;
- (d) the Sites fall within the boundary of Government Land Licence (GLL) No. S08974 for the purpose of unimproved grazing and grass cutting, and the growing of pine trees on a non-commercial basis. Licensee concerned prior to the commencement of the works should be consulted;
- (e) the Sites fall within the Engineering Reserve: Tunnel Reserve for WSD Water Tunnel (DSO/SK/W402);
- (f) her office has no record for Letter of Approval (LoA) application in respect of Lot No. 152 RP in D.D. 220; and
- (g) lease enforcement actions were carried out against the unauthorized structures at Lot 152 RP in D.D. 220 and a warning letter dated 19.9.2022 was issued requesting the lot owner to purge the breach of lease. Since some unauthorized structures are still situated within the Lot, LandsD is liaising with the lot owner to remove the unauthorized structures.

2. Traffic

Comments of the Commission of Transport:

- (a) no objection to the application; and
- (b) Keng Pang Ha Road leading to the Site is not under TD's management.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

As the concerned locations fall outside the maintenance jurisdiction of HyD, his office has no comment on the application from highway maintenance point of view.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) the Sites are largely covered by vegetation and are situated in an uplands and hillsides landscape predominated by woodland and vegetation. The proposed use is considered not incompatible with the surrounding woodland setting and landscape character; and
- (b) although “no tree felling” is claimed by the applicant, the Sites are currently covered with vegetation. Supplementary board-brush tree survey, additional section(s) or other relevant illustration(s) and site photos to effectively demonstrate the proposed works alignment would not involve tree felling are not provided by the applicant and hence there is insufficient information from the applicant to demonstrate that the existing landscape resources at the Sites would not be adversely affected by the proposed uses/works.

4. Nature Conservation and Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- (c) no comment from nature conservation perspective in view that the scale of the proposed works is minor;
- (d) there are no Accredited Farm Scheme (AFS), Voluntary Registration Scheme (VRS), or “Agri enJoy” farms at the Lot (i.e. Lot 152 RP in D.D. 220);
- (e) electrical supply for agricultural equipment such as water pump and irrigation system would generally facilitate the operation of the farm. The necessity of electrical supply depends on the mode of commercial agricultural production; and
- (f) an application for LoA for erecting an agricultural structure at Lot 152 S.A. in D.D. 220, i.e. adjacent to the Site, has been rejected by LandsD in 2021.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department:

- (a) no objection to the application;
- (b) the proposed public utility installation and associated excavation of land at government land in D.D. 220 involves excavation of land of about 41m² up to 1.8m in depth within the WSD tunnel reserve; and
- (c) neither blasting nor pile driving shall be used and the overall depth of excavation shall not exceed 1.8m.

6. Environment

Comments of the Director of Environmental Protection:

- (a) no objection to the application;

- (b) in view of the scale and nature of the proposed development, no adverse environmental impact is anticipated;
- (c) the advisory comments are at **Appendix VI**.

7. Fire Safety

Comments of the Director of Fire Services:

- (a) no specific comment on the application;
- (b) parametric risk assessment confirms the proposed use/occupancy poses an acceptable fire risk level in open-ground environments. As such, the provision of Fire Service Installations is not required; and
- (c) inclusion of fire safety related approval conditions is deemed not necessary.

8. Electrical and Mechanical Services

Comments of the Director of Electrical and Mechanical Services:

- (a) no comment on the application as far as electricity supply safety and reliability are concerned; and
- (b) the advisory comments are at **Appendix VI**.

9. District Officer's Comments

Comments of the District Officer/Sai Kung, Home Affairs Department:

No specific comment to the application provided that the relevant safety standards are met and the regulations and guidelines stipulated by the relevant government departments are conformed to.

10. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department;
- (b) Project Manager/East, Civil Engineering and Development Department; and
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection that appropriate pollution control measures should be implemented during construction to minimise any potential environmental impact. The recommended pollution control measures can be downloaded from the EPD website at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html; and
- (b) to note the comments of the Director of Electrical and Mechanical Services that the Electricity Ordinance and relevant statutory requirements for the design and operation of the electricity supply system has to be complied with. As the electricity supply lines are to provide electricity supply to some future development(s) in the vicinity, the associated electricity demand should be provided by the nearby power source as far as possible. The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed when carrying out works in the vicinity of the electricity supply lines.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月30日星期四 3:01
收件者: tpbpd/PLAND
主旨: A/SK-PK/313 DD 220 Keng Pang Ha, Sai Kung Conservation CLP
類別: Internet Email

A/SK-PK/313 CLP

Government Land in D.D. 220 near Keng Pang Ha Road, Sai Kung

Site area: About 41sq.m

Zoning: "Conservation Area"

Applied development: Underground Cable / Excavation of Land

Dear TPB Members,

287 Rejected 13 Oct 2024

The proposed installation is for supplying electricity to Lots 152 S.A and 152 RP in D.D. 220 for agricultural purpose, where an organic farm is in operation. The total area of the farm is 728m2 and the proposed installation will provide electricity for the following uses

the owner of the concerned farm has tried using solar energy but it cannot provide a steady supply of electricity.

4.1 The Sites are not subject to any active planning enforcement action. Nevertheless, the northern Site (i.e. where one of the proposed poles will be located) together with Lots 152 S.A and 152 RP in D.D. 220 (i.e. the concerned farm) and the adjoining G.L. **were the subject of a planning enforcement case against unauthorized developments involving filling and excavation of land** (Plan A-2).

