

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

**APPLICATION NO. A/NE-KLH/660**

- Applicant** : CLP Power Hong Kong Limited (CLP)
- Sites** : Government Land (GL) in D.D. 9, Yuen Leng, Tai Po
- Site Area** : About 11.82m<sup>2</sup>
- Land Status** : GL
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Public Utility Installation (PUI) (High Voltage (HV) Pillar)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed PUI (HV pillar) at the application sites (the Sites) falling within areas zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “AGR” zone, ‘PUI’ which is a Column 2 use requires planning permission from the Town Planning Board (the Board). The Sites are currently vacant and covered with vegetation (**Plan A-4**).
- 1.2 The Sites are accessible via an access road leading to Tai Wo Service Road East (**Plans A-1 and A-2**). According to the applicant, two HV pillars (3.32m (L) x 1.78m (W) x 2.57m (H) each) of about 11.82m<sup>2</sup> in total floor area (5.91m<sup>2</sup> each) (**Drawings A-1 to A-2b**) are proposed at the Sites. It also involves associated excavation works at the entire Sites with a depth of about 2m. A horizontal clearance of at least 30cm will be reserved between the two proposed HV pillars and an existing U-channel maintained by the Drainage Services Department (DSD) to immediate south of the Sites (**Plan A-2**). The site layout plan and section plans submitted by the applicant are at **Drawings A-1, A-2a and A-2b** respectively.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on (**Appendix I**) 22.10.2025
  - (b) Further information (FI) received on 1.12.2025\* (**Appendix Ia**)

(c) FI received on 10.2.2026^

(Appendix Ib)

\* *accepted and exempted from publication and recounting requirements*

^ *accepted but not exempted from publication and recounting requirements*

- 1.4 On 19.12.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

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

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ib**, as summarised below:

- (a) taking into account the anticipated growing demand on electricity from the existing users and new Small House developments in Yuen Leng area and its vicinity, the two proposed HV pillars are considered essential facilities to alleviate the heavy loading condition of existing electricity supply facilities and enhance the reliability of the electricity supply system;
- (b) the proposed HV pillars are specially designed electrical equipment that occupy an area of less than 12m<sup>2</sup>. They are prefabricated, totally-enclosed and unmanned equipment that are easy to install, maintenance-free and made of fireproof materials. Their impacts on the nearby areas and local traffic are minimal; and
- (c) the applicant has explored alternative sites on GL within the “Village Type Development” zone in Yuen Leng (**Plan A-1**). However, none of those sites are feasible due to the access roads being too narrow for transporting the proposed HV pillars. Considering the spatial requirements, equipment delivery routings, proximity to load centre, etc., the Sites were identified as the only feasible option.

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

As the Sites involve 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 Sites.

## 5. **Similar Application**

- 5.1 There is a similar application No. A/NE-KLH/580 for proposed PUI (cabinet transformer) use falling within the same “AGR” zone on the OZP (**Plans A-1 and A-2**), which was approved with conditions by the Committee on 24.4.2020 mainly on considerations of being an essential utility which is small in scale; not incompatible with the surrounding environment; and not causing significant adverse drainage, environmental and traffic impacts on the surrounding areas.
- 5.2 Details of the similar application are summarised at **Appendix II** and its location is shown on **Plans A-1 and A-2**.

## 6. **The Sites and Their Surrounding Areas** (**Plans A-1 to A-4**)

- 6.1 The Sites are:
- (a) currently vacant and covered with vegetation (**Plan A-4**);
  - (b) located about 20m southwest of a branch of the Ecologically Important Stream (EIS) in Kau Lung Hang (**Plan A-2**); and
  - (c) accessible via an access road leading to Tai Wo Service Road East (**Plans A-1 and A-2**).
- 6.2 The surrounding areas are predominantly rural in character with village houses, plant nursery, active farmland and vacant land. To its west are Tai Wo Service Road East and Fanling Highway (**Plans A-1 and A-3**). To its east, south and further north are the village proper of Kau Lung Hang San Wai, Yuen Leng and Kau Lung Hang Lo Wai respectively (**Plans A-1 to A-3**).

## 7. **Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

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

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

### **Land Administration**

- 8.1.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):
- (a) he has no objection to the application;

- (b) the Sites are at unleased and unallocated GL (“UUGL”) in D.D. 9; and
- (c) his advisory comments are at **Appendix III**.

### **Agriculture and Nature Conservation**

#### 8.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

##### Agriculture

- (a) the Sites fall within the “AGR” zone and are generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Sites possess potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective; and

##### Nature Conservation

- (b) he has no comment on the application from nature conservation perspective.

### **Environment**

#### 8.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the application from environmental planning perspective, in view of the small scale of the proposed PUI and associated excavation works; and
- (b) his advisory comments at **Appendix III**.

### **Landscape**

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

- (a) she has no adverse comment on the application from landscape planning perspective;
- (b) based on the aerial photo of 2024 and site photos of October 2025, the Sites are situated in an area of settled valleys landscape character comprising low-rise residential development, village houses, vegetated area and tree clusters. Self-seeded vegetation was found within the Sites. The proposed use is considered not entirely incompatible with the landscape character of its

surroundings; and

- (c) her advisory comments are at **Appendix III**.

