

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

Approved Application

Application No.	Proposed Use/Development	Date of Consideration	Approval Condition(s)
A/SK-PK/275	Proposed Public Utility Installation (Pole with Transformer and Underground Cable) and Associated Excavation of Land	26.8.2022	Nil

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) an application for Excavation Permit (EP) for the purpose of low voltage cable laying in respect of the application site (the Site) falling within "Conservation Area" ("CA") zone and other Government land falling outside "CA" zone was submitted by the applicant to her office. An approval letter dated 8.10.2025 together with the EP was subsequently issued by her office to the applicant. The proposed public utility installation on Government land is permitted under the Block License issued to the applicant;
- (c) a portion of the Site falls within Government Land Licence No. S10103 for the purpose of unimproved grazing and grass cutting, and the growing of pine trees on a non-commercial basis (**Plans A-1 and A-2**). The applicant is required to consult the licensee concerned prior to the commencement of the works;
- (d) a portion of the Site falls within water gathering grounds (WGG) (**Plans A-1 and A-2**). Water Supplies Department (WSD) should be consulted prior to the commencement of the works;
- (e) the Site is in the vicinity of the boundaries of Slope No. 8SW-A/CR303(1) and Simplified Temporary Land Allocation No. STLA-TSK 400 which has been allocated to Slope Maintenance Section, LandsD (**Plan A-2**). The applicant is required to consult Slope Maintenance Section, LandsD prior to the commencement of the works; and
- (f) Lot 482 in D.D. 216 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.

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 works, no adverse environment impact would be anticipated; and
- (c) other advisory comments are at **Appendix IV**.

4. **Water Supplies**

Comments of the Chief Engineer/Construction, WSD:

- (a) no objection to the application; and
- (b) the Site is located within WGG. The applicant should comply with the Conditions for Working within Water Gathering Ground as enclosed at **Appendix IV**.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) no adverse comments on the planning application from landscape planning perspective;
- (b) according to the aerial photo taken in 2025, the Site is situated in an area of settled village landscape characterised by dense woodland and scattered village houses;
- (c) from the site photos taken in March 2026, the Site is hard-paved and the proposed works are within an existing path. The applicant indicates that no tree felling is involved;
- (d) in view of the above, no significant adverse landscape impact arising from the proposed installation is anticipated; and
- (e) other advisory comments are at **Appendix IV**.

6. **Electricity Supply and Town Gas Safety**

Comments of the Director of Electrical and Mechanical Services:

- (a) no comment on the application from electricity supply safety aspect;
- (b) as for town gas safety, it is noted that there is a high pressure underground town gas pipe running along Tai Mong Tsai Road near the Site. Noting that excavation works will be conducted for this application, the applicant should liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from those installations; and
- (c) other advisory comments are at **Appendix IV**.

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/Mainland South, Drainage Services Department;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (c) Chief Engineer (Works), HAD.

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;
- (b) to note the comments of the Director of Chief Engineer/Construction, Water Supplies Department that the application site (the Site) falls within Water Gathering Ground and therefore the applicant should comply with the Conditions for Working within Water Gathering Ground as enclosed;
- (c) 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. The applicant should submit any tree works to relevant departments for approval;
- (d) to note the comments of the Director of Electrical and Mechanical Services as follows:
 - (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier for the requisition of cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site;
 - (ii) to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
 - (iii) to liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from those installations; and

(iv) to observe the observe the Electrical and Mechanical Services Department's requirements on the “Avoidance of Damage to Gas Pipes 2nd Edition” at:

[https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)

Conditions for Working within Water Gathering Grounds

For all works within water gathering grounds (WGG), the Contractor is required to comply with the following conditions:-

- (a) Good construction and site management practices shall 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.
- (b) 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.
- (c) 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.
- (d) All spoils arising as a result of site formation and construction works shall be contained and disposed of outside the gathering grounds.
- (e) Drainage traps such as grease traps, 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.
- (f) Regular cleaning of the silt/grease traps shall be carried out to ensure that they function properly at all times.
- (g) All excavated or filled surfaces which have the risk of erosion shall always be protected from erosion.
- (h) Facilities for washing the wheels of vehicles before leaving the site shall be provided.
- (i) Any construction plant which causes pollution to catchwaters or catchments due to leakage of oil or fuel shall be removed off site immediately.
- (j) 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.
- (k) 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 deslugged on a regular basis.
- (l) All mud and debris shall be removed from any Waterworks access roads and associated drainage systems.

