

**Similar Planning Application  
for Proposed Public Utility Installation and Associated Excavation of Land  
within the Subject “Conservation Area” (“CA”) Zone**

**Approved Application**

| <b>Application No.</b> | <b>Proposed Use/Development</b>                                                                                                            | <b>Date of<br/>Consideration</b> | <b>Approval<br/>Condition</b> |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------|
| A/SK-HH/70             | Proposed Public Utility<br>Installation (Pole Mounted<br>Transformer, Poles, Overhead and<br>Underground Cables) and<br>Excavation of Land | 14.9.2016                        | (a)                           |

**Approval Condition**

- (a) the submission and implementation of a tree preservation proposal and landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.

**Government Departments' General Comments**

**1. Land Administration**

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

- (a) no objection to the application;
- (b) the application sites (the Sites) fall on Government land (GL). An approval letter dated 17 December 2025 together with the Excavation Permit (EP) was issued by her office to the applicant in respect of an application for EP for the purpose of low-voltage cable laying and pole and stay erection on GL partly within "CA" zone and partly outside the "CA" zone. The proposed public utility installation on GL is permitted under the Block License issued to the applicant;
- (c) a portion of the Sites falls within Nam Wai Site of Archaeological Interest (SAI) (**Plans A-1 and A-2**). The applicant is required to consult Antiquities and Monuments Office (AMO) of Development Bureau prior to the commencement of the works;
- (d) Lot 666 in D.D. 214 is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government, and is granted with a Building License No. 2655 for erection of a Small House; and
- (e) the Sites do not clash with any existing/planned projects/developments.

**2. Traffic**

2.1 Comments of the Commissioner for Transport:

- (a) no objection to the application; and
- (b) the access road leading to the Site is not under Transport Department's management.

2.2 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) no objection to the application from highway maintenance point of view; and
- (b) the access road leading to the Site is not maintained by HyD.

**3. Environment**

Comments of the Director of Environmental Protection:

- (a) no objection to the application;
- (b) given the nature and scale of the proposed underground cable laying and pole erection works, no adverse environment impact would be anticipated; and
- (c) other advisory comments are at **Appendix IV**.

#### 4. **Drainage**

Comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD):

No comment on the application noting there is no existing DSD's facility involved in the application.

#### 5. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

No comment on the application from nature conservation perspective in view that the scale of the proposed works is minor and only common plant species would be affected.

#### 6. **Heritage Conservation**

Comments of the Executive Secretary (Antiquities & Monuments)<sup>2</sup>, AMO:

A portion of the Sites for proposed underground cable and pole erection falls within Nam Wai SAI (**Plans A-1 and A-2**). Having reviewed the location and scope of proposed works with the findings of the previous archaeological works in the vicinity, the applicant should notify AMO two weeks prior to the commencement of the proposed works so as to facilitate AMO's site inspection in the course of excavation at the Sites.

#### 7. **District Officer's Comments**

Comments of the District Officer/Sai Kung, Home Affairs Department (DO(SK), HAD):

As no local works or rural public works program/project of her office will be affected by the application, her office has no comment on the application provided that it is up to the satisfaction of responsible departments and fulfils relevant ordinance(s).

#### 8. **Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (c) Director of Fire Services; and
- (d) Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) to note the comments of the Director of Environmental Protection to adopt the recommended pollution control measures during construction to minimise the potential environmental impacts to the surroundings. Details of the pollution control measures are available at Environmental Protection Department's website at:  
[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); and
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.

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

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年04月02日星期四 4:07  
收件者: tpbpd/PLAND  
主旨: A/SK-HH/85 dd 214 Near Nam Wai, Sai King CLP CA  
類別: Internet Email

A/SK-HH/85 CLP

Government Land in D.D. 214, Near Nam Wai, Sai Kung

Site Area: About 103sq.m

Zoning: "Conservation Area"

Applied development: Underground Cable, Overhead Cable, Stays and Poles / **Excavation of Land**

Dear TPB Members,

*"CLP has received an application for the provision of new electricity supply for Lot 666 in D.D. 214 for residential purposes."*

Strongest Objections. There is no record of any application or approval for construction of residential units so far into the 'CA' zone. Nor is there any indication that the project is a redevelopment of a building that existed prior to the zoning.

The application should be rejected. The impact would be significant and unacceptable. Approval would encourage extensive development in the area. The existing homes are already served by the supply approved under A/SK-HH/70.

Mary Mulvihill