### **Electricity Supply Safety**

8.1.5 Comment of the Director of Electrical and Mechanical Services (DEMS):

- (a) he has no comment on the application from electricity supply safety and reliability perspectives; and
- (b) his advisory comments are at **Appendix III**.

### **Drainage**

8.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) she has no in-principle objection to the application from public drainage viewpoint; and
- (b) her advisory comments are at **Appendix III**.

### **Water Supplies**

8.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the application; and
- (b) the Sites are within water gathering grounds (WGG), and his advisory comments are at **Appendix III**.

### **Traffic**

8.1.8 Comments of the Commissioner for Transport (C for T):

- (a) she has no comment on the application from traffic engineering perspective; and
- (b) the local village road as well as Tai Wo Service Road East are not managed by Transport Department.

8.2 The following government departments have no objection to or no adverse comment on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);

- (d) Director of Fire Services (D of FS);
- (e) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- (f) District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

## **9. Public Comments Received During Statutory Publication Periods**

On 31.10.2025 and 24.2.2026, the application was published for public inspection. During the statutory public inspection periods, two public comments from the same individual were received (**Appendix IV**) to express concerns on the application that the amount of land required for the proposed PUI has been underestimated as the space of road for laying power cable has not been counted; the applicant overestimates the electricity demand of new Small House developments; and the connection route of the HV pillar to the existing electricity network is too long.

## **10. Planning Considerations and Assessments**

- 10.1 The application is for proposed PUI (HV pillar) at the Sites zoned “AGR” on the OZP (**Plan A-1**). The proposed use is not in line with the planning intention of “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. Although DAFC does not support the application from agricultural perspective, according to the applicant, the proposed HV pillars at the Sites are considered essential installations to ensure reliable electricity supply to the residents of Yuen Leng area and its vicinity. Moreover, the Sites abutting the access road are the most suitable locations in view of the sufficient width of the access road for transporting the prefabricated HV pillars to the Sites and their proximity to the existing electricity network. DLO/TP, LandsD and DEMS have no objection to or no comment on the application.
- 10.2 The Sites are surrounded by Kau Lung Hang Lo Wai, Kau Lung Hang San Wai and Yuen Leng Village, and are accessible via an access road leading to Tai Wo Service Road East (**Plans A-1 and A-2**). The Sites are currently vacant and covered with vegetation (**Plan A-4**). The surrounding areas are predominantly rural in character with village houses, plant nursery, active farmland and vacant land. CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective, and considers that the proposed use is not entirely incompatible with the landscape character of its surroundings.
- 10.3 In view that there will be a horizontal clearance of at least 30cm in width between two proposed HV pillars and an existing u-channel maintained by DSD (**Plan A-2**), CE/MN, DSD has no in-principle objection to the application from public drainage viewpoint. While the Sites fall within the WGG, CE/C, WSD has no objection to the application and advises the applicant to comply with the conditions to avoid causing any water pollution to the WGG. DEP has no objection to the application from environmental planning perspective in view of the small scale of the proposed PUI and associated excavation works. Other relevant government departments consulted including D of FS and CHE/NTE, HyD have no objection to or no adverse comment on the application. To

address the technical requirements of concerned departments, appropriate advisory clauses are recommended in **Appendix III**. The applicant will also be advised to implement standard pollution control measures during construction works and to meet the statutory requirements under relevant pollution control ordinances to avoid causing adverse environmental impacts to the surroundings.

- 10.4 There is a similar application No. A/NE-KLH/580 for proposed PUI (cabinet transformer) use falling within the same “AGR” zone on the OZP (**Plans A-1 and A-2**), which was approved with conditions in 2020 as detailed in paragraph 5.1 above. The planning circumstances of the approved similar application are similar to those of the current application. Approving the current application is in line with the Committee’s previous decision.
- 10.5 Regarding the public comments as detailed in paragraph 10 above, the government departments’ comments and the planning assessments above are relevant. It should be noted that according to the Notes of the OZP, provision, maintenance or repair of public utility pipeline (including electricity cable) and associated excavation of land are always permitted within “AGR” zone on the OZP, and no planning permission from the Board is required.

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

- 11.1 Based on the assessments made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9 above, PlanD 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 27.3.2030, 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 are attached at **Appendix III**.
- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members’ reference:

the proposed use is not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention.

## **12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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**

<b>Appendix I</b>	Application Form with attachments received on 22.10.2025
<b>Appendix Ia</b>	FI received on 1.12.2025
<b>Appendix Ib</b>	FI received on 10.2.2026
<b>Appendix II</b>	Similar application
<b>Appendix III</b>	Recommended advisory clauses
<b>Appendix IV</b>	Public comments
<b>Drawing A-1</b>	Site layout plan submitted by the applicant
<b>Drawings A-2a and A-2b</b>	Section plans submitted by the applicant
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan
<b>Plan A-3</b>	Aerial photo
<b>Plan A-4</b>	Site photo

**PLANNING DEPARTMENT  
MARCH 2026**