- (m) 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.
- (n) For drainage and/or sewerage works within the WGG, the drainage and/or sewerage plans shall be submitted to the Director of Water Supplies for approval.
- (o) An unimpeded access through waterworks access roads/paths shall always be maintained.
- (p) Earthworks near catchwaters or stream courses shall only be carried out in the dry season between October and March.
- (q) Advance notice must be given prior to commencement of works on site quoting WSD's approval letter reference.
- (r) No discharge of effluent within the gathering grounds is allowed without the prior approval from WSD.
- (s) Detail information 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

寄件者: [REDACTED]
寄件日期: 2026年03月23日星期一 3:01
收件者: tpbpd/PLAND
主旨: A/SK-TMT/87 DD 216 Near Tai Wan, Sai Kung CLP CA
類別: Internet Email

A/SK-TMT/87 CLP

Government Land in D.D. 216, Near Tai Wan, Sai Kung

Site area: About 152sq.m

Zoning: "Conservation Area"

Applied use: Underground Cable / **Excavation of Land**

Dear TPB Members,

Strong Objections,

Justifications are questionable:

1. a) Lighting The farm is located on a hillside and lacks lighting. Whenever we work until dusk/night, it is pitch dark and lighting is extremely needed, otherwise work accidents are prone to occur.

THERE IS AMPLE DAYLIGHT TIME TO FARM IN HONG KONG. THIS IS NOT THE ARTIC CIRCLE WITH LIMITED HOURS FOR MANY MONTHS OF THE YEAR.

1. b) Irrigation The farmland is on a higher hillside, and the water source is in a lower mountain stream. Irrigation requires water to be pumped from the lower mountain stream to the farm for irrigation in different corners to ensure that the crops can survive.

THERE ARE MANY SOLUTIONS TO MOVING WATER UPHILL FOR IRRIGATION INCLUDING:

Hydraulic Ram Pump: Uses the "water hammer" effect from flowing water to pump a portion of that water uphill, requiring no fuel or electricity. A 3-foot drop in the water source can lift water significantly higher.

Solar and Wind Powered Pimps, etc.

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1. c) Weeding There are numerous trees/weeds inside and **outside the farm**, which are growing rapidly. In order to protect the environment and not use herbicides to damage the soil quality, it is necessary to use electric machinery to cut it off from time to time, so electrical power equipment is extremely needed;

THIS IS ALARMING AS IT INDICATES A DESTROY TO BUILD/OPERATE AGENDA. THE LAND OUTSIDE THE FARM IS PRESUMABLY GOVERNMENT LAND AND THE APPLICANT HAS NOT RIGHT TO INTEREFERE WITH IT.

1. d) Water heater Farmers and staff working in hot weather need to replenish their bodies with water. Without electricity supply, they cannot drink boiled water. If you drink rainwater from mountain streams, bacteria may enter your body and cause permanent harm to your body.

WORKERS CAN TAKE A FLASK ALONG WITH THEM. WATER CAN BE BOILED ON A SMALL FIRE USING SOME OF THE WOOD MENTIONED IN C.

1. e) CCTV As part of stated agricultural equipment, a non-stop and stable electricity for CCTV system is necessary for security and property protection.

GIVE OVER. THERE HAVE BEEN NO REPORTS IN THE MEDIA OF AGRICULTURAL CROPS BEING STOLEN.

In fact, electricity supply for remote locations is often used for the cultivation of illegal substances like cannabis.

No data provided on the type of agriculture involved, the size of the operation, how long has it been active, etc.

There is no justification to approve the application that would certainly encourage further development on "CA".

Mary Mulvihill