

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-LFS/590**

- Applicant** : CLP Power Hong Kong Limited represented by Kum Shing Civil Engineering Limited
- Site** : Government Land in D.D. 129, Tsim Bei Tsui, Yuen Long, New Territories
- Site Area** : About 18m<sup>2</sup>
- Land Status** : Government Land (GL)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Coastal Protection Area” (“CPA”)
- Application** : Proposed Public Utility Installation (Underground Power Cable) and Associated Filling and Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) (**Plan A-1**) for proposed public utility installation (underground power cable) and associated filling and excavation of land in an area zoned “CPA” on the OZP. According to the Notes of the OZP, ‘Public Utility Installation’ in “CPA” zone which is a Column 2 use, as well as filling and excavation of land require planning permission from the Town Planning Board (the Board). The Site is currently vacant (**Plans A-2 and A-4**).
- 1.2 As shown on the layout plan at **Drawing A-1**, the proposal involves laying of two underground power cables and to facilitate the works, an area of about 18m in length, 1m in width and 1.2m in depth would be excavated. Upon completion of cable laying, the excavated area would be backfilled with soil back to its original ground level. According to the applicant, the power cables are to supply electricity to the nearby private farmland with ancillary facilities for agricultural purpose at Lot 256 RP in D.D.129 (**Plans A-2 and A-4**).
- 1.3 The Site is immediately adjacent to and accessible from Deep Bay Road (**Plan A-2**). In support of the application, the applicant has submitted plans showing the location and alignment of the proposed underground cables, a section plan of typical cable trench (**Drawings A-1 to A-3**) and an ecological impact assessment (EcoIA) report (**Appendix I**).

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

- (a) Application Form with attachments received on 18.12.2025 (Appendix I)
  - (b) Supplementary Information (SI) received on 23.12.2025 (Appendix Ia)
  - (c) Further Information (FI) received on 8.1.2026\* (Appendix Ib)
  - (d) FI received on 27.1.2026\* (Appendix Ic)
  - (e) FI received on 28.1.2026\* (Appendix Id)
- [\*accepted and exempted from publication requirements]*

## 2. **Justifications from the Applicant**

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

- (a) the application is to facilitate CLP Power to provide electricity supply to a nearby private farmland and ancillary facilities at Lot 256 R.P. in D.D.129;
- (b) the current alignment is the shortest route from the existing cable network to the customer's meter box;
- (c) the proposed development will only bring minor impact to existing landscape of the "CPA" zone;
- (d) no visual impact would occur after the underground cable laying works; and
- (e) the submitted EcoIA has demonstrated that with the implementation of proposed mitigation measures such as avoiding any damage and disturbance, particularly those caused by filling and illegal dumping to the surrounding natural habitats, and adopting appropriate measures including control on wastewater discharge to the nearby water bodies etc., the impacts of the project will be reduced to low/negligible.

## 3. **Compliance with the "Owner's Consent/Notification" Requirements**

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

## 4. **Background**

The Site is currently not subject to any active planning enforcement action.

## 5. **Previous Application**

The Site is not involved in any previous application.

## **6. Similar Application**

Within the same “CPA” zone, there is one similar application (No. A/YL-LFS/513) in the past five years. Details of the similar application are summarised at **Appendix II** and its location is shown on **Plan A-1**. Application No. A/YL-LFS/513 for proposed low voltage underground power cable and filling and excavation of land was approved by the Committee on 19.4.2024 mainly on consideration that the proposed underground power cable was an essential infrastructural project to facilitate provision of electricity supply to a local residential dwelling; the proposal was not incompatible with the surrounding environment; and concerned government departments had no objection to the proposal.

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

7.1 The Site is:

- (a) currently vacant; and
- (b) immediately adjacent to and accessible from Deep Bay Road.

7.2 The nearby private farmland at Lot 256 R.P. in D.D.129 is currently used for agricultural purpose (growing of vegetables such as cabbages, tomatoes, carrots and sweet potatoes) (**Plan A-4b**). The surrounding areas are predominated by pigsty farms, ponds, woodland, shrubland and vacant/unused land. To the further north are the mangroves along the coast of Deep Bay.

## **8. Planning Intention**

8.1 The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. 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.

8.2 According to the Explanatory Statement, as filling of land or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

## **9. Comments from Relevant Government Departments**

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

9.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL,

LandsD):

- (a) He has no objection to the application.
- (b) No permission is given for occupation of GL (about 18m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- (c) The applicant should note his advisory comments in **Appendix III**.

