

**Similar Application**

Approved Application

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration</b>
A/NE-KLH/580	Proposed Public Utility Installation (Cabinet Transformer)	24.4.2020

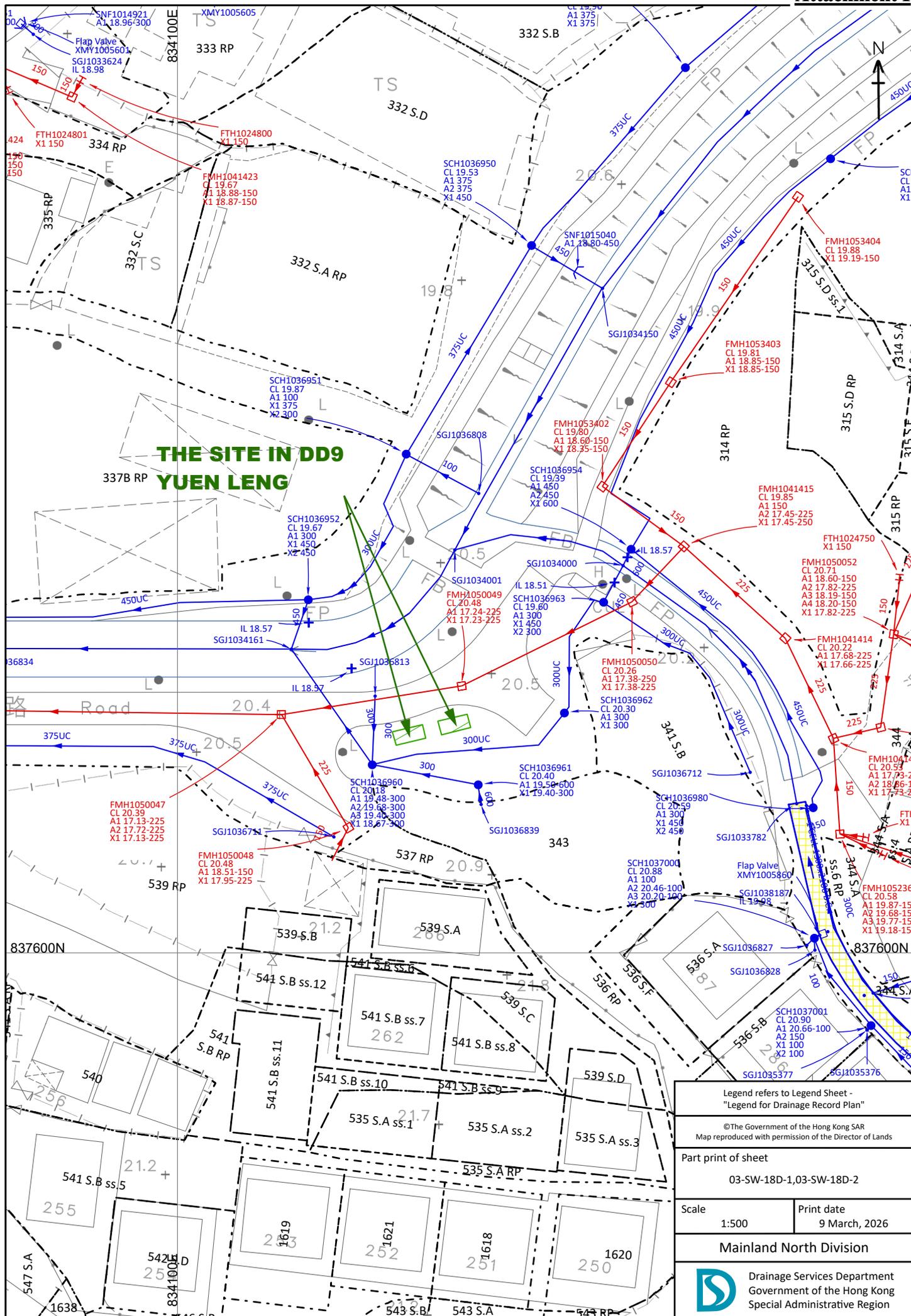
**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- the applicant shall apply for installation of the proposed High Voltage (HV) pillars from LandsD under the mechanism of the Block Licence covering a site of less than 12m<sup>2</sup> in area; and
  - if there is any necessary excavation works in the Sites, the applicant should apply from his office for an excavation permit before commencement of works;
- (b) to note the comments of the Director of Environmental Protection (DEP) that in view of the vicinity of the Sites to the nearby watercourse and Kau Lung Hang Ecologically Important Stream, the applicant is reminded to implement standard pollution control measures ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) during construction works and to meet the statutory requirements under relevant pollution control ordinances to avoid causing adverse environmental impacts to the surroundings;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as crown and root pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- for the design and operation of HV pillars, the applicant has to comply with the Electricity Ordinance and relevant statutory requirements. As the HV pillars are to provide electricity supply to installations in the vicinity, the associated electricity demand should be provided by the nearby equipment as far as possible; and
  - the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of electricity supply lines;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- while there are DSD’s public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Sites and overland flow from the surrounding of the Sites, e.g. surface channel of sufficient size along the perimeter of the Sites; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Sites if any boundary/wall are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams,

village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Sites. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;