Subsequent to the Enforcement Notice and Reinstatement Notice issued in February and May 2022 respectively, the unauthorized developments had been discontinued and the concerned site had been reinstated, with Compliance Notices issued in November 2022. The Planning Department will continue to monitor the situation and take appropriate action.

4.2 Besides, according to the District Lands Officer/Sai Kung, LandsD, **lease enforcement actions were carried out against the unauthorized structures** at Lot 152 RP in D.D. 220 and a warning letter dated 19.9.2022 was issued requesting the owner of lot to purge the breach of lease. **Their office has yet received any response from the lot owner.**

The above indicate that the operator is not trustworthy.

Previous objections upheld. The justifications are cosmetic.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy
The application should be rejected in line with the previous decision.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 19 July 2023 2:50 AM CST
Subject: A/SK-PK/287 DD 220 Keng Pang Ha, Sai Kung Conservation CLP

A/SK-PK/287 CLP
Government Land in D.D. 220 near Keng Pang Ha Road, Sai Kung
Site area: About 26sq.m
Zoning: "Conservation Area"
Applied development: Underground Cable / Excavation of Land

Dear TPB Members,

279 Rejected 13 Jan.

4.1 **The northern portion of the Site was part of the subject of two planning enforcement cases against unauthorized developments** (UDs) involving filling of land and excavation of land (Plan A-2). Enforcement Notice and Reinstatement Notice under the latest enforcement case were issued on 17.2.2022 and 18.5.2022 respectively. Subsequent site inspections revealed that the UD had been discontinued and the concerned site had been reinstated.

4.3 As for the existing structure within the northern part of the Site proposed to be used as an electricity meter room (Plan A-4a), it was observed that **the structure was being constructed on site without obtaining necessary approvals** (including planning permission) when the previous Application No. A/SK-PK/266 was being processed in 2021. In this regard, comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) in paragraph 9.1.1 below in relation to unauthorized building works on the subject private lot that constitute lease breaches are relevant.

The northern portion of the Site was part of the subject of two previous applications submitted by the same applicant covering larger sites and involving more extensive excavation in addition to the filling of land. Application No. A/SK-PK/263 for proposed filling and excavation of land for permitted agricultural use was rejected by the Committee on 30.4.2021 mainly for the reasons that the proposed works were not in line with the planning intention of the "CA" zone; the applicant failed to demonstrate that the proposed works would not have adverse environmental and landscape impacts on the surrounding area; and approval of the application would set an undesirable precedent for similar applications within the "CA" zone.

On 22.11.2022, the application was published for public inspection. During the statutory publication period, a total of **150 comments were received, including 141 supporting comments and nine opposing comments.**

The **141 supporting comments** (all in standard letters in two different formats, samples at Appendix IIIa) are submitted by the indigenous inhabitant representative of Nam Shan villages and individuals mainly on the grounds that the proposed installation will facilitate irrigation of crops at the farm, which in turn support agricultural industry in Hong Kong.

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10.3 The nine opposing comments (Appendix IIIb) are submitted by individuals mainly on the reasons that the proposed installation is to support a farm in which suspected UD's including holiday camp and hobby farm are observed. The proposed installation will encourage the improper use of the concerned site and induce noise, air and water quality impacts on the surrounding area.

The applicant fails to demonstrate that the proposed installation with excavation of land is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention.

But the unapproved use has obviously continued and CLP persists in collaborating with the vandals.

Members must question progress on the enforcement action and strongly reject application.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Saturday, 10 December 2022 2:56 AM CST

Subject: A/SK-PK/279 DD 220 Keng Pang Ha, Sai Kung Conservation CLP

A/SK-PK/279 CLP

Lot 152 RP (Part) in D.D. 220 and Adjoining Government Land, Keng Pang Ha, Sai Kung

Site area: About 46sq.m Includes Government Land of about 43sq.m

Zoning: "Conservation Area"

Applied development: Meter Room and Underground Cable / Excavation of Land

Dear TPB Members,

Strong objections. While the application purports to be for agricultural use, according to Google Maps this lot is covered in dense vegetation and trees.

A similar application was rejected on 9 Dec: A/SK-CWBS/42

The application is for proposed public utility installation and associated excavation of land within an area zoned "CA" zone on the OZP. The planning intention of the "CA" zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development in this zone. **In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.** According to the applicant, the proposed installation is for supplying electricity to an adjacent farm within the same "CA" zone. Although 'Agriculture Use' is always permitted within the "CA" zone, 'Public Utility Installation' and excavation of land within the "CA" zone require permission from the Board. The proposed installation with excavation of land, which will intrude into a densely vegetated slope, is not in line with the planning intention of the "CA" zone. **The applicant fails to demonstrate that the**

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proposed installation with excavation of land is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention

The board should not facilitate any development that has the potential to impact CA zoning and CLP should be condemned for encouraging destruction of our natural resources in its blind pursuit of additional revenue.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月30日星期四 20:35
收件者: tpbpd/PLAND
主旨: Objection to Application No. A/SK-PK/313
類別: Internet Email

Dear Sirs/Madams,

I am writing to object the captioned application because of the following concerns.

1. The area mentioned in the application had not been solely used as "Farm", it had been used for Karaoke and cooking activities. Improper land use was observed in the past.
2. Providing electricity supply as per the application will encourage the improper activities which will deteriorate the noise impact and air pollution impact to the public, the adjacent residents and the environment.

Thank you for your attention.

Regards,

Goldie Fung