

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TOF/7

- Applicant** : CLP Power Hong Kong Limited represented by CLPe Solutions Limited
- Site** : Government Land (GL) near Yim Tin Footbridge, Tai O, Lantau Island
- Site Area** : About 147.28 m²
- Land Status** : Government Land
- Plan** : Approved Tai O Fringe Outline Zoning Plan (OZP) No. S/I-TOF/2
- Zoning** : “Conservation Area” (“CA”)
- Application** : Proposed Public Utility Installation (Poles, Underground Cables and Overhead Cables) and Associated Excavation and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed public utility installation (poles, underground cables, and overhead cables) and associated excavation and filling of land at the application site (the Site) which falls within an area zoned “CA” on the approved Tai O Fringe OZP No. S/I-TOF/2 (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Public Utility Installation’ and excavation and filling of land in the “CA” zone require planning permission from the Town Planning Board (the Board).
- 1.2 The Site is located partly along a section of concrete paved footpath and is partly a piece of vacant roadside GL to the north of construction site for the proposed Yim Tin Footbridge (**Plans A-2 and A-3**). The proposed public utility installation includes laying underground cables beneath the existing concrete paved footpath with 119m long for linking up the existing and proposed underground electricity network¹ nearby (**Plan A-1**), and erection of two poles with overhead cables and pole mounted transformers on the vacant roadside area. The proposed excavation area for the underground cables is about 142.8m² (119m (L) x 1.2m (W)) with a depth of about 1.2m while that for the two poles is about 4.48m² in total (3.2m (L) x 0.7m (W) each) with a depth of about 1.8m. Upon completion of the proposed works, the excavated area will be backfilled and

¹ The proposed underground electricity network to be connected by the proposed installations falls within an area zoned “Residential (Group D)” on the approved Tai O Town Centre OZP No. S/I-TOTC/2 (TOTC OZP) where provision of public utility pipeline is always permitted while excavation and/or filling of land do not require planning permission from the Board.

reinstated to its original ground level. Concrete footings will be placed to support the proposed two poles with an area of about 9m² and height of 0.8m above ground (**Drawings A-5a and A-5b**). The details of the installations are as below:

Installation	No. of provision	Dimension (m) (about) (Length × Width × Height)	Excavation Area (about)
Underground Cables	1	119 × 1.2	Area: 142.8m ² Depth: 1.2m
Overhead Cable Poles	2	3.2 × 0.7 × 11.8	Area: 2.24m ² Depth: 1.8m
Concrete Footings for Overhead Cable Poles	2	3 × 1.5 × 1	Area: 4.5m ² Depth: 0.2m

1.3 The subject public utility installation is to provide electricity during the construction and operation stages of the proposed Yim Tin Footbridge. As part of Phase 2 Stage 2 of Improvement Works at Tai O² which was authorised under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 24 December 2021³, the construction works of the footbridge commenced in March 2023 and are expected to be completed by 2026. According to the applicant, the proposed installations are thoroughly designed to be the best viable option with the shortest technically feasible cabling route to the existing and proposed electricity network with minimum impacts on the environment and nearby public. The works will be commenced upon obtaining approval from the Board and site work permits by the relevant parties, which require about two months of construction time. The layout plans and section plans submitted by the applicant are at **Drawings A-1 to A-5**.

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

- (a) application form with attachments received on 16.12.2025; (**Appendix I**)
- (b) supplementary information (SI) received on 29.12.2025; and (**Appendix Ia**)
- (c) further information (FI) received on 22.1.2026*. (**Appendix Ib**)

** accepted and exempted from publication and recounting requirement*

² In connection with the “Improvement Works for Tai O Facelift – Feasibility Study” commissioned by CEDD in June 2007, a “Tai O Improvement Plan” was prepared which included infrastructure to improve local connectivity, facilities to help preserve the heritage and facilitate visitors’ appreciation of natural attributes of Tai O as well as other supporting infrastructure. The Government has been implementing the improvement works in phases where Phase 1 and Phase 2 Stage 1 were completed in 2013 and 2019 respectively.

³ Besides the Yim Tin Footbridge, Phase 2 Stage 2 of Improvement Works at Tai O also includes construction of an amphitheatre-cum-open space and a public car park at Yim Tin, Po Chue Tam footbridge and upgrading of the open area in front of Yeung Hau Temple (**Plans A-5a and A-5b**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I, Ia and Ib**, and summarised as follows:

- (a) the proposed installations are for electricity provision to the construction and operation stages of the proposed Yim Tin Footbridge to be completed in 2026, which is being constructed by the Civil Engineering and Development Department (CEDD) as part of Improvement Works at Tai O – Phase 2, Stage 2 to enhance local connectivity along Tai O riversides. The electricity provision is essential for testing and commissioning of the lighting system and the moveable component of the footbridge, in which the mid span of the footbridge can be rotated and opened during operation stage. The completion of the footbridge will shorten the walking distance and travel time particularly between Sun Ki Street and Lung Shing Street; bring convenience to Tai O community especially the elderly, pregnant ladies and the disabled; and serve as an emergency vehicular access;
- (b) the two proposed overhead line poles are required for the installation of pole mounted transformers, which are for voltage levels changing appropriate to the operation of the footbridge. Following a thorough review by the applicant, there is insufficient land along Sun Ki Street or in the immediate vicinity of the footbridge and the Site has been identified as the best viable and technically feasible option for the proposed installations. Furthermore, the proposed installations are designed with the shortest cabling route alignment to minimise impact on the environment and nearby public while facilitating connection to the existing and proposed electricity networks, pole mounted transformers and electricity installation of the footbridge; and
- (c) upon completion of the proposed works, the excavated area will be backfilled and reinstated to its original ground level while concrete footings will be placed to support the proposed two poles.