### **Environment**

9.1.2 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application in view of the small scale and nature of works.
- (b) The applicant should note his advisory comments in **Appendix III**.

### **Nature Conservation**

9.1.3 Comments of the Director of Agriculture, Fisheries and Conservation:

- (a) The Site falls within the Wetland Buffer Area and an EcoIA has been submitted to support the application.
- (b) He has no comment on the application from nature conservation perspective.

### **Landscape**

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

- (a) According to the aerial photo taken in 2024 and the site photos taken on 30.12.2025, the Site is situated in an area of rural coastal plains characterised by temporary structures to the west and east of the Site and tree clusters to the north. The Site is covered by bare soil and existing vegetation/tree(s) is not observed within the Site. As no tree felling is involved as stated in the Application Form, no significant adverse landscape impact arising from the proposed use is anticipated.
- (b) She has no adverse comment on the application from landscape planning perspective.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, (CE/LW), CEDD;
- (c) Head of Geotechnical Engineering Office, (H(GEO)), CEDD;

- (d) Project Manager (West), (PM(W)), CEDD;
- (e) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (f) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (g) Commissioner for Transport (C for T);
- (h) Commissioner of Police (C of P); and
- (i) Director of Electrical and Mechanical Services (DEMS).

## **10. Public Comment Received During Statutory Publication Period**

On 30.12.2025, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix IV**) objecting to the application mainly on grounds that there is no justification to encourage development in the “CPA” zone.

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed public utility installation (underground power cable) and associated filling and excavation of land within the “CPA” zone of the OZP. According to the applicant, the installation of power cables is to supply electricity for nearby private farmland and ancillary facilities at the adjacent Lot 256 RP in D.D.129 for agricultural purposes (**Plans A-2 and A-4**). Since the low voltage underground power cable is an essential infrastructural project to facilitate provision of electricity supply to the permitted agricultural use, it is considered not in conflict with the planning intention of the “CPA” zone.
- 11.2 To facilitate the cable laying, the applicant proposes to excavate the Site (i.e. about 18m<sup>2</sup>) to a depth of about 1.2m, and upon completion of the cable laying, backfill the excavated area with soil to the original ground level. Filling and excavation of land within the “CPA” zone require planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In support of the application, the applicant has submitted an EcoIA which has demonstrated that with the implementation of suitable mitigation measures to avoid any damage and disturbance on those caused by filling and illegal dumping on the surrounding natural habitats and water bodies, the impacts of the project will be reduced to low/negligible. In this regard, DAFC and CE/MN of DSD have no objection to or no adverse comment on the application from nature conservation and drainage perspectives respectively.
- 11.3 The Site is adjacent to Deep Bay Road and currently vacant. The proposed public utility installation (underground power cable) and associated land filling and excavation works are considered small in scale and not incompatible with the surrounding environment.
- 11.4 Other concerned government departments consulted including DEP, CTP/UD&L of PlanD, C for T and DEMS have no objection to / no comment on the application from environmental, landscape planning, traffic and electricity supply perspectives respectively.

- 11.5 There is one similar application for laying cable within the same “CPA” zone which was approved by the Committee in 2024 as detailed in paragraph 6 above. Approval of the current application is in line with the previous decision of the Committee.
- 11.6 Regarding the public comment objecting to the application as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has **no objection** to the application.
- 12.2 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.

### **Advisory Clauses**

The recommended advisory clauses are attached at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members’ reference:

the proposed public utility installation (underground power cable) and associated filling and excavation of land are not in line with the planning intention of the “CPA” zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention.

## **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 13.2 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.
- 13.3 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.

**14. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 18.12.2025
<b>Appendix Ia</b>	SI received on 23.12.2025
<b>Appendix Ib</b>	FI received on 8.1.2026
<b>Appendix Ic</b>	FI received on 27.1.2026
<b>Appendix Id</b>	FI received on 28.1.2026
<b>Appendix II</b>	Similar Application
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Appendix IV</b>	Public Comment Received During Statutory Publication Period
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Location Plan
<b>Drawing A-3</b>	Section Plan
<b>Plan A-1</b>	Location Plan with Similar Application
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and 4b</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2026**