- there is existing public sewers in the vicinity of the Sites. The drainage record plan is at **Attachment 1** for ease of reference; and
  - the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land (where required) outside the Sites; and
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- the Sites fall within the Water Gathering Grounds (WGG), the applicant is required to comply with the following conditions:
    - good construction and site management practices should be adopted. Adequate measures shall be taken to ensure that no pollution or siltation occurs to the catchwaters and catchments. Mitigation measures shall be implemented to control runoff from construction areas during site formation and site clearance activities to avoid pollution to the WGG;
    - no earth, building materials, fuel, soil or any other materials that may cause contamination to the WGG shall be allowed to be stockpiled on site;
    - the storage and discharge of pesticides, toxicant, flammable or toxic solvents, petroleum oil, diesel, tar or other toxic substances are strictly prohibited within the gathering grounds;
    - all spoils arising as a result of site formation and construction works shall be contained and disposed of outside the gathering grounds;
    - drainage traps such as grease traps and petrol interceptors shall be installed and shall be under proper maintenance. The drainage traps shall have sufficient capacity to ensure the proper collection and disposal of fuel, lubricants and chemicals;
    - regular cleaning of the silt/grease traps shall be carried out to ensure that they function properly at all times;
    - all excavated or filled surfaces which have the risk of erosion shall always be protected from erosion;
    - facilities for washing the wheels of vehicles before leaving the Sites shall be provided;

- any construction plant which causes pollution to catchwaters or catchments due to leakage of oil or fuel shall be removed off site immediately;
- any soil contaminated with fuel leaked from plant shall be removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material approved by the Director of Water Supplies (D of WS);
- only dry-type portable toilet facility with regular desludging schedules is allowed during the construction period. The sludge must be disposed of properly outside the gathering grounds. Portable toilets shall be kerbed on all sides, located at least 30 metres away from the streams and desludged on a regular basis;
- all mud and debris shall be removed from any waterworks access roads and associated drainage systems;
- no chemicals are allowed to be used within the 30m buffer zones of the stream courses. No chemicals including fertilizers shall be used without the prior approval from WSD. For any usage of chemicals within the gathering grounds, details on the type, nature, quantity and point of application are required for approval by WSD;
- for drainage and/or sewerage works within the WGG, the drainage and/or sewerage plans shall be submitted to the D of WS for approval;
- an unimpeded access through water works access roads/paths shall always be maintained;
- earthworks near catchwaters or stream courses shall only be carried out in the dry season between October and March;
- advance notice must be given prior to commencement of works on site quoting WSD's approval letter reference;
- no discharge of effluent within the gathering grounds is allowed without the prior approval from WSD; and
- detail information on the likely effects on the likely effects on the gathering grounds including loss of yields, siltation, water quality and safety of waterworks installations, and associated measures to avoid pollution shall be submitted to WSD for evaluation. If Environmental Impact Assessment is required by the Environmental Protection Department, the water quality impacts to the receiving water bodies during the construction and operation phases of the proposed development shall be covered in the Environmental Impact Assessment report.



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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月19日星期三 3:01  
收件者: tpbpd/PLAND  
主旨: A/NE-KLH/660 DD 9 Yuen Leng CLP  
類別: Internet Email

A/NE-KLH/660 CLP

Government Land in D.D. 9, Yuen Leng, Tai Po

Site area: About 11.99sq.m Includes Government Land of about 11.99sq.m

Zoning: "Agriculture"

Applied development: HV Pillar

Dear TPB Members,

CLP appears to be misrepresenting the amount of GL to be impacted. The 12sq.m is just the HV Pillar but how about "**provision of road with adequate space for laying power cable and coordination with existing power network**"

It would appear that significantly more land would be excavated.

And "**catering for anticipated load growth from new small houses**"

So, is CLP aware of additional applications for NET House development outside the "V" zone?

If so, this is in contradiction to current policy re containment of NET houses "*Given the adoption of more cautious approach in approving applications for Small House development in the recent years, it was considered more appropriate to concentrate the proposed Small House developments within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services*".

There have been a number of applications recently for parking lots on "V" zone in Yuen Leng, 651, 652 and 658 the most recent. Clearly there appears to be little demand for NET houses in the area.

Members should require data from CLP with regard to the expansion it envisages.

Mary Mulvihill

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年03月10日星期二 3:49  
收件者: tpbpd/PLAND  
主旨: Re: A/NE-KLH/660 DD 9 Yuen Leng CLP  
類別: Internet Email

Dear TPB Members,

With ref to [https://www.tpb.gov.hk/en/plan\\_application/A\\_NE-KLH\\_660/FI\\_20251201/Response\\_To\\_Comments\\_1.pdf](https://www.tpb.gov.hk/en/plan_application/A_NE-KLH_660/FI_20251201/Response_To_Comments_1.pdf)  
Page 3.

So if the power supply is genuinely intended to serve the "V" zone in Pink, why such a long route when it could connect on a much shorter route from the orange existing network?

Is CLP being evasive?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 19 November 2025 3:01 AM HKT  
**Subject:** A/NE-KLH/660 DD 9 Yuen Leng CLP

A/NE-KLH/660 CLP

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