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

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

4. Previous Application

There is no previous application at the Site.

5. Similar Application

There is a similar application (No. A/I-TOF/6) for proposed public utility installation (poles, underground cables, and overhead cables) involving excavation of land within or straddling

an area partly zoned “CA” on the OZP, which was approved by the Rural and New Town Planning Committee (the Committee) on 24.10.2025 mainly on the ground that the proposed installations were considered as an essential infrastructure project with overriding public interest and no adverse impact on the surrounding areas was anticipated. Details of the similar application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

6. The Site and Their Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4a to A-4c)

- 6.1 The Site is located along a section of concrete paved footpath between Sun Ki Street and Fong Bin Yuen, and is a piece of vacant roadside GL to the north of the construction site for the proposed Yim Tin Footbridge across the Tai O Creek.
- 6.2 The surrounding areas are mainly rural in character predominated by coastal landscape features including mangrove, marsh and fishpond, as well as scattered village settlements. To the immediate east and west are abandoned salt pans, marsh and fishponds. To the south of the Site are the scattered village settlements on Sun Ki Street and the construction site of the proposed Yim Tin Footbridge. To the north of the Site is the footpath linking up Fong Bin Yuen (Grade 3 Historic Building), Tai O Cemetery and the trail between Tai O and Tung Chung.

7. Planning Intention

- 7.1 The “CA” zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. 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.
- 7.2 According to the Explanatory Statement (ES) of the OZP, works relating to excavation and filling of land within the “CA” zone may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such works and related activities.

8. Comments from Relevant Government Departments

All Government bureaux/departments (B/Ds) consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided in **Appendices III and IV** respectively.

9. Public Comment Received During Statutory Publication Period

On 2.1.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

10. Planning Considerations and Assessments

- 10.1 The applicant seeks planning permission for proposed public utility installations and associated excavation and filling of land at the Site within an area zoned “CA” on the OZP. The proposed installations involve underground cables with a length of 119m and overhead cable poles with pole mounted transformers to provide electricity during construction and operation stages of the proposed Yim Tin Footbridge being constructed by CEDD situated on Tai O Creek. The total area for the excavation works is about 147.28m² with an excavation depth of 1.2m to 1.8m. Upon completion of the proposed works, the excavated area will be backfilled and reinstated to its original ground level. Concrete footings will be placed to support the proposed two poles with an area of about 9m² and height of 0.8m above ground.
- 10.2 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 and to separate sensitive natural environment such as Country Park from the adverse effects of development. 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.
- 10.3 According to the applicant, the proposed installations are essential for supporting both construction and operation stages of the proposed Yim Tin Footbridge being constructed by CEDD which will enhance the connectivity along the riversides in Tai O and serve as an emergency vehicle access to the nearby villages. The electricity supplied by the proposed installations will be used for the testing and commissioning of the lighting system and the moveable component of the footbridge. The proposed installations are thoroughly designed to be the best viable option with the shortest technically feasible cabling route alignment to the existing and proposed electricity network and required scale of poles appropriate for voltage levels changing with minimum impacts on the environment and nearby public. In this regard, the proposed installations could be considered as an essential infrastructure project with overriding public interest. Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department (PM(SSL), CEDD) has no comment on the application as the proposed installations are intended to supply electricity for the operation of the proposed Yim Tin Footbridge being constructed by CEDD, which is critical to facilitate the commissioning and operation of the proposed footbridge. Director of Electrical and Mechanical Services also has no adverse comment on the application.
- 10.4 According to the ES of the OZP, works related to excavation and filling of land in the “CA” zone may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment, permission from the Board is required. While the current application involves excavation and filling of land in the “CA” zone, the total area

involved is about 147.28m² which is beneath the existing hard-paved footpath and roadside vacant land. Therefore, no significant adverse impact on drainage and natural environment is anticipated. Director of Environmental Protection (DEP), Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) and Director of Agriculture, Fisheries and Conservation (DAFC) have no objection to or no adverse comment on the application. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has also no adverse comment on the application. Other relevant government departments, including Commission for Transport (C for T) and Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD) have no objection to or no adverse comment on the application.

- 10.5 There is one similar application approved by the Committee and the planning circumstances of current application are similar to that approved application. Approval of the application is generally in line with the Committee's previous decision.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **6.2.2030**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses at **Appendix IV** are also suggested for Member's reference.
- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application form with attachments received on 16.12.2025
Appendix Ia	Supplementary information received on 29.12.2025
Appendix Ib	Further information received on 22.1.2026
Appendix II	Similar Application

Appendix III

Government Departments' General Comments

Appendix IV

Recommended Advisory Clauses

Drawing A-1

Layout Plan

Drawing A-2

Excavation of Land Drawing

Drawing A-3

Filling of Land Drawing

Drawings A-4 and A-5

Section Plans

Plan A-1

Location Plan

Plan A-2

Site Plan

Plan A-3

Aerial Photo

Plans A-4a to A-4c

Site Photos

Plans A-5a and A-5b

Improvement Works at Tai O – Proposed Yim Tin Footbridge

**PLANNING DEPARTMENT
FEBRUARY 2026**